

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

85 Thayer

Residential Real Property - Current

Number of Sales		204	COD	17.06
Total Sales Price	\$	8301465	PRD	109.55
Total Adj. Sales Price	\$	8377965	COV	49.73
Total Assessed Value	\$	7999927	STD	52.03
Avg. Adj. Sales Price	\$	41068.46	Avg. Abs. Dev.	16.65
Avg. Assessed Value	\$	39215.33	Min	34.10
Median		97.60	Max	703.00
Wgt. Mean		95.49	95% Median C.I.	96.92 to 98.78
Mean		104.61	95% Wgt. Mean C.I.	93.00 to 97.98
			95% Mean C.I.	97.47 to 111.75
% of Value of the Class of all Real Property Value in the County				18.33
% of Records Sold in the Study Period				7.15
% of Value Sold in the Study Period				8.31
Average Assessed Value of the Base				33,733

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	204	97.60	17.06	109.55
2006	206	97.87	19.86	110.82
2005	166	98.58	17.96	106.43
2004	181	99.17	8.55	102.64
2003	216	99	15.25	107.18
2002	220	99	15.7	108.77
2001	234	98	13.45	101.07

2007 Commission Summary

85 Thayer

Commercial Real Property - Current

Number of Sales		31	COD	27.95
Total Sales Price	\$	960875	PRD	116.90
Total Adj. Sales Price	\$	955875	COV	46.41
Total Assessed Value	\$	898638	STD	51.01
Avg. Adj. Sales Price	\$	30834.68	Avg. Abs. Dev.	27.21
Avg. Assessed Value	\$	28988.32	Min	22.65
Median		97.35	Max	283.51
Wgt. Mean		94.01	95% Median C.I.	92.13 to 100.90
Mean		109.90	95% Wgt. Mean C.I.	82.84 to 105.18
			95% Mean C.I.	91.19 to 128.61
% of Value of the Class of all Real Property Value in the County				6.88
% of Records Sold in the Study Period				5.74
% of Value Sold in the Study Period				2.48
Average Assessed Value of the Base				66,980

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2007	31	97.35	27.95	116.90
2006	41	97.35	18.98	107.10
2005	51	98.00	26.89	115.34
2004	44	99.01	39.06	124.92
2003	52	95	33.45	119.83
2002	47	94	29.22	115.13
2001	54	99	16.44	105.29

2007 Commission Summary

85 Thayer

Agricultural Land - Current

Number of Sales	63	COD	18.13
Total Sales Price	\$ 10682120	PRD	101.35
Total Adj. Sales Price	\$ 11298120	COV	25.19
Total Assessed Value	\$ 7874672	STD	17.79
Avg. Adj. Sales Price	\$ 179335.24	Avg. Abs. Dev.	12.85
Avg. Assessed Value	\$ 124994.79	Min	13.91
Median	70.87	Max	114.60
Wgt. Mean	69.70	95% Median C.I.	66.94 to 74.15
Mean	70.64	95% Wgt. Mean C.I.	66.13 to 73.27
		95% Mean C.I.	66.25 to 75.03
% of Value of the Class of all Real Property Value in the County			77.84
% of Records Sold in the Study Period			2.07
% of Value Sold in the Study Period			3.06
Average Assessed Value of the Base			134,693

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2007	63	70.87	18.13	101.35
2006	70	76.75	25.53	109.21
2005	72	77.25	18.85	104.02
2004	89	77.04	16.99	103.62
2003	78	75	14.57	105.31
2002	72	74	14.13	106.93
2001	69	74	20.39	104.58

2007 Opinions of the Property Tax Administrator for Thayer 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 Thayer County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Thayer County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

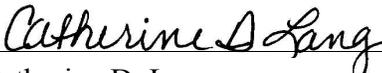
It is my opinion that the level of value of the class of commercial real property in Thayer County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Thayer County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Thayer County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Thayer County is in compliance with generally accepted mass appraisal practices.

Dated this 9th day of April, 2007.





Catherine D. Lang
Property Tax Administrator

**2007 Correlation Section
for Thayer County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. Analysis of the qualified residential statistics indicates that all valuation subclasses with a sufficient number of sales are within the acceptable range. The COD and PRD statistics are both outside of the range. Analyzing the residential class statistics after removing extreme outlier ratios suggests that the assessment of the residential class has been done uniformly and proportionately.

The county reported several areas of review in the assessment actions for 2007, and consequently, many parcels were reclassified according to their highest and best use. These changes to assessed value are reflected in the abstract percent change, and displayed in tables III and IV. The percent change in assessed values of the base is overstated because of the amount of parcels and value that were added to the base calculation. Based on the residential assessment practices in Thayer County, it is concluded that the sold parcels and unsold parcels are treated similarly and that the properties have been assessed uniformly and proportionately.

The following tables express an acceptable level of value for the class, and it is best measured by the median measure of central tendency.

**2007 Correlation Section
for Thayer 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	329	204	62.01
2006	314	206	65.61
2005	276	166	60.14
2004	284	181	63.73
2003	285	216	75.79
2002	284	232	81.69
2001	304	246	80.92

RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section
for Thayer 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 Thayer 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	97.27	9.74	106.75	97.60
2006	98.04	0.15	98.19	97.87
2005	98.35	2.51	100.82	98.58
2004	99.16	-0.78	98.39	99.17
2003	98	7.94	105.78	99
2002	95.95	5.68	101.4	99
2001	98	0.45	98.44	98

RESIDENTIAL: The trended preliminary ratio is significantly higher than the calculated median for the residential class. In reviewing additional information provided by the county, the amount of change in the base appears to be overstated in the table because of parcels that were reclassified residential during a subclass review. The comparison between the preliminary median and the R&O median is also affected by the 11 sales that were removed from the sales file between the preliminary and final statistics.

**2007 Correlation Section
for Thayer 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 Thayer 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)
4.08	2007	9.74
1.94	2006	0.15
5.71	2005	2.51
4.28	2004	-0.78
11.11	2003	7.94
13.56	2002	5.68
7.84	2001	45

RESIDENTIAL: The difference between the percent change in the sales file and percent change in the abstract indicates a significant difference in percent change. Further analysis indicates that the percent change in the abstract displayed in this table is overstated because of the amount of parcels that were reclassified as residential from the agricultural file based on a review of the acreages as reported in the assessment actions. It is assumed that the assessment actions of the county are applied to the sold and the unsold parcels in a similar manner.

**2007 Correlation Section
for Thayer 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 Thayer County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.60	95.49	104.61

RESIDENTIAL: The median ratio and weighted mean ratio are within the acceptable range. The mean is outside the acceptable range. Several outlier ratios of low dollar sales are the influencing factor in the mean calculation. The median is the least measure of central tendency to be influenced by these outliers, and in this subclass, the most reliable indicator of the level of value.

**2007 Correlation Section
for Thayer 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	17.06	109.55
Difference	2.06	6.55

RESIDENTIAL: The COD and PRD statistics are both outside of the range. Analyzing the residential class statistics after removing extreme outlier ratios suggests that the assessment has been done uniformly and proportionately.

**2007 Correlation Section
for Thayer 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	215	204	-11
Median	97.27	97.60	0.33
Wgt. Mean	92.26	95.49	3.23
Mean	104.84	104.61	-0.23
COD	23.60	17.06	-6.54
PRD	113.63	109.55	-4.08
Min Sales Ratio	34.32	34.10	-0.22
Max Sales Ratio	703.00	703.00	0

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

**2007 Correlation Section
for Thayer County**

Commerical Real Property

I. Correlation

COMMERCIAL: There were no assessment actions reported by the county for the commercial class of property in 2007. However, rather large increases in assessed value were shown in both the abstract of assessment Form 45, and the sales file. Further investigation revealed the reasons for disparity.

The 12.24 percent change in assessed value of the base is largely attributable to a partial value on an ethanol plant that was not reported in the growth column because it is anticipated that the notice to divide taxes for purposes of tax increment financing will be filed this year. After removing that influence, the change in the base amounts to less than one percent of the commercial and industrial class of property, which is consistent with the assessment actions reported by the county.

After reviewing the sales file percent change with the county assessor and reviewing the assessed value update filed by the county, one commercial sale appears to be responsible for the percentage increase. The sale was increased because of remodeling that took place before the sale of the property occurred, and the increase in value resulted in a significant change to the weighted mean for the group of sales in the most recent year of the study period. When removing the influence of that sale, virtually no change is displayed between the preliminary and final statistics, consistent with the assessment actions reported by the county.

The coefficient of dispersion and price related differential are both outside the acceptable range. The median and weighted mean are within the acceptable range, while the mean is above. The differences between the mean and weighted mean ratios are enough to question the vertical uniformity of assessment in the county. The analysis of the following tables indicates a level of value within the acceptable range, best indicated by the median measure of central tendency.

**2007 Correlation Section
for Thayer 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	58	31	53.45
2006	65	41	63.08
2005	73	51	69.86
2004	63	44	69.84
2003	73	52	71.23
2002	62	47	75.81
2001	81	57	70.37

COMMERCIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section
for Thayer 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 Thayer 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	97.35	12.24	109.27	97.35
2006	97.35	0	97.35	97.35
2005	97.17	-1.41	95.8	98.00
2004	93.56	-0.21	93.36	99.01
2003	97	-0.29	96.72	95
2002	95.31	3.09	98.26	94
2001	99	-0.14	98.86	99

COMMERCIAL: The trended preliminary shows a significant difference from the calculated R&O median. The 12.24 percent change in assessed value of the base is largely attributable to a partial value on an ethanol plant that was not reported in the growth column because it is anticipated that the notice to divide taxes for purposes of tax increment financing will be filed this year. Removing that influence, the change in the base amounts to less than one percent for the commercial and industrial class of property. Therefore, the trended preliminary median and calculated median would be in strong support of one another indicating assessment actions are applied to the sales and population in a similar manner.

**2007 Correlation Section
for Thayer 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 Thayer 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)
35.18	2007	12.24
-2.96	2006	0
20.34	2005	-1.41
0.26	2004	-0.21
-3.03	2003	-0.29
22.57	2002	3.09
12.74	2001	-0.14

COMMERCIAL: The assessment actions reported by the county for this class of property indicate that no subclasses were changed for 2007, while the sales file shows a 35.18 percent increase in the sales file. After reviewing this situation with the county assessor and reviewing the assessed value update filed by the county, one commercial sale appears to be responsible for the percentage increase. The sale was increased because of remodeling that took place before the sale of the property occurred, and the increase in value resulted in a significant change to the weighted mean for the group of sales in the most recent year of the study period. When removing the influence of the sale, virtually no change between the preliminary and final statistics is displayed.

**2007 Correlation Section
for Thayer 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 Thayer County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.35	94.01	109.90

COMMERCIAL: The median and weighted mean are within the acceptable range, while the mean is above. The differences between the mean and weighted mean ratios are enough to question the vertical uniformity of assessment in the county.

**2007 Correlation Section
for Thayer 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	27.95	116.90
Difference	7.95	13.9

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range.

**2007 Correlation Section
for Thayer 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	33	31	-2
Median	97.35	97.35	0
Wgt. Mean	89.27	94.01	4.74
Mean	107.30	109.90	2.6
COD	30.49	27.95	-2.54
PRD	120.20	116.90	-3.3
Min Sales Ratio	22.65	22.65	0
Max Sales Ratio	283.51	283.51	0

COMMERCIAL: Two sales removed between the preliminary and final statistics are primarily responsible for the differences displayed in Table VII. There were no assessment actions to this class of property for 2007.

**2007 Correlation Section
for Thayer County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2007 Correlation Section
for Thayer 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	137	63	45.99
2006	117	70	59.83
2005	115	72	62.61
2004	141	89	63.12
2003	129	82	63.57
2002	136	76	55.88
2001	148	69	46.62

AGRICULTURAL UNIMPROVED: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2007 Correlation Section
for Thayer 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 Thayer 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	69.25	6.73	73.91	70.87
2006	69.04	10.35	76.19	76.75
2005	73.15	3.05	75.38	77.25
2004	72.49	9.12	79.1	77.04
2003	71	6.56	75.66	75
2002	68.64	6.87	73.36	74
2001	74	2.17	75.61	74

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

**2007 Correlation Section
for Thayer 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 Thayer 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)
5.12	2007	6.73
12.24	2006	10.35
2.44	2005	3.05
3.76	2004	9.12
15	2003	6.56
6.56	2002	6.87
0.75	2001	2.17

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

2007 Correlation Section for Thayer 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 Thayer County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.87	69.70	70.64

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

**2007 Correlation Section
for Thayer 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	18.13	101.35
Difference	0	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2007 Correlation Section
for Thayer 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	74	63	-11
Median	69.25	70.87	1.62
Wgt. Mean	67.60	69.70	2.1
Mean	72.26	70.64	-1.62
COD	23.42	18.13	-5.29
PRD	106.89	101.35	-5.54
Min Sales Ratio	14.35	13.91	-0.44
Max Sales Ratio	286.00	114.60	-171.4

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

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

85 Thayer

	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	86,625,894	96,307,165	9,681,271	11.18	1,240,798	9.74
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	24,987,766	24,182,780	-804,986	-3.22	*-----	-3.22
4. Total Residential (sum lines 1-3)	111,613,660	120,489,945	8,876,285	7.95	1,240,798	6.84
5. Commercial	24,190,976	29,530,850	5,339,874	22.07	1,587,265	15.51
6. Industrial	6,619,017	6,638,130	19,113	0.29	0	0.29
7. Ag-Farmsite Land, Outbuildings	14,076,865	17,388,996	3,312,131	23.53	3,675,639	-2.58
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	44,886,858	53,557,976	8,671,118	19.32	5,229,820	7.67
10. Total Non-Agland Real Property	156,500,518	174,047,921	17,547,403	11.21	6,503,702	7.06
11. Irrigated	210,293,423	230,988,355	20,694,932	9.84		
12. Dryland	119,861,933	124,604,077	4,742,144	3.96		
13. Grassland	38,686,057	38,099,251	-586,806	-1.52		
14. Wasteland	89,438	71,787	-17,651	-19.74		
15. Other Agland	139,656	138,017	-1,639	-1.17		
16. Total Agricultural Land	369,070,507	393,901,487	24,830,980	6.73		
17. Total Value of All Real Property (Locally Assessed)	525,571,025	567,949,408	42,378,383	8.06	6,503,702	6.83

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

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	204	MEDIAN:	98	COV:	49.73	95% Median C.I.:	96.92 to 98.78
TOTAL Sales Price:	8,301,465	WGT. MEAN:	95	STD:	52.03	95% Wgt. Mean C.I.:	93.00 to 97.98
TOTAL Adj.Sales Price:	8,377,965	MEAN:	105	AVG.ABS.DEV:	16.65	95% Mean C.I.:	97.47 to 111.75
TOTAL Assessed Value:	7,999,927						
AVG. Adj. Sales Price:	41,068	COD:	17.06	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	39,215	PRD:	109.55	MIN Sales Ratio:	34.10		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	26	98.53	106.90	98.30	11.65	108.74	89.79	258.33	96.23 to 100.33	40,467	39,779
10/01/04 TO 12/31/04	32	97.34	100.19	96.41	7.90	103.92	79.48	137.54	94.96 to 100.38	46,215	44,558
01/01/05 TO 03/31/05	17	96.93	94.24	88.65	7.96	106.31	53.60	115.17	89.98 to 99.75	41,451	36,745
04/01/05 TO 06/30/05	16	97.40	111.65	100.18	23.62	111.45	80.33	329.81	86.49 to 106.63	29,137	29,190
07/01/05 TO 09/30/05	43	96.77	99.94	94.43	17.33	105.83	34.10	173.92	93.58 to 99.96	33,172	31,325
10/01/05 TO 12/31/05	25	99.94	126.30	98.31	32.80	128.48	61.65	703.00	97.78 to 103.08	49,604	48,764
01/01/06 TO 03/31/06	21	95.83	93.40	91.34	18.47	102.26	37.43	145.62	74.67 to 106.05	31,142	28,445
04/01/06 TO 06/30/06	24	97.98	106.24	94.77	17.54	112.10	76.54	316.67	92.02 to 101.23	56,480	53,524
<u>Study Years</u>											
07/01/04 TO 06/30/05	91	97.69	103.01	95.95	11.81	107.36	53.60	329.81	96.93 to 98.94	40,680	39,031
07/01/05 TO 06/30/06	113	97.40	105.89	95.12	21.31	111.32	34.10	703.00	96.25 to 99.32	41,380	39,363
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	101	97.52	107.36	95.32	20.89	112.63	34.10	703.00	96.46 to 99.03	37,993	36,216
<u>ALL</u>											
	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	15	97.22	95.17	89.46	7.35	106.38	53.60	112.43	95.47 to 99.95	73,386	65,651
ALEXANDRIA	5	102.48	100.50	101.37	13.62	99.14	82.52	123.92	N/A	4,300	4,359
BELVIDERE	2	115.81	115.81	115.81	14.60	100.00	98.90	132.72	N/A	5,000	5,790
BRUNING	8	97.76	98.62	94.47	5.01	104.40	87.60	115.17	87.60 to 115.17	45,978	43,436
BYRON	6	101.15	103.66	100.25	11.49	103.41	89.94	120.86	89.94 to 120.86	23,145	23,203
CARLETON	2	98.41	98.41	99.46	2.21	98.94	96.23	100.58	N/A	24,250	24,118
CHESTER	14	95.35	98.72	98.66	9.96	100.06	81.24	130.30	85.08 to 107.30	15,678	15,468
DAVENPORT	25	98.16	144.31	100.55	52.32	143.52	86.49	703.00	96.08 to 107.26	28,336	28,492
DESHLER	35	99.03	109.07	99.31	14.32	109.84	87.52	316.67	97.35 to 101.53	35,178	34,934
GILEAD	5	88.75	78.06	82.12	20.00	95.06	37.43	98.72	N/A	22,220	18,247
HEBRON	80	97.30	95.48	94.90	11.73	100.61	34.10	145.63	95.86 to 99.03	54,263	51,495
HUBBELL	7	95.78	104.93	106.63	18.10	98.40	74.67	173.92	74.67 to 173.92	11,300	12,049
<u>ALL</u>											
	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	204	MEDIAN:	98	COV:	49.73	95% Median C.I.:	96.92 to 98.78
TOTAL Sales Price:	8,301,465	WGT. MEAN:	95	STD:	52.03	95% Wgt. Mean C.I.:	93.00 to 97.98
TOTAL Adj.Sales Price:	8,377,965	MEAN:	105	AVG.ABS.DEV:	16.65	95% Mean C.I.:	97.47 to 111.75
TOTAL Assessed Value:	7,999,927						
AVG. Adj. Sales Price:	41,068	COD:	17.06	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	39,215	PRD:	109.55	MIN Sales Ratio:	34.10		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	189	97.69	105.36	96.40	17.81	109.29	34.10	703.00	96.77 to 98.82	38,503	37,117
2	3	95.72	101.21	97.16	5.91	104.17	95.47	112.43	N/A	56,166	54,570
3	12	97.78	93.66	88.07	7.57	106.34	53.60	107.17	94.96 to 99.95	77,691	68,421
____ALL____	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

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	193	97.35	100.09	95.28	12.57	105.05	34.10	329.81	96.77 to 98.33	42,888	40,862
2	11	125.49	183.84	112.90	70.22	162.83	74.67	703.00	80.33 to 316.67	9,136	10,314
____ALL____	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	203	97.52	104.64	95.48	17.15	109.59	34.10	703.00	96.92 to 98.78	41,159	39,299
06											
07	1	98.33	98.33	98.33			98.33	98.33	N/A	22,500	22,124
____ALL____	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	1	98.78	98.78	98.78			98.78	98.78	N/A	20,000	19,756
48-0008											
48-0303	5	102.48	100.50	101.37	13.62	99.14	82.52	123.92	N/A	4,300	4,359
65-0011											
85-0047	25	98.16	144.31	100.55	52.32	143.52	86.49	703.00	96.08 to 107.26	28,336	28,492
85-0060	39	98.82	107.53	96.91	13.82	110.96	77.69	316.67	96.01 to 101.53	40,185	38,944
85-0070	122	97.11	96.35	94.28	12.23	102.20	34.10	173.92	95.86 to 98.23	44,454	41,911
85-0094	12	97.76	98.57	96.35	3.93	102.30	87.60	115.17	95.66 to 100.58	53,110	51,170
NonValid School											
____ALL____	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	204	MEDIAN:	98	COV:	49.73	95% Median C.I.:	96.92 to 98.78
TOTAL Sales Price:	8,301,465	WGT. MEAN:	95	STD:	52.03	95% Wgt. Mean C.I.:	93.00 to 97.98
TOTAL Adj.Sales Price:	8,377,965	MEAN:	105	AVG.ABS.DEV:	16.65	95% Mean C.I.:	97.47 to 111.75
TOTAL Assessed Value:	7,999,927						
AVG. Adj. Sales Price:	41,068	COD:	17.06	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	39,215	PRD:	109.55	MIN Sales Ratio:	34.10		

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	14	107.27	163.41	102.25	70.20	159.82	74.67	703.00	84.32 to 140.00	9,878	10,100
Prior TO 1860											
1860 TO 1899	7	98.25	96.30	98.17	8.26	98.10	80.92	114.96	80.92 to 114.96	9,285	9,115
1900 TO 1919	67	95.77	101.49	89.59	20.16	113.29	34.10	329.81	93.34 to 97.71	23,839	21,357
1920 TO 1939	34	97.78	100.25	100.02	8.30	100.24	68.47	145.62	96.37 to 102.34	32,626	32,632
1940 TO 1949	16	99.53	106.02	101.76	10.10	104.19	89.79	128.78	96.01 to 118.06	35,512	36,137
1950 TO 1959	9	97.33	96.47	95.58	10.21	100.93	54.29	131.14	93.67 to 101.53	42,361	40,490
1960 TO 1969	13	98.28	95.24	89.79	9.07	106.08	53.60	113.66	87.52 to 106.63	64,423	57,843
1970 TO 1979	24	99.11	101.18	96.38	8.59	104.98	76.61	156.05	96.25 to 101.64	63,538	61,239
1980 TO 1989	11	96.92	96.00	95.51	4.75	100.52	86.49	110.03	87.60 to 99.95	88,372	84,405
1990 TO 1994	2	95.25	95.25	96.66	5.34	98.54	90.16	100.33	N/A	90,000	86,993
1995 TO 1999	5	98.56	98.74	97.93	6.08	100.83	89.87	112.62	N/A	121,220	118,715
2000 TO Present	2	99.07	99.07	98.98	1.30	100.09	97.78	100.35	N/A	199,000	196,961
ALL	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	21	98.98	145.01	108.11	58.21	134.14	74.67	703.00	88.75 to 111.00	2,589	2,799
5000 TO 9999	23	100.38	120.95	119.83	27.82	100.94	81.24	329.81	95.91 to 130.30	6,686	8,013
Total \$											
1 TO 9999	44	99.68	132.44	116.77	42.26	113.42	74.67	703.00	95.07 to 111.00	4,731	5,524
10000 TO 29999	57	98.33	100.70	100.84	13.11	99.86	37.43	156.05	96.37 to 103.57	18,754	18,912
30000 TO 59999	52	97.23	95.61	95.24	8.42	100.39	34.10	145.62	95.83 to 98.28	42,841	40,800
60000 TO 99999	35	97.06	95.45	95.46	6.86	99.99	61.65	116.17	95.47 to 99.03	75,682	72,246
100000 TO 149999	12	98.28	94.27	94.35	5.77	99.92	79.48	101.23	87.60 to 99.94	126,383	119,242
150000 TO 249999	4	87.74	82.35	84.47	19.05	97.49	53.60	100.35	N/A	176,875	149,412
ALL	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	204	MEDIAN:	98	COV:	49.73	95% Median C.I.:	96.92 to 98.78
TOTAL Sales Price:	8,301,465	WGT. MEAN:	95	STD:	52.03	95% Wgt. Mean C.I.:	93.00 to 97.98
TOTAL Adj.Sales Price:	8,377,965	MEAN:	105	AVG.ABS.DEV:	16.65	95% Mean C.I.:	97.47 to 111.75
TOTAL Assessed Value:	7,999,927						
AVG. Adj. Sales Price:	41,068	COD:	17.06	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	39,215	PRD:	109.55	MIN Sales Ratio:	34.10		

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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	23	93.48	133.90	91.55	55.09	146.27	46.73	703.00	85.08 to 100.80	3,138	2,872
5000 TO 9999	21	96.77	100.63	92.83	15.82	108.41	37.43	140.00	95.07 to 109.24	7,800	7,240
Total \$ _____											
1 TO 9999	44	96.22	118.02	92.44	35.66	127.68	37.43	703.00	92.02 to 100.80	5,363	4,957
10000 TO 29999	61	98.94	106.91	97.37	18.93	109.79	34.10	329.81	97.23 to 106.10	20,060	19,533
30000 TO 59999	52	97.32	98.22	96.51	7.62	101.77	61.65	156.05	95.83 to 98.82	44,380	42,831
60000 TO 99999	33	97.06	95.81	93.38	8.29	102.60	53.60	131.14	95.47 to 99.03	81,100	75,733
100000 TO 149999	12	99.16	96.51	95.68	5.82	100.87	77.69	112.62	89.87 to 100.33	128,016	122,491
150000 TO 249999	2	99.07	99.07	98.98	1.30	100.09	97.78	100.35	N/A	199,000	196,961
ALL _____											
	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	107.27	163.41	102.25	70.20	159.82	74.67	703.00	84.32 to 140.00	9,878	10,100
20	14	99.20	100.28	100.02	5.08	100.26	81.24	118.06	96.44 to 107.30	27,295	27,299
30	170	97.22	100.34	94.79	13.37	105.85	34.10	329.81	96.25 to 98.17	40,952	38,818
40	6	98.83	98.49	97.94	5.86	100.57	87.60	112.62	87.60 to 112.62	149,266	146,186
ALL _____											
	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	118.96	174.99	103.85	71.26	168.50	74.67	703.00	84.32 to 140.00	10,275	10,670
101	131	97.78	96.80	94.92	10.38	101.97	34.10	156.05	96.46 to 98.90	45,731	43,410
102	9	95.45	105.41	92.10	23.25	114.45	76.54	173.92	79.48 to 145.62	37,811	34,825
103	2	88.72	88.72	87.97	12.43	100.85	77.69	99.75	N/A	147,000	129,317
104	47	97.31	109.71	99.55	16.71	110.21	84.85	329.81	95.83 to 99.03	32,807	32,661
106	2	93.95	93.95	89.06	8.67	105.49	85.80	102.10	N/A	7,500	6,679
111	1	89.11	89.11	89.11			89.11	89.11	N/A	72,500	64,603
ALL _____											
	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

PA&T 2007 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	204	MEDIAN:	98	COV:	49.73	95% Median C.I.:	96.92 to 98.78
TOTAL Sales Price:	8,301,465	WGT. MEAN:	95	STD:	52.03	95% Wgt. Mean C.I.:	93.00 to 97.98
TOTAL Adj.Sales Price:	8,377,965	MEAN:	105	AVG.ABS.DEV:	16.65	95% Mean C.I.:	97.47 to 111.75
TOTAL Assessed Value:	7,999,927						
AVG. Adj. Sales Price:	41,068	COD:	17.06	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	39,215	PRD:	109.55	MIN Sales Ratio:	34.10		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	112.43	170.24	102.55	69.54	166.00	80.33	703.00	85.80 to 140.00	10,523	10,791
10	1	100.38	100.38	100.38			100.38	100.38	N/A	5,500	5,521
15	2	69.38	69.38	63.71	32.64	108.89	46.73	92.02	N/A	8,000	5,097
20	14	104.32	117.47	105.00	21.24	111.88	80.92	258.33	96.23 to 132.72	19,685	20,670
30	164	97.22	99.27	94.67	11.87	104.86	34.10	329.81	96.25 to 98.17	42,607	40,337
35	1	99.87	99.87	99.87			99.87	99.87	N/A	29,760	29,721
40	9	97.52	95.87	98.15	6.95	97.68	74.67	112.62	87.60 to 100.35	102,955	101,053
ALL	204	97.60	104.61	95.49	17.06	109.55	34.10	703.00	96.92 to 98.78	41,068	39,215

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:	31	MEDIAN:	97	COV:	46.41	95% Median C.I.:	92.13 to 100.90	(! : Derived)
TOTAL Sales Price:	960,875	WGT. MEAN:	94	STD:	51.01	95% Wgt. Mean C.I.:	82.84 to 105.18	
TOTAL Adj.Sales Price:	955,875	MEAN:	110	AVG.ABS.DEV:	27.21	95% Mean C.I.:	91.19 to 128.61	
TOTAL Assessed Value:	898,638							
AVG. Adj. Sales Price:	30,834	COD:	27.95	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	28,988	PRD:	116.90	MIN Sales Ratio:	22.65			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	91.50	91.50	87.09	7.11	105.06	84.99	98.00	N/A	7,750	6,749
10/01/03 TO 12/31/03	7	96.40	93.75	86.71	5.28	108.11	77.37	101.25	77.37 to 101.25	75,433	65,411
01/01/04 TO 03/31/04	3	100.90	109.60	98.58	15.33	111.18	90.75	137.16	N/A	39,662	39,101
04/01/04 TO 06/30/04	2	93.19	93.19	89.80	4.46	103.79	89.04	97.35	N/A	11,000	9,877
07/01/04 TO 09/30/04	1	22.65	22.65	22.65			22.65	22.65	N/A	10,000	2,265
10/01/04 TO 12/31/04	1	93.69	93.69	93.69			93.69	93.69	N/A	25,000	23,422
01/01/05 TO 03/31/05	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
04/01/05 TO 06/30/05	4	105.71	111.33	113.19	25.23	98.36	81.70	152.19	N/A	11,750	13,299
07/01/05 TO 09/30/05	1	98.75	98.75	98.75			98.75	98.75	N/A	400	395
10/01/05 TO 12/31/05	3	95.75	89.24	78.35	14.43	113.90	65.25	106.71	N/A	4,316	3,382
01/01/06 TO 03/31/06	5	137.98	168.17	111.97	54.00	150.19	66.04	283.51	N/A	27,000	30,230
04/01/06 TO 06/30/06	1	186.55	186.55	186.55			186.55	186.55	N/A	11,000	20,520
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	96.88	96.75	88.88	7.96	108.84	77.37	137.16	89.04 to 100.90	48,894	43,459
07/01/04 TO 06/30/05	7	93.69	94.09	96.42	27.60	97.59	22.65	152.19	22.65 to 152.19	16,000	15,426
07/01/05 TO 06/30/06	10	102.91	139.38	114.35	52.87	121.89	65.25	283.51	66.04 to 254.20	15,935	18,221
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	7	93.69	90.22	92.48	20.28	97.56	22.65	137.16	22.65 to 137.16	25,141	23,249
01/01/05 TO 12/31/05	9	97.00	100.97	102.75	17.31	98.27	65.25	152.19	81.70 to 123.80	10,038	10,315
<u>ALL</u>											
	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALEXANDRIA	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
BRUNING	1	152.19	152.19	152.19			152.19	152.19	N/A	10,000	15,219
BYRON	2	91.87	91.87	85.40	7.49	107.57	84.99	98.75	N/A	6,700	5,722
CARLETON	1	90.75	90.75	90.75			90.75	90.75	N/A	45,000	40,837
CHESTER	4	96.55	101.49	103.94	9.41	97.64	89.04	123.80	N/A	10,562	10,978
DESHLER	8	96.70	119.79	87.98	38.06	136.16	66.04	254.20	66.04 to 254.20	57,562	50,640
HEBRON	11	93.69	110.19	98.87	40.63	111.44	22.65	283.51	65.25 to 186.55	28,184	27,866
HUBBELL	2	98.00	98.00	98.00	0.00	100.00	98.00	98.00	N/A	2,500	2,450
RURAL	1	101.25	101.25	101.25			101.25	101.25	N/A	68,000	68,852
<u>ALL</u>											
	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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:	31	MEDIAN:	97	COV:	46.41	95% Median C.I.:	92.13 to 100.90	(! : Derived)
TOTAL Sales Price:	960,875	WGT. MEAN:	94	STD:	51.01	95% Wgt. Mean C.I.:	82.84 to 105.18	
TOTAL Adj.Sales Price:	955,875	MEAN:	110	AVG.ABS.DEV:	27.21	95% Mean C.I.:	91.19 to 128.61	
TOTAL Assessed Value:	898,638							
AVG. Adj. Sales Price:	30,834	COD:	27.95	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	28,988	PRD:	116.90	MIN Sales Ratio:	22.65			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	30	97.18	110.19	93.46	28.80	117.90	22.65	283.51	92.13 to 99.10	29,595	27,659
2	1	101.25	101.25	101.25			101.25	101.25	N/A	68,000	68,852
____ALL____	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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	25	97.35	111.48	94.71	23.13	117.71	66.04	283.51	92.59 to 101.25	36,815	34,869
2	6	89.85	103.30	75.80	52.05	136.27	22.65	254.20	22.65 to 254.20	5,916	4,485
____ALL____	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008											
48-0303	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
65-0011											
85-0047											
85-0060	9	97.00	117.73	89.68	34.21	131.27	66.04	254.20	77.37 to 137.98	58,722	52,664
85-0070	19	97.35	105.14	98.95	25.62	106.26	22.65	283.51	87.62 to 99.10	19,509	19,304
85-0094	2	121.47	121.47	101.92	25.29	119.18	90.75	152.19	N/A	27,500	28,028
NonValid School											
____ALL____	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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:	31	MEDIAN:	97	COV:	46.41	95% Median C.I.:	92.13 to 100.90	(! : Derived)
TOTAL Sales Price:	960,875	WGT. MEAN:	94	STD:	51.01	95% Wgt. Mean C.I.:	82.84 to 105.18	
TOTAL Adj.Sales Price:	955,875	MEAN:	110	AVG.ABS.DEV:	27.21	95% Mean C.I.:	91.19 to 128.61	
TOTAL Assessed Value:	898,638							
AVG. Adj. Sales Price:	30,834	COD:	27.95	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	28,988	PRD:	116.90	MIN Sales Ratio:	22.65			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	98.00	108.14	83.38	46.61	129.70	22.65	254.20	22.65 to 254.20	5,785	4,824
Prior TO 1860											
1860 TO 1899	3	100.90	160.05	109.12	62.03	146.68	95.75	283.51	N/A	25,246	27,548
1900 TO 1919	8	94.74	109.59	102.02	27.56	107.42	66.04	186.55	66.04 to 186.55	14,587	14,882
1920 TO 1939	3	98.75	111.24	117.37	13.83	94.78	97.00	137.98	N/A	20,133	23,629
1940 TO 1949	2	90.66	90.66	91.95	3.35	98.59	87.62	93.69	N/A	17,500	16,092
1950 TO 1959	2	94.07	94.07	97.19	5.35	96.79	89.04	99.10	N/A	52,500	51,023
1960 TO 1969	1	98.50	98.50	98.50			98.50	98.50	N/A	28,537	28,109
1970 TO 1979	2	112.53	112.53	105.76	10.02	106.39	101.25	123.80	N/A	42,500	44,949
1980 TO 1989											
1990 TO 1994	3	92.59	88.79	83.14	6.85	106.79	77.37	96.40	N/A	136,333	113,348
1995 TO 1999											
2000 TO Present											
ALL	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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	8	98.38	141.53	155.02	44.99	91.30	95.75	283.51	95.75 to 283.51	2,293	3,555
5000 TO 9999	2	101.21	101.21	92.91	35.53	108.93	65.25	137.16	N/A	6,500	6,039
Total \$											
1 TO 9999	10	98.38	133.47	129.26	43.30	103.25	65.25	283.51	95.75 to 254.20	3,135	4,052
10000 TO 29999	12	90.59	98.24	97.61	28.96	100.64	22.65	186.55	81.70 to 123.80	15,711	15,336
30000 TO 59999	4	94.80	104.58	101.69	13.62	102.84	90.75	137.98	N/A	38,750	39,406
60000 TO 99999	4	100.00	99.41	99.24	1.66	100.17	96.40	101.25	N/A	76,497	75,918
250000 TO 499999	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
ALL	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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:	31	MEDIAN:	97	COV:	46.41	95% Median C.I.:	92.13 to 100.90	(! : Derived)
TOTAL Sales Price:	960,875	WGT. MEAN:	94	STD:	51.01	95% Wgt. Mean C.I.:	82.84 to 105.18	
TOTAL Adj.Sales Price:	955,875	MEAN:	110	AVG.ABS.DEV:	27.21	95% Mean C.I.:	91.19 to 128.61	
TOTAL Assessed Value:	898,638							
AVG. Adj. Sales Price:	30,834	COD:	27.95	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	28,988	PRD:	116.90	MIN Sales Ratio:	22.65			

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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	7	98.00	88.17	64.58	12.79	136.54	22.65	106.71	22.65 to 106.71	3,192	2,061
5000 TO 9999	7	87.62	139.35	102.89	75.31	135.44	65.25	283.51	65.25 to 283.51	7,571	7,790
Total \$ _____											
1 TO 9999	14	97.68	113.76	91.53	40.95	124.29	22.65	283.51	66.04 to 137.16	5,382	4,926
10000 TO 29999	9	97.00	113.10	105.82	23.05	106.88	84.99	186.55	89.04 to 152.19	19,393	20,522
30000 TO 59999	3	92.59	107.11	102.82	17.00	104.17	90.75	137.98	N/A	41,666	42,842
60000 TO 99999	4	100.00	99.41	99.24	1.66	100.17	96.40	101.25	N/A	76,497	75,918
150000 TO 249999	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
ALL _____											
	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.00	108.14	83.38	46.61	129.70	22.65	254.20	22.65 to 254.20	5,785	4,824
10	11	98.75	116.80	105.39	24.89	110.82	84.99	283.51	87.62 to 137.98	21,621	22,787
20	13	96.40	105.01	90.65	19.93	115.84	66.04	186.55	89.04 to 123.80	52,118	47,246
ALL _____											
	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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:	31	MEDIAN:	97	COV:	46.41	95% Median C.I.:	92.13 to 100.90	(! : Derived)
TOTAL Sales Price:	960,875	WGT. MEAN:	94	STD:	51.01	95% Wgt. Mean C.I.:	82.84 to 105.18	
TOTAL Adj.Sales Price:	955,875	MEAN:	110	AVG.ABS.DEV:	27.21	95% Mean C.I.:	91.19 to 128.61	
TOTAL Assessed Value:	898,638							
AVG. Adj. Sales Price:	30,834	COD:	27.95	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	28,988	PRD:	116.90	MIN Sales Ratio:	22.65			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.00	108.14	83.38	46.61	129.70	22.65	254.20	22.65 to 254.20	5,785	4,824
10	1	66.04	66.04	66.04			66.04	66.04	N/A	14,000	9,245
137	1	89.04	89.04	89.04			89.04	89.04	N/A	20,000	17,808
170	1	96.40	96.40	96.40			96.40	96.40	N/A	84,000	80,973
173	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
325	1	92.59	92.59	92.59			92.59	92.59	N/A	50,000	46,296
350	2	96.52	96.52	98.93	4.54	97.56	92.13	100.90	N/A	44,494	44,017
353	1	98.50	98.50	98.50			98.50	98.50	N/A	28,537	28,109
39	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
406	1	101.25	101.25	101.25			101.25	101.25	N/A	68,000	68,852
42	1	283.51	283.51	283.51			283.51	283.51	N/A	3,500	9,923
442	1	84.99	84.99	84.99			84.99	84.99	N/A	13,000	11,049
48	2	114.37	114.37	109.64	20.65	104.31	90.75	137.98	N/A	37,500	41,115
50	3	123.80	134.68	122.62	25.00	109.84	93.69	186.55	N/A	17,666	21,662
79	1	97.35	97.35	97.35			97.35	97.35	N/A	2,000	1,947
80	1	152.19	152.19	152.19			152.19	152.19	N/A	10,000	15,219
98	5	98.75	97.59	97.98	4.54	99.60	87.62	106.71	N/A	20,070	19,664
ALL	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988
04											
ALL	31	97.35	109.90	94.01	27.95	116.90	22.65	283.51	92.13 to 100.90	30,834	28,988

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:	63	MEDIAN:	71	COV:	25.19	95% Median C.I.:	66.94 to 74.15	(!: Derived)
(AgLand) TOTAL Sales Price:	10,682,120	WGT. MEAN:	70	STD:	17.79	95% Wgt. Mean C.I.:	66.13 to 73.27	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,298,120	MEAN:	71	AVG.ABS.DEV:	12.85	95% Mean C.I.:	66.25 to 75.03	
(AgLand) TOTAL Assessed Value:	7,874,672							
AVG. Adj. Sales Price:	179,335	COD:	18.13	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	124,994	PRD:	101.35	MIN Sales Ratio:	13.91			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	91.60	88.01	90.46	5.19	97.29	79.09	93.34	N/A	79,000	71,461
01/01/04 TO 03/31/04	4	78.39	78.23	79.00	14.34	99.03	63.10	93.04	N/A	128,350	101,391
04/01/04 TO 06/30/04	5	85.65	86.58	83.75	11.89	103.38	63.76	102.37	N/A	160,080	134,072
07/01/04 TO 09/30/04	2	70.81	70.81	69.96	1.65	101.20	69.64	71.97	N/A	43,644	30,535
10/01/04 TO 12/31/04	2	71.86	71.86	66.13	13.71	108.67	62.01	81.72	N/A	205,500	135,899
01/01/05 TO 03/31/05	5	83.96	84.76	75.37	17.70	112.46	55.39	114.60	N/A	250,450	188,755
04/01/05 TO 06/30/05	6	60.93	53.12	62.44	28.76	85.07	24.63	75.25	24.63 to 75.25	120,416	75,190
07/01/05 TO 09/30/05	13	69.59	70.12	69.04	13.53	101.57	47.97	102.54	61.38 to 78.59	253,817	175,237
10/01/05 TO 12/31/05	12	71.77	71.06	69.04	13.07	102.93	49.16	91.55	62.74 to 82.79	195,929	135,273
01/01/06 TO 03/31/06	4	65.22	66.15	65.49	4.50	101.01	61.63	72.55	N/A	156,745	102,655
04/01/06 TO 06/30/06	7	61.15	54.80	54.65	22.27	100.29	13.91	74.15	13.91 to 74.15	142,360	77,796
<u>Study Years</u>											
07/01/03 TO 06/30/04	12	85.78	84.15	83.20	11.28	101.14	63.10	102.37	70.87 to 93.34	129,233	107,526
07/01/04 TO 06/30/05	15	69.74	68.52	69.87	22.61	98.08	24.63	114.60	55.39 to 81.72	164,869	115,186
07/01/05 TO 06/30/06	36	67.89	67.02	66.76	15.24	100.38	13.91	102.54	62.62 to 73.89	202,063	134,904
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	13	81.72	79.32	77.74	13.81	102.03	62.01	102.37	63.76 to 93.04	139,391	108,369
01/01/05 TO 12/31/05	36	69.82	69.64	69.45	17.90	100.26	24.63	114.60	64.50 to 74.84	211,820	147,119
<u>ALL</u>											
	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

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:	63	MEDIAN:	71	COV:	25.19	95% Median C.I.:	66.94 to 74.15	(! : Derived)
(AgLand) TOTAL Sales Price:	10,682,120	WGT. MEAN:	70	STD:	17.79	95% Wgt. Mean C.I.:	66.13 to 73.27	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,298,120	MEAN:	71	AVG.ABS.DEV:	12.85	95% Mean C.I.:	66.25 to 75.03	
(AgLand) TOTAL Assessed Value:	7,874,672							
AVG. Adj. Sales Price:	179,335	COD:	18.13	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	124,994	PRD:	101.35	MIN Sales Ratio:	13.91			

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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	
4145	1	55.39	55.39	55.39			55.39	55.39	N/A	457,250	253,293	
4149	4	63.41	66.25	65.06	14.17	101.82	52.51	85.65	N/A	264,712	172,229	
4151	5	68.13	68.34	67.46	3.55	101.31	63.10	71.97	N/A	157,202	106,044	
4225	1	62.62	62.62	62.62			62.62	62.62	N/A	201,000	125,875	
4227	2	67.77	67.77	67.86	3.17	99.87	65.62	69.91	N/A	75,227	51,046	
4229	5	81.72	85.35	76.16	16.90	112.06	62.74	114.60	N/A	177,000	134,812	
4231	10	71.57	66.37	71.25	21.48	93.15	24.63	96.71	27.26 to 85.90	144,120	102,689	
4369	1	74.15	74.15	74.15			74.15	74.15	N/A	193,000	143,117	
4385	3	61.38	57.95	61.78	8.98	93.81	47.97	64.50	N/A	301,290	186,127	
4387	1	102.37	102.37	102.37			102.37	102.37	N/A	108,000	110,560	
4389	5	61.36	58.00	60.77	25.59	95.44	13.91	78.91	N/A	173,804	105,625	
4391	1	66.94	66.94	66.94			66.94	66.94	N/A	132,000	88,356	
4471	4	91.57	81.41	77.29	12.07	105.34	49.16	93.34	N/A	143,625	111,004	
4473	10	73.22	68.48	72.33	11.35	94.67	44.15	84.41	54.91 to 77.38	193,896	140,253	
4475	5	69.64	68.70	68.58	14.72	100.17	55.52	83.96	N/A	183,000	125,499	
4477	5	85.18	87.68	83.44	8.91	105.08	74.84	102.54	N/A	136,800	114,144	
____ALL____												
	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	20	71.57	70.54	68.79	21.38	102.54	24.63	114.60	62.74 to 81.72	192,115	132,158	
2	27	72.55	68.43	69.65	16.66	98.25	13.91	93.34	61.36 to 77.38	178,647	124,426	
3	16	70.39	74.49	71.11	15.57	104.75	47.97	102.54	64.50 to 85.18	164,521	116,998	
____ALL____												
	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994	
____ALL____												
	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994	

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:	63	MEDIAN:	71	COV:	25.19	95% Median C.I.:	66.94 to 74.15	(! : Derived)
(AgLand) TOTAL Sales Price:	10,682,120	WGT. MEAN:	70	STD:	17.79	95% Wgt. Mean C.I.:	66.13 to 73.27	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,298,120	MEAN:	71	AVG.ABS.DEV:	12.85	95% Mean C.I.:	66.25 to 75.03	
(AgLand) TOTAL Assessed Value:	7,874,672							
AVG. Adj. Sales Price:	179,335	COD:	18.13	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	124,994	PRD:	101.35	MIN Sales Ratio:	13.91			

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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)											
30-0054											
48-0008	3	91.60	78.03	71.04	16.08	109.84	49.16	93.34	N/A	133,166	94,601
48-0303	2	67.54	67.54	63.83	6.57	105.80	63.10	71.97	N/A	74,144	47,327
65-0011											
85-0047	4	73.51	72.08	66.10	10.46	109.04	55.39	85.90	N/A	224,437	148,362
85-0060	15	69.59	65.66	67.72	21.53	96.96	24.63	96.71	55.78 to 81.72	179,211	121,364
85-0070	32	74.01	73.01	72.38	17.23	100.86	13.91	114.60	65.62 to 78.59	170,869	123,681
85-0094	7	67.65	67.38	66.28	9.57	101.65	52.51	85.65	52.51 to 85.65	242,367	160,640
NonValid School											
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	71.97	71.97	71.97			71.97	71.97	N/A	12,288	8,844
30.01 TO 50.00	8	63.63	60.83	63.48	33.65	95.83	24.63	102.54	24.63 to 102.54	51,685	32,808
50.01 TO 100.00	15	69.64	66.62	64.16	19.36	103.84	13.91	96.71	61.15 to 78.59	115,774	74,282
100.01 TO 180.00	28	67.89	72.71	68.31	17.57	106.43	49.16	114.60	62.74 to 74.84	228,155	155,863
180.01 TO 330.00	10	74.13	77.76	77.07	6.51	100.89	69.59	91.55	73.39 to 85.90	233,138	179,669
330.01 TO 650.00	1	78.91	78.91	78.91			78.91	78.91	N/A	416,001	328,249
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	64.36	65.10	66.58	12.52	97.78	52.51	83.96	52.51 to 83.96	164,717	109,669
DRY-N/A	22	74.28	76.11	74.23	15.74	102.53	49.16	114.60	66.94 to 91.55	140,764	104,485
GRASS	5	73.39	69.84	70.99	11.79	98.38	54.91	85.90	N/A	126,900	90,085
GRASS-N/A	12	70.23	61.66	65.52	33.81	94.11	13.91	102.54	27.26 to 85.18	124,464	81,549
IRRGTD	1	78.59	78.59	78.59			78.59	78.59	N/A	100,000	78,588
IRRGTD-N/A	17	69.74	71.63	68.41	12.11	104.70	55.39	96.71	62.74 to 81.72	293,231	200,609
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

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:	63	MEDIAN:	71	COV:	25.19	95% Median C.I.:	66.94 to 74.15	(! : Derived)
(AgLand) TOTAL Sales Price:	10,682,120	WGT. MEAN:	70	STD:	17.79	95% Wgt. Mean C.I.:	66.13 to 73.27	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,298,120	MEAN:	71	AVG.ABS.DEV:	12.85	95% Mean C.I.:	66.25 to 75.03	
(AgLand) TOTAL Assessed Value:	7,874,672							
AVG. Adj. Sales Price:	179,335	COD:	18.13	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	124,994	PRD:	101.35	MIN Sales Ratio:	13.91			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	65.62	66.12	67.09	10.82	98.54	52.51	83.96	55.52 to 74.67	148,558	99,673
DRY-N/A	19	75.25	77.36	74.95	16.58	103.22	49.16	114.60	66.94 to 91.60	144,636	108,401
GRASS	6	67.38	66.19	68.58	16.99	96.52	47.97	85.90	47.97 to 85.90	118,128	81,008
GRASS-N/A	11	70.87	62.91	66.44	33.61	94.68	13.91	102.54	24.63 to 102.37	129,027	85,724
IRRGTD	13	64.81	68.88	66.25	10.80	103.97	55.39	85.65	62.01 to 78.59	306,548	203,074
IRRGTD-N/A	5	74.15	80.17	77.19	8.14	103.85	74.13	96.71	N/A	219,960	169,796
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	69.78	73.65	72.07	18.07	102.19	49.16	114.60	62.62 to 83.96	145,593	104,932
DRY-N/A	4	75.63	74.32	74.18	5.17	100.19	66.94	79.09	N/A	147,720	109,579
GRASS	14	71.71	66.76	68.06	20.83	98.10	13.91	102.37	47.97 to 85.18	143,540	97,687
GRASS-N/A	3	27.26	51.48	51.81	95.27	99.35	24.63	102.54	N/A	39,500	20,466
IRRGTD	17	69.74	71.89	68.40	12.48	105.11	55.39	96.71	62.74 to 81.72	287,760	196,813
IRRGTD-N/A	1	74.15	74.15	74.15			74.15	74.15	N/A	193,000	143,117
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	71.97	71.97	71.97			71.97	71.97	N/A	12,288	8,844
30000 TO 59999	6	52.76	56.51	56.59	46.43	99.85	24.63	102.54	24.63 to 102.54	41,916	23,721
60000 TO 99999	12	71.71	75.64	76.93	15.85	98.32	47.97	114.60	65.62 to 85.18	81,393	62,618
100000 TO 149999	12	82.25	80.17	79.83	16.43	100.42	54.91	102.37	63.10 to 93.04	123,651	98,716
150000 TO 249999	16	70.76	66.30	65.57	19.26	101.11	13.91	91.55	55.52 to 82.79	184,816	121,192
250000 TO 499999	16	68.62	69.30	68.52	8.80	101.14	55.39	83.96	62.74 to 74.84	351,045	240,525
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994

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:	63	MEDIAN:	71	COV:	25.19	95% Median C.I.:	66.94 to 74.15	(!: Derived)
(AgLand) TOTAL Sales Price:	10,682,120	WGT. MEAN:	70	STD:	17.79	95% Wgt. Mean C.I.:	66.13 to 73.27	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,298,120	MEAN:	71	AVG.ABS.DEV:	12.85	95% Mean C.I.:	66.25 to 75.03	
(AgLand) TOTAL Assessed Value:	7,874,672							
AVG. Adj. Sales Price:	179,335	COD:	18.13	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	124,994	PRD:	101.35	MIN Sales Ratio:	13.91			

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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	2	48.30	48.30	36.08	49.01	133.86	24.63	71.97	N/A	25,394	9,162	
Total \$												
1 TO 9999	2	48.30	48.30	36.08	49.01	133.86	24.63	71.97	N/A	25,394	9,162	
10000 TO 29999	4	35.71	41.10	27.21	57.46	151.06	13.91	79.09	N/A	75,650	20,583	
30000 TO 59999	8	67.63	68.90	67.15	14.43	102.61	47.97	102.54	47.97 to 102.54	66,590	44,714	
60000 TO 99999	14	72.77	71.36	68.34	15.87	104.41	49.16	93.34	54.91 to 85.18	117,412	80,240	
100000 TO 149999	17	74.15	79.67	76.13	17.99	104.65	55.52	114.60	63.76 to 93.04	162,123	123,427	
150000 TO 249999	10	69.66	72.61	70.86	10.01	102.47	61.38	91.55	62.01 to 84.41	282,048	199,869	
250000 TO 499999	8	69.47	69.82	68.80	11.46	101.48	55.39	83.96	55.39 to 83.96	398,956	274,495	
ALL	63	70.87	70.64	69.70	18.13	101.35	13.91	114.60	66.94 to 74.15	179,335	124,994	

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	215	MEDIAN:	97	COV:	53.23	95% Median C.I.:	95.83 to 98.23
TOTAL Sales Price:	8,631,154	WGT. MEAN:	92	STD:	55.81	95% Wgt. Mean C.I.:	89.05 to 95.46
TOTAL Adj.Sales Price:	8,750,432	MEAN:	105	AVG.ABS.DEV:	22.96	95% Mean C.I.:	97.38 to 112.29
TOTAL Assessed Value:	8,072,876						
AVG. Adj. Sales Price:	40,699	COD:	23.60	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	37,548	PRD:	113.63	MIN Sales Ratio:	34.32		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04	27	98.23	105.21	97.41	12.12	108.01	69.91	258.33	96.20 to 99.99	39,820	38,788
10/01/04 TO 12/31/04	32	97.96	99.63	95.21	8.66	104.64	70.57	137.54	94.82 to 101.64	46,215	44,003
01/01/05 TO 03/31/05	18	92.41	89.04	77.63	15.85	114.70	53.60	128.34	74.98 to 98.16	38,580	29,949
04/01/05 TO 06/30/05	19	97.52	109.49	99.86	20.01	109.64	80.33	329.81	89.17 to 100.52	31,036	30,993
07/01/05 TO 09/30/05	45	93.67	98.72	89.36	27.79	110.47	34.32	234.94	81.24 to 97.84	32,813	29,321
10/01/05 TO 12/31/05	27	106.72	137.72	93.56	50.54	147.19	42.00	703.00	91.89 to 125.94	49,263	46,091
01/01/06 TO 03/31/06	23	95.83	94.57	91.51	20.87	103.35	37.43	145.62	78.33 to 106.05	32,608	29,840
04/01/06 TO 06/30/06	24	97.17	103.83	91.42	22.90	113.57	62.86	316.67	87.60 to 104.44	56,480	51,635
____Study Years____											
07/01/04 TO 06/30/05	96	97.44	101.17	93.36	13.32	108.36	53.60	329.81	96.20 to 98.81	39,981	37,326
07/01/05 TO 06/30/06	119	95.97	107.80	91.39	32.26	117.94	34.32	703.00	91.89 to 99.87	41,279	37,727
____Calendar Yrs____											
01/01/05 TO 12/31/05	109	95.97	108.66	90.25	31.92	120.40	34.32	703.00	91.98 to 98.56	37,530	33,870
____ALL____											
	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	15	70.57	85.05	75.28	32.67	112.98	53.60	161.29	58.71 to 102.77	73,386	55,244
ALEXANDRIA	5	111.00	119.45	123.40	28.11	96.80	82.52	197.22	N/A	4,300	5,306
BELVIDERE	2	157.69	157.69	157.69	48.99	100.00	80.44	234.94	N/A	5,000	7,884
BRUNING	9	98.16	98.12	94.12	4.90	104.25	87.60	115.17	90.34 to 101.16	42,425	39,931
BYRON	7	96.20	98.65	99.90	14.70	98.75	67.75	123.95	67.75 to 123.95	20,125	20,105
CARLETON	2	94.56	94.56	93.75	1.77	100.86	92.89	96.23	N/A	24,250	22,735
CHESTER	14	94.28	96.04	91.67	12.52	104.77	59.20	130.30	85.08 to 107.30	15,678	14,371
DAVENPORT	25	99.12	151.17	103.14	59.22	146.57	78.22	703.00	96.25 to 139.92	28,336	29,224
DESHLER	37	98.82	107.05	95.76	16.70	111.79	62.86	316.67	95.83 to 100.52	36,236	34,701
GILEAD	5	68.97	66.55	48.41	30.43	137.48	37.43	95.61	N/A	22,220	10,756
HEBRON	87	97.39	96.58	93.71	17.45	103.06	34.32	267.84	94.39 to 98.81	52,736	49,421
HUBBELL	7	95.78	109.78	110.07	23.17	99.73	74.67	206.07	74.67 to 206.07	11,300	12,438
____ALL____											
	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	215	MEDIAN:	97	COV:	53.23	95% Median C.I.:	95.83 to 98.23
TOTAL Sales Price:	8,631,154	WGT. MEAN:	92	STD:	55.81	95% Wgt. Mean C.I.:	89.05 to 95.46
TOTAL Adj.Sales Price:	8,750,432	MEAN:	105	AVG.ABS.DEV:	22.96	95% Mean C.I.:	97.38 to 112.29
TOTAL Assessed Value:	8,072,876						
AVG. Adj. Sales Price:	40,699	COD:	23.60	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	37,548	PRD:	113.63	MIN Sales Ratio:	34.32		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	200	97.34	106.32	94.70	23.24	112.27	34.32	703.00	95.86 to 98.56	38,248	36,221
2	3	98.23	112.62	96.23	28.15	117.03	78.33	161.29	N/A	56,166	54,050
3	12	69.11	78.16	71.49	26.32	109.33	53.60	125.94	56.54 to 102.77	77,691	55,542
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

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	203	97.20	100.53	91.90	19.19	109.39	34.32	329.81	95.77 to 98.16	42,566	39,119
2	12	130.67	177.61	120.26	67.43	147.69	44.44	703.00	80.33 to 161.29	9,125	10,974
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	214	97.25	104.74	92.17	23.58	113.63	34.32	703.00	95.83 to 98.23	40,784	37,591
06											
07	1	125.94	125.94	125.94			125.94	125.94	N/A	22,500	28,337
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	1	69.91	69.91	69.91			69.91	69.91	N/A	20,000	13,981
48-0008											
48-0303	5	111.00	119.45	123.40	28.11	96.80	82.52	197.22	N/A	4,300	5,306
65-0011											
85-0047	25	99.12	151.17	103.14	59.22	146.57	78.22	703.00	96.25 to 139.92	28,336	29,224
85-0060	41	98.23	103.92	91.88	17.49	113.10	56.54	316.67	94.15 to 99.87	40,896	37,576
85-0070	130	96.09	97.09	91.73	19.61	105.84	34.32	267.84	93.67 to 97.93	43,634	40,026
85-0094	13	96.23	93.16	85.63	8.32	108.79	68.32	115.17	87.60 to 99.48	50,102	42,902
NonValid School											
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	215	MEDIAN:	97	COV:	53.23	95% Median C.I.:	95.83 to 98.23
TOTAL Sales Price:	8,631,154	WGT. MEAN:	92	STD:	55.81	95% Wgt. Mean C.I.:	89.05 to 95.46
TOTAL Adj.Sales Price:	8,750,432	MEAN:	105	AVG.ABS.DEV:	22.96	95% Mean C.I.:	97.38 to 112.29
TOTAL Assessed Value:	8,072,876						
AVG. Adj. Sales Price:	40,699	COD:	23.60	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	37,548	PRD:	113.63	MIN Sales Ratio:	34.32		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	102.10	158.74	103.86	75.79	152.84	44.44	703.00	84.32 to 140.00	9,820	10,198
Prior TO 1860											
1860 TO 1899	7	98.25	115.46	108.48	32.31	106.43	80.44	197.22	80.44 to 197.22	9,285	10,073
1900 TO 1919	68	94.61	98.85	84.03	25.07	117.64	34.32	329.81	91.48 to 97.39	23,518	19,761
1920 TO 1939	40	97.60	97.31	91.04	15.42	106.89	42.00	200.91	91.33 to 99.87	32,587	29,666
1940 TO 1949	17	98.81	111.83	94.93	24.64	117.81	62.86	267.84	89.79 to 118.90	34,011	32,285
1950 TO 1959	9	97.17	94.48	93.44	11.97	101.11	54.29	131.14	80.64 to 102.27	42,361	39,582
1960 TO 1969	13	98.28	99.61	92.53	13.79	107.65	53.60	142.09	87.52 to 113.66	64,423	59,612
1970 TO 1979	25	99.28	106.86	94.39	19.35	113.21	66.76	234.94	96.25 to 106.72	63,308	59,758
1980 TO 1989	12	96.09	97.43	96.02	6.09	101.46	86.49	117.47	89.11 to 99.87	89,300	85,747
1990 TO 1994	2	95.25	95.25	96.66	5.34	98.54	90.16	100.33	N/A	90,000	86,993
1995 TO 1999	5	96.40	93.38	92.69	4.92	100.74	83.53	98.56	N/A	121,220	112,364
2000 TO Present	2	95.82	95.82	95.50	4.73	100.33	91.29	100.35	N/A	199,000	190,050
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

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	22	97.30	142.35	107.53	58.86	132.38	67.75	703.00	85.70 to 121.88	2,562	2,755
5000 TO 9999	24	114.07	135.80	130.25	41.56	104.26	44.44	329.81	93.44 to 153.88	6,783	8,835
Total \$											
1 TO 9999	46	101.45	138.93	124.41	52.02	111.68	44.44	703.00	93.44 to 123.92	4,764	5,927
10000 TO 29999	62	98.02	102.52	101.51	17.28	101.00	37.43	200.91	96.75 to 101.16	18,725	19,009
30000 TO 59999	53	97.31	95.43	95.33	13.85	100.10	34.32	145.62	93.46 to 98.82	42,580	40,591
60000 TO 99999	38	94.25	87.85	87.84	14.66	100.01	42.00	130.08	84.87 to 97.52	76,036	66,789
100000 TO 149999	12	92.67	90.35	90.04	8.74	100.34	68.32	100.33	83.53 to 99.87	126,383	113,800
150000 TO 249999	4	79.03	78.00	80.09	22.55	97.39	53.60	100.35	N/A	176,875	141,666
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

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:	215	MEDIAN:	97	COV:	53.23	95% Median C.I.:	95.83 to 98.23
TOTAL Sales Price:	8,631,154	WGT. MEAN:	92	STD:	55.81	95% Wgt. Mean C.I.:	89.05 to 95.46
TOTAL Adj.Sales Price:	8,750,432	MEAN:	105	AVG.ABS.DEV:	22.96	95% Mean C.I.:	97.38 to 112.29
TOTAL Assessed Value:	8,072,876						
AVG. Adj. Sales Price:	40,699	COD:	23.60	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	37,548	PRD:	113.63	MIN Sales Ratio:	34.32		

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

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	24	90.98	129.01	84.66	58.54	152.38	44.44	703.00	82.52 to 100.80	3,257	2,757
5000 TO 9999	20	99.31	106.66	96.32	22.72	110.74	37.43	197.22	95.07 to 118.90	7,880	7,589
Total \$											
1 TO 9999	44	95.74	118.85	92.45	41.71	128.55	37.43	703.00	88.75 to 102.10	5,358	4,954
10000 TO 29999	74	98.16	107.79	91.51	27.39	117.78	34.32	329.81	96.23 to 101.16	21,596	19,763
30000 TO 59999	54	96.59	97.34	92.66	14.66	105.05	55.86	181.45	93.46 to 98.82	48,376	44,825
60000 TO 99999	31	97.11	95.73	92.45	11.11	103.55	53.60	131.14	91.89 to 98.90	83,890	77,553
100000 TO 149999	10	95.94	91.84	90.96	7.50	100.97	66.76	100.33	83.53 to 100.05	130,560	118,756
150000 TO 249999	2	95.82	95.82	95.50	4.73	100.33	91.29	100.35	N/A	199,000	190,050
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	102.10	158.74	103.86	75.79	152.84	44.44	703.00	84.32 to 140.00	9,820	10,198
20	16	98.97	100.23	103.64	11.64	96.71	67.75	128.34	90.34 to 109.24	27,619	28,623
30	177	97.11	101.03	90.83	20.64	111.23	34.32	329.81	95.47 to 97.93	40,486	36,773
40	7	98.56	96.14	95.76	3.45	100.39	87.60	100.35	87.60 to 100.35	142,157	136,131
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	125.49	168.70	105.53	68.72	159.86	44.44	703.00	80.33 to 161.29	10,176	10,740
101	138	97.37	98.88	94.18	15.90	104.99	34.32	267.84	95.86 to 98.81	45,131	42,506
102	9	81.30	106.29	92.68	36.49	114.68	69.91	206.07	76.54 to 145.62	37,811	35,044
103	2	67.54	67.54	67.49	1.15	100.08	66.76	68.32	N/A	147,000	99,209
104	50	96.03	106.65	88.46	26.52	120.57	42.00	329.81	92.38 to 98.98	33,363	29,511
106	2	93.95	93.95	89.06	8.67	105.49	85.80	102.10	N/A	7,500	6,679
111	1	89.11	89.11	89.11			89.11	89.11	N/A	72,500	64,603
ALL	215	97.27	104.84	92.26	23.60	113.63	34.32	703.00	95.83 to 98.23	40,699	37,548

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:	215	MEDIAN:	97	COV:	53.23	95% Median C.I.:	95.83 to 98.23
TOTAL Sales Price:	8,631,154	WGT. MEAN:	92	STD:	55.81	95% Wgt. Mean C.I.:	89.05 to 95.46
TOTAL Adj.Sales Price:	8,750,432	MEAN:	105	AVG.ABS.DEV:	22.96	95% Mean C.I.:	97.38 to 112.29
TOTAL Assessed Value:	8,072,876						
AVG. Adj. Sales Price:	40,699	COD:	23.60	MAX Sales Ratio:	703.00		
AVG. Assessed Value:	37,548	PRD:	113.63	MIN Sales Ratio:	34.32		

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

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CONDITION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	125.49	173.99	108.09	64.50	160.98	80.33	703.00	85.80 to 161.29	10,523	11,373
10	1	100.38	100.38	100.38			100.38	100.38	N/A	5,500	5,521
15	4	79.88	76.09	87.60	23.59	86.86	46.73	97.84	N/A	14,797	12,961
20	16	99.38	116.91	94.00	31.95	124.38	42.00	258.33	89.92 to 125.94	20,225	19,010
30	169	96.25	99.95	91.09	19.18	109.73	34.32	329.81	95.07 to 97.93	42,369	38,593
35	1	99.87	99.87	99.87			99.87	99.87	N/A	29,760	29,721
40	11	98.56	91.85	97.72	10.20	94.00	44.44	111.72	74.67 to 100.35	94,100	91,952
<u>ALL</u>	<u>215</u>	<u>97.27</u>	<u>104.84</u>	<u>92.26</u>	<u>23.60</u>	<u>113.63</u>	<u>34.32</u>	<u>703.00</u>	<u>95.83 to 98.23</u>	<u>40,699</u>	<u>37,548</u>

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	33	MEDIAN:	97	COV:	48.22	95% Median C.I.:	90.75 to 101.48	(! : Derived)
TOTAL Sales Price:	998,025	WGT. MEAN:	89	STD:	51.74	95% Wgt. Mean C.I.:	77.48 to 101.05	
TOTAL Adj.Sales Price:	993,025	MEAN:	107	AVG.ABS.DEV:	29.68	95% Mean C.I.:	89.65 to 124.95	
TOTAL Assessed Value:	886,434							
AVG. Adj. Sales Price:	30,091	COD:	30.49	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	26,861	PRD:	120.20	MIN Sales Ratio:	22.65			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03	2	91.50	91.50	87.09	7.11	105.06	84.99	98.00	N/A	7,750	6,749
10/01/03 TO 12/31/03	7	96.40	93.75	86.71	5.28	108.11	77.37	101.25	77.37 to 101.25	75,433	65,411
01/01/04 TO 03/31/04	3	100.90	99.10	97.26	4.93	101.89	90.75	105.66	N/A	39,662	38,576
04/01/04 TO 06/30/04	2	93.19	93.19	89.80	4.46	103.79	89.04	97.35	N/A	11,000	9,877
07/01/04 TO 09/30/04	2	62.07	62.07	82.60	63.51	75.14	22.65	101.48	N/A	20,875	17,243
10/01/04 TO 12/31/04	1	93.69	93.69	93.69			93.69	93.69	N/A	25,000	23,422
01/01/05 TO 03/31/05	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
04/01/05 TO 06/30/05	4	105.71	111.33	113.19	25.23	98.36	81.70	152.19	N/A	11,750	13,299
07/01/05 TO 09/30/05	1	124.25	124.25	124.25			124.25	124.25	N/A	400	497
10/01/05 TO 12/31/05	3	65.25	75.13	67.72	27.22	110.93	53.42	106.71	N/A	4,316	2,923
01/01/06 TO 03/31/06	5	137.98	156.62	75.62	62.37	207.10	41.38	283.51	N/A	27,000	20,418
04/01/06 TO 06/30/06	2	162.58	162.58	170.76	14.74	95.21	138.61	186.55	N/A	8,200	14,002
<u>Study Years</u>											
07/01/03 TO 06/30/04	14	96.88	94.50	88.65	5.63	106.59	77.37	105.66	89.04 to 100.90	48,894	43,347
07/01/04 TO 06/30/05	8	95.35	95.02	97.53	24.75	97.42	22.65	152.19	22.65 to 152.19	17,968	17,525
07/01/05 TO 06/30/06	11	124.25	132.54	84.59	48.88	156.68	41.38	283.51	53.42 to 254.20	14,977	12,669
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	8	95.52	87.69	93.09	14.30	94.19	22.65	105.66	22.65 to 105.66	25,967	24,174
01/01/05 TO 12/31/05	9	97.00	99.10	101.34	25.08	97.79	53.42	152.19	65.25 to 124.25	10,038	10,173
<u>ALL</u>	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALEXANDRIA	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
BRUNING	1	152.19	152.19	152.19			152.19	152.19	N/A	10,000	15,219
BYRON	2	104.62	104.62	86.16	18.76	121.42	84.99	124.25	N/A	6,700	5,773
CARLETON	1	90.75	90.75	90.75			90.75	90.75	N/A	45,000	40,837
CHESTER	4	93.19	90.90	100.68	21.11	90.29	53.42	123.80	N/A	10,562	10,634
DAVENPORT	1	101.48	101.48	101.48			101.48	101.48	N/A	31,750	32,221
DESHLER	8	96.70	115.85	87.63	33.98	132.20	66.04	254.20	66.04 to 254.20	57,562	50,443
HEBRON	12	93.14	107.75	84.00	45.68	128.27	22.65	283.51	65.25 to 138.61	26,285	22,079
HUBBELL	2	98.00	98.00	98.00	0.00	100.00	98.00	98.00	N/A	2,500	2,450
RURAL	1	101.25	101.25	101.25			101.25	101.25	N/A	68,000	68,852
<u>ALL</u>	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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:	33	MEDIAN:	97	COV:	48.22	95% Median C.I.:	90.75 to 101.48	(! : Derived)
TOTAL Sales Price:	998,025	WGT. MEAN:	89	STD:	51.74	95% Wgt. Mean C.I.:	77.48 to 101.05	
TOTAL Adj.Sales Price:	993,025	MEAN:	107	AVG.ABS.DEV:	29.68	95% Mean C.I.:	89.65 to 124.95	
TOTAL Assessed Value:	886,434							
AVG. Adj. Sales Price:	30,091	COD:	30.49	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	26,861	PRD:	120.20	MIN Sales Ratio:	22.65			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	32	97.18	107.49	88.38	31.38	121.62	22.65	283.51	89.04 to 105.66	28,907	25,549
2	1	101.25	101.25	101.25			101.25	101.25	N/A	68,000	68,852
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	97.18	107.02	89.49	26.03	119.59	41.38	283.51	90.75 to 105.66	36,620	32,770
2	7	98.00	108.34	84.10	46.82	128.84	22.65	254.20	22.65 to 254.20	5,842	4,913
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008											
48-0303	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
65-0011											
85-0047	1	101.48	101.48	101.48			101.48	101.48	N/A	31,750	32,221
85-0060	9	97.00	114.23	89.39	30.60	127.79	66.04	254.20	77.37 to 137.98	58,722	52,489
85-0070	20	95.52	103.09	86.14	33.35	119.68	22.65	283.51	84.99 to 100.90	18,803	16,197
85-0094	2	121.47	121.47	101.92	25.29	119.18	90.75	152.19	N/A	27,500	28,028
NonValid School											
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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:	33	MEDIAN:	97	COV:	48.22	95% Median C.I.:	90.75 to 101.48	(!: Derived)
TOTAL Sales Price:	998,025	WGT. MEAN:	89	STD:	51.74	95% Wgt. Mean C.I.:	77.48 to 101.05	
TOTAL Adj.Sales Price:	993,025	MEAN:	107	AVG.ABS.DEV:	29.68	95% Mean C.I.:	89.65 to 124.95	
TOTAL Assessed Value:	886,434							
AVG. Adj. Sales Price:	30,091	COD:	30.49	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	26,861	PRD:	120.20	MIN Sales Ratio:	22.65			

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	98.00	108.01	86.44	41.95	124.95	22.65	254.20	22.65 to 254.20	5,737	4,959
Prior TO 1860											
1860 TO 1899	3	100.90	145.94	107.30	76.01	136.01	53.42	283.51	N/A	25,246	27,089
1900 TO 1919	8	94.74	109.59	102.02	27.56	107.42	66.04	186.55	66.04 to 186.55	14,587	14,882
1920 TO 1939	3	124.25	119.74	117.53	10.99	101.88	97.00	137.98	N/A	20,133	23,663
1940 TO 1949	2	90.66	90.66	91.95	3.35	98.59	87.62	93.69	N/A	17,500	16,092
1950 TO 1959	3	89.04	77.30	62.31	22.50	124.06	41.38	101.48	N/A	45,583	28,402
1960 TO 1969	1	98.50	98.50	98.50			98.50	98.50	N/A	28,537	28,109
1970 TO 1979	2	112.53	112.53	105.76	10.02	106.39	101.25	123.80	N/A	42,500	44,949
1980 TO 1989											
1990 TO 1994	3	92.59	88.79	83.14	6.85	106.79	77.37	96.40	N/A	136,333	113,348
1995 TO 1999											
2000 TO Present											
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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	8	102.36	139.43	148.08	51.52	94.16	53.42	283.51	53.42 to 283.51	2,293	3,396
5000 TO 9999	3	105.66	103.17	97.76	23.14	105.54	65.25	138.61	N/A	6,133	5,996
Total \$											
1 TO 9999	11	105.66	129.54	122.88	42.61	105.42	53.42	283.51	65.25 to 254.20	3,340	4,105
10000 TO 29999	12	90.59	98.24	97.61	28.96	100.64	22.65	186.55	81.70 to 123.80	15,711	15,336
30000 TO 59999	5	97.00	103.96	101.66	11.57	102.26	90.75	137.98	N/A	37,350	37,969
60000 TO 99999	4	98.65	84.98	83.21	16.31	102.13	41.38	101.25	N/A	76,497	63,652
250000 TO 499999	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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:	33	MEDIAN:	97	COV:	48.22	95% Median C.I.:	90.75 to 101.48	(! : Derived)
TOTAL Sales Price:	998,025	WGT. MEAN:	89	STD:	51.74	95% Wgt. Mean C.I.:	77.48 to 101.05	
TOTAL Adj.Sales Price:	993,025	MEAN:	107	AVG.ABS.DEV:	29.68	95% Mean C.I.:	89.65 to 124.95	
TOTAL Assessed Value:	886,434							
AVG. Adj. Sales Price:	30,091	COD:	30.49	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	26,861	PRD:	120.20	MIN Sales Ratio:	22.65			

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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	7	98.00	85.77	58.88	22.67	145.67	22.65	124.25	22.65 to 124.25	3,192	1,879
5000 TO 9999	8	96.64	135.32	103.50	62.26	130.75	65.25	283.51	65.25 to 283.51	7,300	7,555
Total \$ _____											
1 TO 9999	15	98.00	112.20	91.15	43.33	123.09	22.65	283.51	66.04 to 124.25	5,383	4,906
10000 TO 29999	9	97.00	113.10	105.82	23.05	106.88	84.99	186.55	89.04 to 152.19	19,393	20,522
30000 TO 59999	5	92.59	92.84	81.04	23.18	114.55	41.38	137.98	N/A	48,350	39,184
60000 TO 99999	3	100.90	99.52	99.30	1.60	100.22	96.40	101.25	N/A	73,662	73,144
150000 TO 249999	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
ALL _____	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	98.00	108.01	86.44	41.95	124.95	22.65	254.20	22.65 to 254.20	5,737	4,959
10	11	97.35	110.02	84.23	36.78	130.62	41.38	283.51	53.42 to 137.98	21,621	18,212
20	14	96.70	104.76	91.14	18.83	114.95	66.04	186.55	89.04 to 123.80	50,663	46,173
ALL _____	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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:	33	MEDIAN:	97	COV:	48.22	95% Median C.I.:	90.75 to 101.48	(!: Derived)
TOTAL Sales Price:	998,025	WGT. MEAN:	89	STD:	51.74	95% Wgt. Mean C.I.:	77.48 to 101.05	
TOTAL Adj.Sales Price:	993,025	MEAN:	107	AVG.ABS.DEV:	29.68	95% Mean C.I.:	89.65 to 124.95	
TOTAL Assessed Value:	886,434							
AVG. Adj. Sales Price:	30,091	COD:	30.49	MAX Sales Ratio:	283.51			
AVG. Assessed Value:	26,861	PRD:	120.20	MIN Sales Ratio:	22.65			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	98.00	108.01	86.44	41.95	124.95	22.65	254.20	22.65 to 254.20	5,737	4,959
10	1	66.04	66.04	66.04			66.04	66.04	N/A	14,000	9,245
137	1	89.04	89.04	89.04			89.04	89.04	N/A	20,000	17,808
170	2	98.94	98.94	97.79	2.57	101.17	96.40	101.48	N/A	57,875	56,597
173	1	77.37	77.37	77.37			77.37	77.37	N/A	275,000	212,775
325	1	92.59	92.59	92.59			92.59	92.59	N/A	50,000	46,296
350	2	96.52	96.52	98.93	4.54	97.56	92.13	100.90	N/A	44,494	44,017
353	1	98.50	98.50	98.50			98.50	98.50	N/A	28,537	28,109
39	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
406	1	101.25	101.25	101.25			101.25	101.25	N/A	68,000	68,852
42	1	283.51	283.51	283.51			283.51	283.51	N/A	3,500	9,923
442	1	84.99	84.99	84.99			84.99	84.99	N/A	13,000	11,049
48	2	114.37	114.37	109.64	20.65	104.31	90.75	137.98	N/A	37,500	41,115
50	3	123.80	134.68	122.62	25.00	109.84	93.69	186.55	N/A	17,666	21,662
79	1	97.35	97.35	97.35			97.35	97.35	N/A	2,000	1,947
80	1	152.19	152.19	152.19			152.19	152.19	N/A	10,000	15,219
98	5	87.62	82.68	47.82	31.08	172.89	41.38	124.25	N/A	20,070	9,597
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861
04											
ALL	33	97.35	107.30	89.27	30.49	120.20	22.65	283.51	90.75 to 101.48	30,091	26,861

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:	74	MEDIAN:	69	COV:	43.16	95% Median C.I.:	65.85 to 71.69	(!: Derived)
(AgLand) TOTAL Sales Price:	11,798,228	WGT. MEAN:	68	STD:	31.18	95% Wgt. Mean C.I.:	63.78 to 71.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,789,765	MEAN:	72	AVG.ABS.DEV:	16.22	95% Mean C.I.:	65.15 to 79.36	
(AgLand) TOTAL Assessed Value:	8,645,738							
AVG. Adj. Sales Price:	172,834	COD:	23.42	MAX Sales Ratio:	286.00			
AVG. Assessed Value:	116,834	PRD:	106.89	MIN Sales Ratio:	14.35			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/03 TO 09/30/03											
10/01/03 TO 12/31/03	3	76.98	80.20	82.32	8.99	97.42	71.43	92.19	N/A	79,000	65,033
01/01/04 TO 03/31/04	6	77.66	77.73	72.93	16.27	106.59	60.03	95.73	60.03 to 95.73	158,066	115,272
04/01/04 TO 06/30/04	6	86.42	87.13	85.89	18.37	101.44	58.47	120.30	58.47 to 120.30	163,800	140,693
07/01/04 TO 09/30/04	1	69.09	69.09	69.09			69.09	69.09	N/A	12,288	8,490
10/01/04 TO 12/31/04	6	75.53	110.86	67.22	56.80	164.92	57.12	286.00	57.12 to 286.00	100,222	67,366
01/01/05 TO 03/31/05	6	93.82	86.13	76.58	16.72	112.47	51.09	113.45	51.09 to 113.45	230,221	176,293
04/01/05 TO 06/30/05	6	56.36	50.66	58.73	26.61	86.27	24.63	75.25	24.63 to 75.25	120,416	70,719
07/01/05 TO 09/30/05	15	67.43	66.84	66.19	13.32	100.98	47.74	98.59	57.28 to 72.39	234,602	155,286
10/01/05 TO 12/31/05	13	66.61	66.86	64.98	13.56	102.88	41.32	84.74	57.70 to 79.72	203,198	132,043
01/01/06 TO 03/31/06	5	62.43	62.34	59.99	11.75	103.92	46.78	76.86	N/A	149,396	89,615
04/01/06 TO 06/30/06	7	60.57	54.13	52.80	21.26	102.51	14.35	73.39	14.35 to 73.39	142,360	75,163
<u>Study Years</u>											
07/01/03 TO 06/30/04	15	83.61	81.99	79.83	15.82	102.70	58.47	120.30	69.41 to 92.19	144,546	115,392
07/01/04 TO 06/30/05	19	71.36	81.84	69.73	39.53	117.37	24.63	286.00	57.12 to 95.18	143,023	99,724
07/01/05 TO 06/30/06	40	66.06	64.06	63.51	15.20	100.86	14.35	98.59	60.57 to 69.44	197,602	125,501
<u>Calendar Yrs</u>											
01/01/04 TO 12/31/04	19	75.68	90.71	76.57	31.36	118.47	57.12	286.00	69.09 to 95.73	133,938	102,551
01/01/05 TO 12/31/05	40	67.13	67.31	66.89	19.15	100.63	24.63	113.45	60.61 to 71.25	206,611	138,198
<u>ALL</u>											
	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

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:	74	MEDIAN:	69	COV:	43.16	95% Median C.I.:	65.85 to 71.69	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	12,789,765	MEAN:	72	AVG.ABS.DEV:	16.22	95% Mean C.I.:	65.15 to 79.36	
(AgLand) TOTAL Assessed Value:	8,645,738							
AVG. Adj. Sales Price:	172,834	COD:	23.42	MAX Sales Ratio:	286.00			
AVG. Assessed Value:	116,834	PRD:	106.89	MIN Sales Ratio:	14.35			

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GEO CODE / TOWNSHIP #		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4145		2	58.55	58.55	57.49	12.73	101.83	51.09	66.00	N/A	400,625	230,334
4147		1	72.39	72.39	72.39			72.39	72.39	N/A	200,000	144,771
4149		4	58.31	60.21	59.45	9.24	101.27	52.51	71.69	N/A	264,712	157,375
4151		5	65.85	65.75	64.95	4.28	101.24	60.03	69.41	N/A	196,657	127,721
4225		1	58.61	58.61	58.61			58.61	58.61	N/A	201,000	117,816
4227		3	66.61	76.21	72.57	18.60	105.02	62.43	99.60	N/A	64,929	47,121
4229		5	75.38	82.85	72.79	19.36	113.82	57.70	113.45	N/A	177,000	128,840
4231		10	70.51	63.77	68.68	21.20	92.84	24.63	89.23	26.97 to 85.90	144,120	98,988
4369		1	69.78	69.78	69.78			69.78	69.78	N/A	193,000	134,672
4385		4	58.84	71.43	68.49	33.01	104.30	47.74	120.30	N/A	271,567	185,984
4387		3	75.68	82.18	84.65	12.39	97.08	71.36	99.49	N/A	84,333	71,387
4389		5	61.05	56.19	59.19	22.95	94.94	14.35	76.95	N/A	173,804	102,869
4391		1	57.31	57.31	57.31			57.31	57.31	N/A	132,000	75,650
4471		5	84.74	78.19	71.12	16.43	109.94	41.32	95.73	N/A	121,900	86,701
4473		14	67.13	80.20	67.28	33.88	119.20	46.78	286.00	55.40 to 76.86	159,180	107,090
4475		5	78.56	74.64	73.85	22.75	101.07	50.55	96.81	N/A	193,815	143,130
4477		5	82.60	84.33	80.08	8.98	105.30	71.25	98.59	N/A	136,800	109,547
ALL		74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

AREA (MARKET)		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1		22	70.51	67.37	65.41	19.74	103.00	24.63	113.45	57.70 to 75.25	199,377	130,410
2		32	67.60	73.55	67.11	28.78	109.60	14.35	286.00	58.61 to 76.95	162,566	109,090
3		20	70.33	75.56	71.40	18.83	105.83	47.74	120.30	64.39 to 82.60	160,067	114,290
ALL		74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

STATUS: IMPROVED, UNIMPROVED & IOLL		COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2		74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834
ALL		74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	116,834	PRD:	106.89	MIN Sales Ratio:	14.35			

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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)											
30-0054											
48-0008	3	76.98	70.16	63.00	22.03	111.36	41.32	92.19	N/A	133,166	83,900
48-0303	3	65.85	64.99	64.48	4.59	100.79	60.03	69.09	N/A	182,762	117,844
65-0011											
85-0047	5	73.39	70.00	64.49	11.57	108.54	51.09	85.90	N/A	248,350	160,164
85-0060	17	69.59	66.05	67.67	22.76	97.60	24.63	120.30	52.09 to 79.72	172,974	117,056
85-0070	39	69.44	77.48	70.24	28.18	110.31	14.35	286.00	62.43 to 78.56	152,969	107,445
85-0094	7	64.39	63.86	62.54	9.84	102.11	52.51	72.39	52.51 to 72.39	241,978	151,335
NonValid School											
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	286.00	286.00	286.00			286.00	286.00	N/A	1,000	2,860
10.01 TO 30.00	2	63.19	63.19	61.86	9.35	102.14	57.28	69.09	N/A	15,849	9,804
30.01 TO 50.00	9	62.43	57.95	58.35	29.18	99.31	24.63	98.59	26.97 to 75.38	59,275	34,585
50.01 TO 100.00	18	69.70	68.28	63.14	19.95	108.14	14.35	99.60	60.03 to 78.56	104,774	66,156
100.01 TO 180.00	33	66.00	71.23	66.80	21.00	106.64	41.32	120.30	59.50 to 76.86	232,027	154,987
180.01 TO 330.00	10	71.49	75.65	74.47	9.68	101.59	67.43	95.18	67.76 to 85.90	226,471	168,649
330.01 TO 650.00	1	76.95	76.95	76.95			76.95	76.95	N/A	416,001	320,104
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	8	64.52	93.21	67.24	57.09	138.62	50.55	286.00	50.55 to 286.00	140,329	94,359
DRY-N/A	23	69.09	73.06	69.94	17.80	104.47	41.32	113.45	64.39 to 79.72	133,836	93,599
GRASS	6	73.51	74.83	72.93	15.71	102.60	55.40	99.60	55.40 to 99.60	113,139	82,511
GRASS-N/A	14	69.50	61.79	65.00	29.38	95.06	14.35	99.49	26.97 to 82.60	113,070	73,491
IRRGTD	2	87.69	87.69	90.64	10.41	96.74	78.56	96.81	N/A	147,871	134,028
IRRGTD-N/A	21	66.00	68.17	65.43	15.03	104.19	46.78	120.30	58.47 to 71.25	287,206	187,907
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

PA&T 2007 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	8,645,738							
AVG. Adj. Sales Price:	172,834	COD:	23.42	MAX Sales Ratio:	286.00			
AVG. Assessed Value:	116,834	PRD:	106.89	MIN Sales Ratio:	14.35			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	11	66.11	85.50	66.54	41.54	128.49	50.55	286.00	52.51 to 95.18	128,889	85,764
DRY-N/A	20	73.34	74.28	70.58	18.11	105.25	41.32	113.45	64.39 to 84.74	139,154	98,212
GRASS	7	73.39	70.96	70.45	18.48	100.73	47.74	99.60	47.74 to 99.60	107,586	75,790
GRASS-N/A	13	69.59	62.87	65.85	29.18	95.48	14.35	99.49	26.97 to 82.60	116,054	76,417
IRRGTD	18	65.13	68.54	65.44	17.75	104.73	46.78	120.30	57.70 to 71.69	290,404	190,049
IRRGTD-N/A	5	69.78	74.65	72.12	7.37	103.51	69.44	89.23	N/A	219,960	158,644
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	26	68.57	79.48	69.56	30.22	114.26	41.32	286.00	60.61 to 79.72	137,499	95,647
DRY-N/A	5	67.76	71.93	67.24	12.52	106.98	57.31	95.73	N/A	125,176	84,166
GRASS	17	71.36	68.46	68.32	20.15	100.21	14.35	99.60	55.40 to 82.60	126,077	86,132
GRASS-N/A	3	26.97	50.06	50.38	91.41	99.37	24.63	98.59	N/A	39,500	19,900
IRRGTD	22	66.41	69.87	66.50	16.97	105.06	46.78	120.30	58.47 to 75.38	278,821	185,429
IRRGTD-N/A	1	69.78	69.78	69.78			69.78	69.78	N/A	193,000	134,672
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

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	286.00	286.00	286.00			286.00	286.00	N/A	1,000	2,860
Total \$											
1 TO 9999	1	286.00	286.00	286.00			286.00	286.00	N/A	1,000	2,860
10000 TO 29999	2	63.19	63.19	61.86	9.35	102.14	57.28	69.09	N/A	15,849	9,804
30000 TO 59999	8	66.24	65.90	65.73	38.40	100.26	24.63	99.60	24.63 to 99.60	41,354	27,181
60000 TO 99999	13	71.36	74.45	75.47	14.64	98.65	47.74	113.45	66.11 to 82.60	80,517	60,766
100000 TO 149999	14	76.12	73.43	73.10	18.41	100.46	46.78	99.49	57.31 to 89.47	125,212	91,526
150000 TO 249999	19	71.69	69.29	69.14	23.10	100.22	14.35	120.30	52.51 to 83.61	187,674	129,763
250000 TO 499999	17	65.85	64.41	63.84	7.63	100.90	51.09	76.95	57.70 to 69.44	356,513	227,586
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834

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Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	8,645,738							
AVG. Adj. Sales Price:	172,834	COD:	23.42	MAX Sales Ratio:	286.00			
AVG. Assessed Value:	116,834	PRD:	106.89	MIN Sales Ratio:	14.35			

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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 \$ _____												
1 TO 4999	1	286.00	286.00	286.00			286.00	286.00	N/A	1,000	2,860	
5000 TO 9999	2	46.86	46.86	35.38	47.44	132.43	24.63	69.09	N/A	25,394	8,985	
Total \$ _____												
1 TO 9999	3	69.09	126.57	40.22	126.10	314.67	24.63	286.00	N/A	17,262	6,943	
10000 TO 29999	5	49.19	43.84	29.04	35.53	151.00	14.35	71.43	N/A	64,402	18,700	
30000 TO 59999	13	68.04	72.04	67.97	18.89	105.99	46.78	99.60	61.05 to 95.73	68,158	46,329	
60000 TO 99999	14	65.01	67.01	63.95	17.87	104.78	41.32	92.19	55.40 to 78.56	122,065	78,063	
100000 TO 149999	18	73.51	76.81	73.49	17.66	104.52	50.55	113.45	67.43 to 89.23	162,687	119,553	
150000 TO 249999	17	67.76	72.29	68.87	16.50	104.97	51.09	120.30	59.50 to 83.61	304,647	209,811	
250000 TO 499999	4	63.63	65.47	65.21	9.31	100.40	57.70	76.95	N/A	428,400	279,367	
ALL	74	69.25	72.26	67.60	23.42	106.89	14.35	286.00	65.85 to 71.69	172,834	116,834	

2007 Assessment Survey for Thayer County

I. General Information

A. Staffing and Funding Information

1. Deputy(ies) on staff: 1
2. Appraiser(s) on staff: 0
3. Other full-time employees: 1
4. Other part-time employees: 1
5. Number of shared employees: 0
6. Assessor's requested budget for current fiscal year: \$154,546
7. Part of the budget that is dedicated to the computer system: \$5,000 for GIS
8. Adopted budget, or granted budget if different from above: \$154,546
9. Amount of total budget set aside for appraisal work: \$25,400
10. Amount of the total budget set aside for education/workshops: \$2,500
11. Appraisal/Reappraisal budget, if not part of the total budget:
12. Other miscellaneous funds: MIPS, is paid for out of the General Fund
13. Total budget: \$154,546

a. Was any of last year's budget not used? Yes

B. Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Residential	79	16		95

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2000
5. **What was the last year the depreciation schedule for this property class was developed using market-derived information?** Hebron in 2005; Bruning, Davenport and Carleton in 2006.
6. **What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** N/A
7. **Number of market areas/neighborhoods for this property class:** 12
8. **How are these defined?** Defined by town, and rural properties are included in the "Acreage" assessor location.
9. **Is "Assessor Location" a usable valuation identity?** Yes
10. **Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)** No
11. **Are the county's ag residential and rural residential improvements classified and valued in the same manner?** Yes

C. Commercial/Industrial Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Commercial	8	4		12

4. **What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?** 2003

5. **When was the last time the depreciation schedule for this property class or any subclass was developed using market-derived information?** 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?** N/A
7. **When was the last time that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?** 2006
8. **Number of market areas/neighborhoods for this property class?** 12
9. **How are these defined?** Locational by town and rural
10. **Is “Assessor Location” a usable valuation identity?** Yes
11. **Does the assessor location “suburban” mean something other than rural commercial?** *(that is, does the “suburban” location have its own market?)* No

D. Agricultural Appraisal Information

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

Property Type	# of Permits	# of Info. Statements	Other	Total
Agricultural	31	51		82

4. **Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?** No

How is your agricultural land defined? According to statute

5. **When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?** N/A
6. **What is the date of the soil survey currently used?** 1957
7. **What date was the last countywide land use study completed?** In Progress
 - a. **By what method? (Physical inspection, FSA maps, etc.)** Land use is being done using GIS imagery, FSA maps and individual certifications

b. By whom? Assessor and Staff

c. What proportion is complete / implemented at this time? In the process of reviewing

8. Number of market areas/neighborhoods for this property class: 3

9. How are these defined? Defined by location, topography, and water availability

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

E. Computer, Automation Information and GIS

1. Administrative software: County Solutions

2. CAMA software: Microsolve

3. Cadastral maps: Are they currently being used? Yes

a. Who maintains the Cadastral Maps? Assessor and Staff

4. Does the county have GIS software? Yes

a. Who maintains the GIS software and maps? Assessor and staff, and GIS Workshop

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? Deshler and Hebron

c. When was zoning implemented? 2002

G. Contracted Services

1. Appraisal Services: Contracted

2. Other Services:

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

The Thayer County Assessor was interviewed for the information contained in this report.

II. Assessment Actions

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

Residential

For 2007, the County conducted a market analysis of the residential class of property. A physical review of the subdivision subclass was done by the county and a valuation increase to the land component resulted. The Acreage Assessor Location subclass was also physically reviewed and revalued by the county and the contract appraiser.

The County also reviewed the market information available for one and a half story and two story houses in the town of Hebron. The pick-up work of new construction and property changes were also completed by the county.

Commercial

There were no changes reported to commercial for 2007. The County conducted a market analysis of this class of property and determined the median ratio was within the acceptable range and was an appropriate level of value for the county. The county also completed the pick-up work of new construction in the commercial class.

Agricultural

Agricultural land was analyzed by the assessor using market information related to the land capability groupings for each market area. Based on that market information, the assessor adjusted values accordingly. In Market Area One, irrigated values increased by five percent. In Market Area Two, dry land was increased ten percent. Market Area Three received a five percent increase to irrigated land and dry land.

Previous value reductions for parcels with a limited water supply were removed for 2007. An irrigated grass classification existing in previous years were converted to irrigated crop land classification.

The county also increased the value of the agricultural home site to \$8,000 per acre and increased the building site to \$1,500 per acre. Pick-up work of new and omitted construction was also completed by the county.

County 85 - Thayer

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,359	Value 567,949,408	Total Growth 6,503,702 (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	495	1,148,436	29	117,922	59	180,834	583	1,447,192	
2. Res Improv Land	1,968	6,673,509	55	613,356	246	3,018,085	2,269	10,304,950	
3. Res Improvements	1,969	63,775,490	55	4,414,540	248	16,364,993	2,272	84,555,023	
4. Res Total	2,464	71,597,435	84	5,145,818	307	19,563,912	2,855	96,307,165	1,240,798
% of Total	86.30	74.34	2.94	5.34	10.75	20.31	44.89	16.95	19.07
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	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
Res+Rec Total	2,464	71,597,435	84	5,145,818	307	19,563,912	2,855	96,307,165	1,240,798
% of Total	86.30	74.34	2.94	5.34	10.75	20.31	44.89	16.95	19.07

County 85 - Thayer

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,359	Value 567,949,408	Total Growth 6,503,702 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	91	719,788	5	9,990	7	20,380	103	750,158	
10. Comm Improv Land	415	2,435,502	8	100,666	11	69,205	434	2,605,373	
11. Comm Improvements	415	24,743,229	8	720,791	11	711,299	434	26,175,319	
12. Comm Total	506	27,898,519	13	831,447	18	800,884	537	29,530,850	1,587,265
% of Total	94.22	94.47	2.42	2.81	3.35	2.71	8.44	5.19	24.40
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	3	99,858	3	99,858	
15. Ind Improvements	0	0	0	0	3	6,538,272	3	6,538,272	
16. Ind Total	0	0	0	0	3	6,638,130	3	6,638,130	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.04	1.16	0.00
Comm+Ind Total	506	27,898,519	13	831,447	21	7,439,014	540	36,168,980	1,587,265
% of Total	93.70	77.13	2.40	2.29	3.88	20.56	8.49	6.36	24.40
17. Taxable Total	2,970	99,495,954	97	5,977,265	328	27,002,926	3,395	132,476,145	2,828,063
% of Total	87.48	75.10	2.85	3.88	9.66	14.76	53.38	23.32	43.48

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	19	844,537	71,469	0	0	0
19. Commercial	37	3,349,244	1,455,065	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	4	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	19	844,537	71,469
19. Commercial	0	0	0	37	3,349,244	1,455,065
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	4	0	0
22. Total Sch II				60	4,193,781	1,526,534

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	431	4	118	553

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	8	89,362	2,028	256,638,326	2,036	256,727,688
28. Ag-Improved Land	0	0	8	101,017	920	144,226,412	928	144,327,429
29. Ag-Improvements	0	0	8	270,743	920	34,147,403	928	34,418,146
30. Ag-Total Taxable							2,964	435,473,263

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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	1	1.000	4,500	
32. HomeSite Improv Land	0	0.000	0	5	5.057	29,686	
33. HomeSite Improvements	0		0	5		199,849	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	6	6.468	9,703	
37. FarmSite Improv	0		0	8		70,894	
38. FarmSite Total							
39. Road & Ditches		0.000			6.774		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	17	19.033	152,264	18	20.033	156,764	
32. HomeSite Improv Land	472	473.861	3,790,888	477	478.918	3,820,574	
33. HomeSite Improvements	483		20,005,593	488		20,205,442	33,084
34. HomeSite Total				506	498.951	24,182,780	
35. FarmSite UnImp Land	21	49.408	74,113	21	49.408	74,113	
36. FarmSite Impr Land	762	2,061.610	3,092,476	768	2,068.078	3,102,179	
37. FarmSite Improv	900		14,141,810	908		14,212,704	3,642,555
38. FarmSite Total				929	2,117.486	17,388,996	
39. Road & Ditches		7,595.322			7,602.096		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,435	10,218.533	41,571,776	3,675,639

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	16	1,294.075	967,032	16	1,294.075	967,032

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	5,764.283	11,989,709	5,764.283	11,989,709
46. 1A	0.000	0	0.000	0	40,742.365	84,744,122	40,742.365	84,744,122
47. 2A1	0.000	0	0.000	0	4,771.378	8,827,052	4,771.378	8,827,052
48. 2A	0.000	0	0.000	0	1,299.893	2,131,825	1,299.893	2,131,825
49. 3A1	0.000	0	0.000	0	5,788.505	8,769,621	5,788.505	8,769,621
50. 3A	0.000	0	0.000	0	9.000	11,340	9.000	11,340
51. 4A1	0.000	0	0.000	0	6,979.201	7,816,701	6,979.201	7,816,701
52. 4A	0.000	0	0.000	0	3,069.221	3,437,529	3,069.221	3,437,529
53. Total	0.000	0	0.000	0	68,423.846	127,727,899	68,423.846	127,727,899
Dryland:								
54. 1D1	0.000	0	0.000	0	3,087.274	4,028,898	3,087.274	4,028,898
55. 1D	0.000	0	0.000	0	10,427.340	13,607,734	10,427.340	13,607,734
56. 2D1	0.000	0	0.000	0	1,644.070	1,783,829	1,644.070	1,783,829
57. 2D	0.000	0	0.000	0	743.169	746,889	743.169	746,889
58. 3D1	0.000	0	0.000	0	2,982.908	2,997,846	2,982.908	2,997,846
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	3,670.904	3,267,109	3,670.904	3,267,109
61. 4D	0.000	0	0.000	0	1,342.461	1,147,824	1,342.461	1,147,824
62. Total	0.000	0	0.000	0	23,898.126	27,580,129	23,898.126	27,580,129
Grass:								
63. 1G1	0.000	0	0.000	0	2,124.766	1,241,919	2,124.766	1,241,919
64. 1G	0.000	0	0.820	529	965.223	618,300	966.043	618,829
65. 2G1	0.000	0	0.000	0	1,382.043	630,732	1,382.043	630,732
66. 2G	0.000	0	0.000	0	435.418	221,365	435.418	221,365
67. 3G1	0.000	0	0.000	0	1,068.791	584,486	1,068.791	584,486
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	3,190.600	1,590,670	3,190.600	1,590,670
70. 4G	0.000	0	0.000	0	5,583.341	2,734,595	5,583.341	2,734,595
71. Total	0.000	0	0.820	529	14,750.182	7,622,067	14,751.002	7,622,596
72. Waste	0.000	0	0.000	0	856.813	25,704	856.813	25,704
73. Other	0.000	0	0.000	0	44.000	25,080	44.000	25,080
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.820	529	107,972.967	162,980,879	107,973.787	162,981,408

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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	1,574.335	2,715,728	1,574.335	2,715,728
46. 1A	0.000	0	0.000	0	9,158.373	14,607,594	9,158.373	14,607,594
47. 2A1	0.000	0	0.000	0	668.197	978,905	668.197	978,905
48. 2A	0.000	0	0.000	0	524.174	678,808	524.174	678,808
49. 3A1	0.000	0	0.000	0	4,309.879	5,107,213	4,309.879	5,107,213
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	4,746.534	3,939,619	4,746.534	3,939,619
52. 4A	0.000	0	0.000	0	2,146.115	1,620,315	2,146.115	1,620,315
53. Total	0.000	0	0.000	0	23,127.607	29,648,182	23,127.607	29,648,182
Dryland:								
54. 1D1	0.000	0	0.101	112	4,574.633	5,077,841	4,574.734	5,077,953
55. 1D	0.000	0	2.826	2,854	21,140.468	21,351,873	21,143.294	21,354,727
56. 2D1	0.000	0	11.237	10,900	2,066.286	2,004,291	2,077.523	2,015,191
57. 2D	0.000	0	0.000	0	1,260.712	1,065,298	1,260.712	1,065,298
58. 3D1	0.000	0	1.107	913	16,760.376	13,827,311	16,761.483	13,828,224
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	4.847	3,199	13,849.401	9,140,629	13,854.248	9,143,828
61. 4D	0.000	0	2.644	1,507	3,378.480	1,925,742	3,381.124	1,927,249
62. Total	0.000	0	22.762	19,485	63,030.356	54,392,985	63,053.118	54,412,470
Grass:								
63. 1G1	0.000	0	14.071	8,294	1,807.139	915,480	1,821.210	923,774
64. 1G	0.000	0	0.765	493	1,856.106	1,167,606	1,856.871	1,168,099
65. 2G1	0.000	0	15.820	7,592	3,251.960	1,471,524	3,267.780	1,479,116
66. 2G	0.000	0	0.000	0	1,532.126	753,363	1,532.126	753,363
67. 3G1	0.000	0	0.000	0	5,446.182	2,713,771	5,446.182	2,713,771
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	11,275.550	5,034,959	11,275.550	5,034,959
70. 4G	0.000	0	1.619	383	17,399.932	7,583,650	17,401.551	7,584,033
71. Total	0.000	0	32.275	16,762	42,568.995	19,640,353	42,601.270	19,657,115
72. Waste	0.000	0	0.613	18	821.548	24,643	822.161	24,661
73. Other	0.000	0	0.000	0	184.942	70,757	184.942	70,757
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	55.650	36,265	129,733.448	103,776,920	129,789.098	103,813,185

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	5,185.767	10,786,396	5,185.767	10,786,396
46. 1A	0.000	0	0.000	0	21,476.781	42,631,435	21,476.781	42,631,435
47. 2A1	0.000	0	0.000	0	2,201.122	3,554,816	2,201.122	3,554,816
48. 2A	0.000	0	0.000	0	593.337	848,472	593.337	848,472
49. 3A1	0.000	0	0.000	0	5,615.167	7,412,025	5,615.167	7,412,025
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	6,123.312	5,970,252	6,123.312	5,970,252
52. 4A	0.000	0	0.000	0	2,470.627	2,408,878	2,470.627	2,408,878
53. Total	0.000	0	0.000	0	43,666.113	73,612,274	43,666.113	73,612,274
Dryland:								
54. 1D1	0.000	0	9.000	10,170	4,172.066	4,714,437	4,181.066	4,724,607
55. 1D	0.000	0	26.530	29,979	19,004.770	21,475,400	19,031.300	21,505,379
56. 2D1	0.000	0	0.000	0	2,261.866	2,341,040	2,261.866	2,341,040
57. 2D	0.000	0	0.000	0	438.250	418,535	438.250	418,535
58. 3D1	0.000	0	23.000	21,275	7,279.455	6,733,526	7,302.455	6,754,801
59. 3D	0.000	0	0.000	0	7.000	5,460	7.000	5,460
60. 4D1	0.000	0	32.220	24,004	7,618.808	5,676,044	7,651.028	5,700,048
61. 4D	0.000	0	0.000	0	1,815.011	1,161,608	1,815.011	1,161,608
62. Total	0.000	0	90.750	85,428	42,597.226	42,526,050	42,687.976	42,611,478
Grass:								
63. 1G1	0.000	0	7.860	5,502	1,532.737	1,010,710	1,540.597	1,016,212
64. 1G	0.000	0	2.000	1,290	1,605.329	1,032,411	1,607.329	1,033,701
65. 2G1	0.000	0	0.000	0	1,380.273	719,828	1,380.273	719,828
66. 2G	0.000	0	0.000	0	721.001	394,896	721.001	394,896
67. 3G1	0.000	0	16.220	8,921	1,841.720	1,011,913	1,857.940	1,020,834
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	7.360	3,680	5,020.462	2,506,187	5,027.822	2,509,867
70. 4G	0.000	0	10.000	4,700	8,380.914	4,119,502	8,390.914	4,124,202
71. Total	0.000	0	43.440	24,093	20,482.436	10,795,447	20,525.876	10,819,540
72. Waste	0.000	0	5.840	175	708.274	21,247	714.114	21,422
73. Other	0.000	0	0.000	0	74.000	42,180	74.000	42,180
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	140.030	109,696	107,528.049	126,997,198	107,668.079	127,106,894

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	135,217.566	230,988,355	135,217.566	230,988,355
77.Dry Land	0.000	0	113.512	104,913	129,525.708	124,499,164	129,639.220	124,604,077
78.Grass	0.000	0	76.535	41,384	77,801.613	38,057,867	77,878.148	38,099,251
79.Waste	0.000	0	6.453	193	2,386.635	71,594	2,393.088	71,787
80.Other	0.000	0	0.000	0	302.942	138,017	302.942	138,017
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	196.500	146,490	345,234.464	393,754,997	345,430.964	393,901,487

2007 Agricultural Land Detail

County 85 - Thayer

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5,764.283	8.42%	11,989,709	9.39%	2,080.000
1A	40,742.365	59.54%	84,744,122	66.35%	2,080.000
2A1	4,771.378	6.97%	8,827,052	6.91%	1,850.000
2A	1,299.893	1.90%	2,131,825	1.67%	1,640.000
3A1	5,788.505	8.46%	8,769,621	6.87%	1,515.006
3A	9.000	0.01%	11,340	0.01%	1,260.000
4A1	6,979.201	10.20%	7,816,701	6.12%	1,119.999
4A	3,069.221	4.49%	3,437,529	2.69%	1,120.000
Irrigated Total	68,423.846	100.00%	127,727,899	100.00%	1,866.716

Dry:

1D1	3,087.274	12.92%	4,028,898	14.61%	1,305.001
1D	10,427.340	43.63%	13,607,734	49.34%	1,305.005
2D1	1,644.070	6.88%	1,783,829	6.47%	1,085.007
2D	743.169	3.11%	746,889	2.71%	1,005.005
3D1	2,982.908	12.48%	2,997,846	10.87%	1,005.007
3D	0.000	0.00%	0	0.00%	0.000
4D1	3,670.904	15.36%	3,267,109	11.85%	890.001
4D	1,342.461	5.62%	1,147,824	4.16%	855.014
Dry Total	23,898.126	100.00%	27,580,129	100.00%	1,154.070

Grass:

1G1	2,124.766	14.40%	1,241,919	16.29%	584.496
1G	966.043	6.55%	618,829	8.12%	640.581
2G1	1,382.043	9.37%	630,732	8.27%	456.376
2G	435.418	2.95%	221,365	2.90%	508.396
3G1	1,068.791	7.25%	584,486	7.67%	546.866
3G	0.000	0.00%	0	0.00%	0.000
4G1	3,190.600	21.63%	1,590,670	20.87%	498.548
4G	5,583.341	37.85%	2,734,595	35.87%	489.777
Grass Total	14,751.002	100.00%	7,622,596	100.00%	516.751

Irrigated Total	68,423.846	63.37%	127,727,899	78.37%	1,866.716
Dry Total	23,898.126	22.13%	27,580,129	16.92%	1,154.070
Grass Total	14,751.002	13.66%	7,622,596	4.68%	516.751
Waste	856.813	0.79%	25,704	0.02%	29.999
Other	44.000	0.04%	25,080	0.02%	570.000
Exempt	0.000	0.00%			
Market Area Total	107,973.787	100.00%	162,981,408	100.00%	1,509.453

As Related to the County as a Whole

Irrigated Total	68,423.846	50.60%	127,727,899	55.30%	
Dry Total	23,898.126	18.43%	27,580,129	22.13%	
Grass Total	14,751.002	18.94%	7,622,596	20.01%	
Waste	856.813	35.80%	25,704	35.81%	
Other	44.000	14.52%	25,080	18.17%	
Exempt	0.000	0.00%			
Market Area Total	107,973.787	31.26%	162,981,408	41.38%	

2007 Agricultural Land Detail

County 85 - Thayer

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,574.335	6.81%	2,715,728	9.16%	1,725.000
1A	9,158.373	39.60%	14,607,594	49.27%	1,594.998
2A1	668.197	2.89%	978,905	3.30%	1,464.994
2A	524.174	2.27%	678,808	2.29%	1,295.005
3A1	4,309.879	18.64%	5,107,213	17.23%	1,185.001
3A	0.000	0.00%	0	0.00%	0.000
4A1	4,746.534	20.52%	3,939,619	13.29%	829.999
4A	2,146.115	9.28%	1,620,315	5.47%	754.999
Irrigated Total	23,127.607	100.00%	29,648,182	100.00%	1,281.939

Dry:

1D1	4,574.734	7.26%	5,077,953	9.33%	1,109.999
1D	21,143.294	33.53%	21,354,727	39.25%	1,010.000
2D1	2,077.523	3.29%	2,015,191	3.70%	969.996
2D	1,260.712	2.00%	1,065,298	1.96%	844.997
3D1	16,761.483	26.58%	13,828,224	25.41%	825.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	13,854.248	21.97%	9,143,828	16.80%	660.001
4D	3,381.124	5.36%	1,927,249	3.54%	570.002
Dry Total	63,053.118	100.00%	54,412,470	100.00%	862.962

Grass:

1G1	1,821.210	4.28%	923,774	4.70%	507.230
1G	1,856.871	4.36%	1,168,099	5.94%	629.068
2G1	3,267.780	7.67%	1,479,116	7.52%	452.636
2G	1,532.126	3.60%	753,363	3.83%	491.710
3G1	5,446.182	12.78%	2,713,771	13.81%	498.288
3G	0.000	0.00%	0	0.00%	0.000
4G1	11,275.550	26.47%	5,034,959	25.61%	446.537
4G	17,401.551	40.85%	7,584,033	38.58%	435.825
Grass Total	42,601.270	100.00%	19,657,115	100.00%	461.420

Irrigated Total	23,127.607	17.82%	29,648,182	28.56%	1,281.939
Dry Total	63,053.118	48.58%	54,412,470	52.41%	862.962
Grass Total	42,601.270	32.82%	19,657,115	18.94%	461.420
Waste	822.161	0.63%	24,661	0.02%	29.995
Other	184.942	0.14%	70,757	0.07%	382.590
Exempt	0.000	0.00%			
Market Area Total	129,789.098	100.00%	103,813,185	100.00%	799.860

As Related to the County as a Whole

Irrigated Total	23,127.607	17.10%	29,648,182	12.84%	
Dry Total	63,053.118	48.64%	54,412,470	43.67%	
Grass Total	42,601.270	54.70%	19,657,115	51.59%	
Waste	822.161	34.36%	24,661	34.35%	
Other	184.942	61.05%	70,757	51.27%	
Exempt	0.000	0.00%			
Market Area Total	129,789.098	37.57%	103,813,185	26.36%	

2007 Agricultural Land Detail

County 85 - Thayer

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5,185.767	11.88%	10,786,396	14.65%	2,080.000
1A	21,476.781	49.18%	42,631,435	57.91%	1,985.001
2A1	2,201.122	5.04%	3,554,816	4.83%	1,615.001
2A	593.337	1.36%	848,472	1.15%	1,430.000
3A1	5,615.167	12.86%	7,412,025	10.07%	1,320.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	6,123.312	14.02%	5,970,252	8.11%	975.003
4A	2,470.627	5.66%	2,408,878	3.27%	975.006
Irrigated Total	43,666.113	100.00%	73,612,274	100.00%	1,685.798

Dry:

1D1	4,181.066	9.79%	4,724,607	11.09%	1,130.000
1D	19,031.300	44.58%	21,505,379	50.47%	1,130.000
2D1	2,261.866	5.30%	2,341,040	5.49%	1,035.003
2D	438.250	1.03%	418,535	0.98%	955.014
3D1	7,302.455	17.11%	6,754,801	15.85%	925.004
3D	7.000	0.02%	5,460	0.01%	780.000
4D1	7,651.028	17.92%	5,700,048	13.38%	745.004
4D	1,815.011	4.25%	1,161,608	2.73%	640.000
Dry Total	42,687.976	100.00%	42,611,478	100.00%	998.207

Grass:

1G1	1,540.597	7.51%	1,016,212	9.39%	659.622
1G	1,607.329	7.83%	1,033,701	9.55%	643.117
2G1	1,380.273	6.72%	719,828	6.65%	521.511
2G	721.001	3.51%	394,896	3.65%	547.705
3G1	1,857.940	9.05%	1,020,834	9.44%	549.444
3G	0.000	0.00%	0	0.00%	0.000
4G1	5,027.822	24.50%	2,509,867	23.20%	499.195
4G	8,390.914	40.88%	4,124,202	38.12%	491.508
Grass Total	20,525.876	100.00%	10,819,540	100.00%	527.117

Irrigated Total	43,666.113	40.56%	73,612,274	57.91%	1,685.798
Dry Total	42,687.976	39.65%	42,611,478	33.52%	998.207
Grass Total	20,525.876	19.06%	10,819,540	8.51%	527.117
Waste	714.114	0.66%	21,422	0.02%	29.998
Other	74.000	0.07%	42,180	0.03%	570.000
Exempt	0.000	0.00%			
Market Area Total	107,668.079	100.00%	127,106,894	100.00%	1,180.543

As Related to the County as a Whole

Irrigated Total	43,666.113	32.29%	73,612,274	31.87%	
Dry Total	42,687.976	32.93%	42,611,478	34.20%	
Grass Total	20,525.876	26.36%	10,819,540	28.40%	
Waste	714.114	29.84%	21,422	29.84%	
Other	74.000	24.43%	42,180	30.56%	
Exempt	0.000	0.00%			
Market Area Total	107,668.079	31.17%	127,106,894	32.27%	

2007 Agricultural Land Detail

County 85 - Thayer

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	135,217.566	230,988,355
Dry	0.000	0	113.512	104,913	129,525.708	124,499,164
Grass	0.000	0	76.535	41,384	77,801.613	38,057,867
Waste	0.000	0	6.453	193	2,386.635	71,594
Other	0.000	0	0.000	0	302.942	138,017
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	196.500	146,490	345,234.464	393,754,997

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	135,217.566	230,988,355	135,217.566	39.14%	230,988,355	58.64%	1,708.271
Dry	129,639.220	124,604,077	129,639.220	37.53%	124,604,077	31.63%	961.160
Grass	77,878.148	38,099,251	77,878.148	22.55%	38,099,251	9.67%	489.216
Waste	2,393.088	71,787	2,393.088	0.69%	71,787	0.02%	29.997
Other	302.942	138,017	302.942	0.09%	138,017	0.04%	455.588
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	345,430.964	393,901,487	345,430.964	100.00%	393,901,487	100.00%	1,140.318

* Department of Property Assessment & Taxation Calculates

Three Year Plan of Assessment For THAYER COUNTY

Plan of Assessment

Pursuant to LB 263 section 9, the assessor shall submit a Plan Of Assessment to the County Board of Equalization prior to July 31, and the Department of Property Assessment and Taxation on or before October 31, 2006, and each year thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment.

Real Property Assessment Requirements

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land:
- 2) 80% of actual value for agricultural land and horticultural land : and
- 3) 80% of special value for agricultural and horticultural land which meets the qualifications for special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Parcel Count

In reviewing the 2006 abstract, the real property within Thayer County is comprised of the following: 2,777 residential parcels of which 576 are unimproved; 528 commercial parcels of which 98 are unimproved; 3 industrial parcels; and 3,037 agricultural parcels of which 2,022 are unimproved. Among the improved agricultural parcels are 536 sets of residential improvements.

Valuation Base Per Class

The total real estate valuation base for Thayer County, taken from lines 17, 25 & 30 of the 2006 abstract is \$525,544,594. The residential class is approximately 16% of that total, the commercial/industrial classes are approximately 6 % of the total and the agricultural class is 78% of the total.

Staff/Budget

The Thayer County assessor's office personnel consists, of the assessor, the deputy assessor, and 1 other full time clerical, and 1 part time staff to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor actively participates in the appraisal process and is assisted by a contracted licensed appraiser. The appraisal company handles the commercial parcels, the complex pick-up work and most of the sale review as well as the statistical analysis. The outside appraisal firm, namely Stanard Appraisal Services Inc. handles any other ongoing projects as needed. The total budget for 2005-2006, was \$145,993. In the Assessor's budget, there is a total of \$25,500 budgeted for all appraisal work, \$1,000 for education, and no identified miscellaneous budget.

Software/Mapping

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift/Microsolve for the residential and commercial improvements and the ag-buildings. The county administrative system includes the Microsolve CAMA package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county is presently implementing a GIS system for mapping. Parcel identification is complete. The old cadastral hard copy maps have been updated as well by the assessor staff. The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

Sales Review/ Verification

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the findings during the verification and inspection portions of the sale review process. Thayer County relies on its field inspection and on-site interview for nearly all verification of sales. During the sale review process, the assessor accompanies the contract appraiser, to get his own perspective of the sales in the county. During the inspection the property record card is reviewed and the improvements are measured. At the time of inspections the assessor or appraiser attempts to interview the buyer to gather information as to determine what was physically present at the time of the sale. The assessor uses this information to guide future appraisal decisions and to develop a sales comparison book for various classes of property. The sales review also helps the county determine general appraisal needs and geographical areas of appraisal need. The assessor's office also evaluates the accuracy of their current records.

County Progress for the Three Property Classes

The county assessor's office annual practice is to complete all of the pick-up, review sales of all classes, prepare and analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

Residential property: A sales study, depreciation analysis, and on site reviews were completed for the towns of Bruning and Davenport. 2000 cost tables were used for the residential property. Land values were also reviewed at this time for these towns.

Commercial property: The office completed a sales study, depreciation analysis, and on-site reviews of all commercial parcels in the county. Commercial land was also reviewed at this time.

Agricultural property: A sales review and analysis is completed each year with the help of Great Plains Appraisal. When this is complete, market areas are reviewed to determine if adjustments are needed. For 2006 changes were implemented in all market areas as well as the classes of Irrigated, dry and grass in all three market areas.

Level/Quality/Uniformity

The following are the 2006 statistical measures of central tendency as determined by the Property Tax Administrator for Thayer County, Nebraska. The statistical studies for the Agricultural Class of real property are based on the “unimproved agricultural” sales statistical reports.

<u>Property Class</u>	<u>Assessment-Sales Median Ratio</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Price Related Differential (PRD)</u>
Residential	98.00	19.86	110.82
Commercial	97.00	18.98	107.10
Agricultural	77.00	25.53	109.21

Assessment Plan for Agricultural Land

The Thayer County Assessors office annually reviews all agricultural land sales to establish market values for agricultural land. Knoche Consulting is under contract to assist in setting values for the agricultural land. In the review of the sale the Assessor determines which sales are arms length, generally by firsthand knowledge, contact with the seller and then agent, or through the buyer. Knoche consulting does the statistical analysis to show market trends in the county. At this time the three market areas the county uses are sufficient to equalize Agricultural values in the county and to maintain the level of value as required by statute. This process is completed in each assessment cycle, market areas are reviewed and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 74% to 80% range as required by statute.

Assessment Plan for Residential Property

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and contract appraiser, through a sales review process, measure and inspect sold properties and determine if valuations are maintaining statutory requirements. The following is the cycle the county is using to do depreciation study, market analysis, and reviews.

2007: Site land study of improved agricultural parcels and acreages, review 1½-S & 2-S residences in Hebron, land study for Hebron, and implement GIS mapping on all parcels in the north half of the county

2008: Towns of Chester, Hubbell, Byron, Alexandria and Gilead, and implement GIS mapping on all parcels in the south half of the county

2009: Towns of Deshler, Belvidere, and Carleton

Assessment Plan for Commercial Property

The commercial property was reviewed for the current assessment year. Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale. Standard Appraisal along with the assessor conducts the sales review.

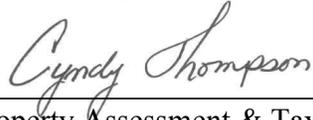
Karla S Joe

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 Thayer County County Assessor, by certified mail, return receipt requested, 7005 1160 0001 1213 9805.

Dated this 9th day of April, 2007.



Property Assessment & Taxation