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2009 Commission Summary

01 Adams

Residential Real Property - Current

| | | | |
|------------------------|--------------|---------------------------------------|----------|
| Number of Sales | 884 | COD | 17.78 |
| Total Sales Price | \$91,949,556 | PRD | 105.60 |
| Total Adj. Sales Price | \$92,753,556 | COV | 27.73 |
| Total Assessed Value | \$83,457,270 | STD | 26.34 |
| Avg. Adj. Sales Price | \$104,925 | Avg. Absolute Deviation | 16.39 |
| Avg. Assessed Value | \$94,409 | Average Assessed Value of the Base | \$80,717 |
| Median | 92 | Wgt. Mean | 90 |
| Mean | 95 | Max | 285 |
| Min | 10.99 | | |

Confidence Interval - Current

| | |
|-------------------|----------------|
| 95% Median C.I | 90.91 to 93.04 |
| 95% Mean C.I | 93.28 to 96.75 |
| 95% Wgt. Mean C.I | 88.82 to 91.13 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 49.73 |
| % of Records Sold in the Study Period | 7.63 |
| % of Value Sold in the Study Period | 8.93 |

Residential Real Property - History

| Year | Number of Sales | Median | COD | PRD |
|------|-----------------|--------|-------|--------|
| 2008 | 1,029 | 93 | 21.57 | 108.22 |
| 2007 | 1,062 | 96 | 20.83 | 107.53 |
| 2006 | 1,065 | 94 | 19.79 | 107.12 |
| 2005 | 1,093 | 96 | 20.63 | 108.53 |

2009 Commission Summary

01 Adams

Commercial Real Property - Current

| | | | |
|------------------------|--------------|---------------------------------------|-----------|
| Number of Sales | 107 | COD | 34.03 |
| Total Sales Price | \$30,265,370 | PRD | 117.41 |
| Total Adj. Sales Price | \$30,350,370 | COV | 63.05 |
| Total Assessed Value | \$26,729,680 | STD | 65.20 |
| Avg. Adj. Sales Price | \$283,648 | Avg. Absolute Deviation | 33.53 |
| Avg. Assessed Value | \$249,810 | Average Assessed Value of the Base | \$227,268 |
| Median | 99 | Wgt. Mean | 88 |
| Mean | 103 | Max | 572 |
| Min | 9 | | |

Confidence Interval - Current

| | |
|-------------------|-----------------|
| 95% Median C.I | 92.61 to 100.00 |
| 95% Mean C.I | 91.05 to 115.76 |
| 95% Wgt. Mean C.I | 70.79 to 105.35 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 18.70 |
| % of Records Sold in the Study Period | 6.92 |
| % of Value Sold in the Study Period | 7.60 |

Commercial Real Property - History

| Year | Number of Sales | Median | COD | PRD |
|------|-----------------|--------|-------|--------|
| 2008 | 109 | 99 | 25.19 | 106.5 |
| 2007 | 133 | 99 | 29.77 | 102.37 |
| 2006 | 131 | 95 | 41.71 | 109.51 |
| 2005 | 147 | 95 | 44.09 | 107.15 |

2009 Commission Summary

01 Adams

Agricultural Land - Current

| | | | |
|------------------------|--------------|---------------------------------------|-----------|
| Number of Sales | 67 | COD | 20.25 |
| Total Sales Price | \$17,553,570 | PRD | 109.05 |
| Total Adj. Sales Price | \$17,553,570 | COV | 25.67 |
| Total Assessed Value | \$11,998,120 | STD | 19.14 |
| Avg. Adj. Sales Price | \$261,994 | Avg. Absolute Deviation | 14.06 |
| Avg. Assessed Value | \$179,076 | Average Assessed Value of the Base | \$187,266 |
| Median | 69 | Wgt. Mean | 68 |
| Mean | 75 | Max | 147.01 |
| Min | 38.62 | | |

Confidence Interval - Current

| | |
|--------------------|----------------|
| 95% Median C.I. | 65.34 to 78.67 |
| 95% Mean C.I. | 69.96 to 79.12 |
| 95% Wgt. Mean C.I. | 63.62 to 73.08 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 31.56 |
| % of Records Sold in the Study Period | 2.11 |
| % of Value Sold in the Study Period | 3.02 |

Agricultural Land - History

| Year | Number of Sales | Median | COD | PRD |
|------|-----------------|--------|-------|--------|
| 2008 | 71 | 71 | 20.49 | 108.89 |
| 2007 | 65 | 72 | 24.2 | 108.76 |
| 2006 | 61 | 77 | 26.38 | 110.35 |
| 2005 | 66 | 76 | 23.81 | 109.63 |

2009 Opinions of the Property Tax Administrator for Adams County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within this Reports and Opinions of the Property Tax Administrator. The resource used regarding the quality of assessment for each class of real property in this county are the performance standards issued by the International Association of Assessing Officers (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 Adams County is 92.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Adams 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 Adams County is 99.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Adams County is not in compliance with generally accepted mass appraisal practices.

Agricultural Land or Special Valuation of Agricultural Land

It is my opinion that the level of value of the class of agricultural or special value land in Adams County is 69.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Adams County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|---------|---------------------|-----------------|
| NUMBER of Sales: | 937 | MEDIAN: | 91 | COV: | 92.93 | 95% Median C.I.: | 89.90 to 92.37 |
| TOTAL Sales Price: | 94,896,707 | WGT. MEAN: | 89 | STD: | 91.28 | 95% Wgt. Mean C.I.: | 87.44 to 90.28 |
| TOTAL Adj.Sales Price: | 95,700,707 | MEAN: | 98 | AVG.ABS.DEV: | 22.23 | 95% Mean C.I.: | 92.38 to 104.07 |
| TOTAL Assessed Value: | 85,040,295 | | | | | | |
| AVG. Adj. Sales Price: | 102,135 | COD: | 24.37 | MAX Sales Ratio: | 2485.50 | | |
| AVG. Assessed Value: | 90,758 | PRD: | 110.53 | MIN Sales Ratio: | 1.32 | | |

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| DATE OF SALE * | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------------|-------|--------|--------|-----------|-------|--------|-------|---------|-----------------|----------------------|---------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 07/01/06 TO 09/30/06 | 142 | 89.44 | 109.06 | 87.23 | 37.90 | 125.03 | 49.33 | 2485.50 | 87.34 to 92.26 | 95,855 | 83,616 |
| 10/01/06 TO 12/31/06 | 122 | 93.90 | 95.18 | 88.37 | 19.55 | 107.70 | 45.67 | 230.54 | 87.25 to 98.92 | 100,482 | 88,800 |
| 01/01/07 TO 03/31/07 | 87 | 90.98 | 93.49 | 90.81 | 16.28 | 102.95 | 49.27 | 219.30 | 87.44 to 95.83 | 109,354 | 99,304 |
| 04/01/07 TO 06/30/07 | 141 | 91.17 | 94.47 | 90.74 | 17.39 | 104.11 | 11.04 | 214.50 | 88.50 to 96.04 | 97,053 | 88,067 |
| 07/01/07 TO 09/30/07 | 152 | 92.07 | 94.31 | 87.98 | 18.65 | 107.20 | 6.55 | 247.00 | 89.59 to 95.21 | 111,366 | 97,976 |
| 10/01/07 TO 12/31/07 | 100 | 92.56 | 92.26 | 87.88 | 21.08 | 104.98 | 1.32 | 275.42 | 88.76 to 96.22 | 101,860 | 89,514 |
| 01/01/08 TO 03/31/08 | 80 | 88.36 | 105.92 | 89.00 | 33.42 | 119.01 | 42.94 | 1043.97 | 83.72 to 93.71 | 104,827 | 93,297 |
| 04/01/08 TO 06/30/08 | 113 | 90.47 | 101.29 | 89.55 | 31.99 | 113.11 | 16.14 | 711.12 | 86.53 to 93.30 | 98,513 | 88,215 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/06 TO 06/30/07 | 492 | 90.88 | 98.68 | 89.19 | 23.71 | 110.65 | 11.04 | 2485.50 | 89.35 to 92.73 | 99,733 | 88,951 |
| 07/01/07 TO 06/30/08 | 445 | 91.55 | 97.71 | 88.51 | 25.08 | 110.39 | 1.32 | 1043.97 | 89.56 to 92.85 | 104,790 | 92,755 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/07 TO 12/31/07 | 480 | 91.85 | 93.78 | 89.24 | 18.35 | 105.08 | 1.32 | 275.42 | 90.65 to 93.45 | 104,816 | 93,543 |
| <u>ALL</u> | | | | | | | | | | | |
| | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|--------|--------|-------|---------|------------------|----------------------|---------------|
| AYR | 2 | 100.58 | 100.58 | 96.02 | 9.68 | 104.74 | 90.84 | 110.31 | N/A | 54,500 | 52,332 |
| HANSEN | 1 | 58.44 | 58.44 | 58.44 | | | 58.44 | 58.44 | N/A | 118,000 | 68,955 |
| HASTINGS | 798 | 90.72 | 95.30 | 88.23 | 21.35 | 108.02 | 1.32 | 1043.97 | 89.35 to 92.19 | 100,819 | 88,951 |
| HOLSTEIN | 6 | 100.00 | 493.25 | 109.82 | 411.38 | 449.15 | 45.67 | 2485.50 | 45.67 to 2485.50 | 34,583 | 37,978 |
| JUNIATA | 11 | 88.29 | 88.20 | 91.18 | 22.58 | 96.74 | 40.04 | 141.36 | 46.05 to 109.68 | 67,968 | 61,971 |
| KENESAW | 31 | 88.91 | 91.67 | 86.91 | 24.29 | 105.47 | 24.56 | 153.79 | 76.68 to 100.00 | 58,683 | 51,005 |
| PAULINE | 1 | 52.50 | 52.50 | 52.50 | | | 52.50 | 52.50 | N/A | 12,000 | 6,300 |
| PROSSER | 6 | 95.06 | 113.24 | 77.81 | 37.62 | 145.53 | 66.31 | 247.00 | 66.31 to 247.00 | 94,158 | 73,269 |
| ROSELAND | 10 | 92.59 | 89.47 | 93.12 | 16.14 | 96.09 | 56.47 | 116.81 | 60.37 to 114.10 | 95,444 | 88,875 |
| RURAL | 32 | 97.28 | 93.67 | 90.34 | 11.85 | 103.68 | 34.89 | 136.00 | 90.82 to 100.00 | 133,887 | 120,958 |
| SUBURBAN | 39 | 94.55 | 110.94 | 96.23 | 29.52 | 115.29 | 42.94 | 711.12 | 88.12 to 101.50 | 164,864 | 158,649 |
| <u>ALL</u> | | | | | | | | | | | |
| | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|---------|---------------------|-----------------|
| NUMBER of Sales: | 937 | MEDIAN: | 91 | COV: | 92.93 | 95% Median C.I.: | 89.90 to 92.37 |
| TOTAL Sales Price: | 94,896,707 | WGT. MEAN: | 89 | STD: | 91.28 | 95% Wgt. Mean C.I.: | 87.44 to 90.28 |
| TOTAL Adj.Sales Price: | 95,700,707 | MEAN: | 98 | AVG.ABS.DEV: | 22.23 | 95% Mean C.I.: | 92.38 to 104.07 |
| TOTAL Assessed Value: | 85,040,295 | | | | | | |
| AVG. Adj. Sales Price: | 102,135 | COD: | 24.37 | MAX Sales Ratio: | 2485.50 | | |
| AVG. Assessed Value: | 90,758 | PRD: | 110.53 | MIN Sales Ratio: | 1.32 | | |

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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 | 855 | 90.82 | 97.97 | 87.99 | 24.66 | 111.34 | 1.32 | 2485.50 | 89.45 to 92.18 | 96,216 | 84,660 |
| 2 | 48 | 94.65 | 104.98 | 96.01 | 28.55 | 109.34 | 34.89 | 711.12 | 90.04 to 100.00 | 175,353 | 168,365 |
| 3 | 34 | 96.06 | 95.07 | 91.15 | 10.05 | 104.30 | 56.47 | 136.00 | 90.82 to 100.00 | 147,598 | 134,537 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

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 | 870 | 91.13 | 99.47 | 89.15 | 24.22 | 111.58 | 6.55 | 2485.50 | 89.77 to 92.28 | 105,898 | 94,411 |
| 2 | 66 | 93.40 | 82.40 | 81.41 | 25.53 | 101.22 | 1.32 | 142.89 | 86.29 to 99.27 | 53,899 | 43,881 |
| 3 | 1 | 52.50 | 52.50 | 52.50 | | | 52.50 | 52.50 | N/A | 12,000 | 6,300 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|-------|--------|-------|---------|-----------------|----------------------|---------------|
| 01 | 935 | 91.19 | 98.18 | 88.85 | 24.36 | 110.51 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,284 | 90,876 |
| 06 | | | | | | | | | | | |
| 07 | 2 | 115.09 | 115.09 | 108.90 | 23.28 | 105.68 | 88.29 | 141.88 | N/A | 32,500 | 35,392 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|--------|--------|-------|---------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 01-0003 | 42 | 89.51 | 93.56 | 83.14 | 25.45 | 112.53 | 24.56 | 247.00 | 77.58 to 99.17 | 74,979 | 62,341 |
| 01-0018 | 719 | 90.59 | 95.85 | 87.80 | 22.69 | 109.17 | 1.32 | 1043.97 | 88.94 to 92.21 | 91,173 | 80,046 |
| 01-0090 | 146 | 92.69 | 96.30 | 91.89 | 16.32 | 104.79 | 20.29 | 711.12 | 90.73 to 96.04 | 166,925 | 153,395 |
| 01-0123 | 21 | 97.45 | 205.90 | 96.03 | 130.39 | 214.41 | 45.67 | 2485.50 | 84.92 to 102.66 | 94,711 | 90,949 |
| 10-0019 | | | | | | | | | | | |
| 18-0501 | | | | | | | | | | | |
| 40-0126 | 5 | 94.36 | 83.49 | 83.78 | 14.11 | 99.65 | 58.44 | 100.00 | N/A | 83,109 | 69,627 |
| 50-0503 | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | |
| 91-0074 | 4 | 99.56 | 96.91 | 96.40 | 24.88 | 100.52 | 52.50 | 136.00 | N/A | 55,625 | 53,623 |
| NonValid School | | | | | | | | | | | |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|---------|---------------------|-----------------|
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| TOTAL Adj.Sales Price: | 95,700,707 | MEAN: | 98 | AVG.ABS.DEV: | 22.23 | 95% Mean C.I.: | 92.38 to 104.07 |
| TOTAL Assessed Value: | 85,040,295 | | | | | | |
| AVG. Adj. Sales Price: | 102,135 | COD: | 24.37 | MAX Sales Ratio: | 2485.50 | | |
| AVG. Assessed Value: | 90,758 | PRD: | 110.53 | MIN Sales Ratio: | 1.32 | | |

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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 | 69 | 93.45 | 83.53 | 76.44 | 31.24 | 109.27 | 1.32 | 285.15 | 73.44 to 99.30 | 44,440 | 33,970 |
| Prior TO 1860 | 1 | 135.11 | 135.11 | 135.11 | | | 135.11 | 135.11 | N/A | 21,001 | 28,375 |
| 1860 TO 1899 | 23 | 89.35 | 92.64 | 63.34 | 29.91 | 146.27 | 6.55 | 247.00 | 75.32 to 101.09 | 75,636 | 47,905 |
| 1900 TO 1919 | 146 | 93.96 | 100.56 | 89.74 | 26.54 | 112.06 | 39.35 | 275.42 | 88.96 to 97.66 | 56,514 | 50,718 |
| 1920 TO 1939 | 157 | 91.84 | 114.55 | 89.21 | 41.59 | 128.40 | 49.33 | 2485.50 | 87.07 to 95.19 | 73,674 | 65,728 |
| 1940 TO 1949 | 86 | 92.25 | 105.33 | 89.73 | 32.12 | 117.40 | 44.07 | 1043.97 | 87.70 to 98.60 | 72,680 | 65,213 |
| 1950 TO 1959 | 107 | 89.77 | 91.77 | 86.89 | 18.28 | 105.61 | 46.14 | 210.98 | 84.33 to 92.99 | 85,066 | 73,917 |
| 1960 TO 1969 | 83 | 90.33 | 92.84 | 91.28 | 13.87 | 101.71 | 56.78 | 166.89 | 87.27 to 95.46 | 116,867 | 106,670 |
| 1970 TO 1979 | 105 | 88.80 | 94.84 | 88.68 | 16.99 | 106.94 | 66.05 | 711.12 | 84.96 to 91.59 | 140,340 | 124,453 |
| 1980 TO 1989 | 22 | 103.78 | 97.78 | 95.75 | 13.46 | 102.12 | 60.41 | 120.88 | 85.94 to 109.68 | 156,823 | 150,160 |
| 1990 TO 1994 | 21 | 94.78 | 96.63 | 94.13 | 10.24 | 102.65 | 77.24 | 141.88 | 89.34 to 101.50 | 218,581 | 205,759 |
| 1995 TO 1999 | 32 | 89.39 | 91.21 | 90.26 | 9.80 | 101.06 | 67.43 | 137.48 | 85.74 to 97.47 | 175,838 | 158,714 |
| 2000 TO Present | 85 | 91.24 | 90.54 | 89.20 | 8.58 | 101.50 | 59.31 | 114.10 | 89.59 to 94.36 | 207,058 | 184,703 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|--------|-----------|--------|--------|--------|---------|-------------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| 1 TO 4999 | 7 | 136.00 | 475.91 | 380.65 | 268.42 | 125.03 | 100.00 | 2485.50 | 100.00 to 2485.50 | 1,402 | 5,340 |
| 5000 TO 9999 | 6 | 130.44 | 290.31 | 339.05 | 135.24 | 85.62 | 93.33 | 1043.97 | 93.33 to 1043.97 | 6,980 | 23,668 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 13 | 132.50 | 390.25 | 346.95 | 210.00 | 112.48 | 93.33 | 2485.50 | 100.00 to 247.00 | 3,977 | 13,799 |
| 10000 TO 29999 | 86 | 115.25 | 136.01 | 135.71 | 44.19 | 100.22 | 16.14 | 711.12 | 104.17 to 135.79 | 20,251 | 27,483 |
| 30000 TO 59999 | 179 | 99.30 | 99.58 | 98.86 | 21.87 | 100.72 | 1.32 | 214.50 | 95.21 to 101.14 | 45,183 | 44,669 |
| 60000 TO 99999 | 285 | 89.35 | 87.38 | 87.27 | 14.85 | 100.13 | 11.04 | 133.77 | 87.25 to 91.84 | 78,048 | 68,110 |
| 100000 TO 149999 | 194 | 86.03 | 86.32 | 86.15 | 12.10 | 100.20 | 55.41 | 137.48 | 83.24 to 88.50 | 123,437 | 106,343 |
| 150000 TO 249999 | 145 | 89.34 | 88.67 | 88.84 | 11.33 | 99.81 | 20.29 | 120.88 | 87.83 to 91.35 | 191,249 | 169,908 |
| 250000 TO 499999 | 32 | 87.20 | 83.62 | 82.11 | 14.35 | 101.84 | 6.55 | 103.55 | 77.13 to 93.22 | 311,332 | 255,631 |
| 500000 + | 3 | 80.15 | 84.48 | 84.88 | 6.48 | 99.53 | 78.85 | 94.43 | N/A | 645,000 | 547,460 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|---------|---------------------|-----------------|
| NUMBER of Sales: | 937 | MEDIAN: | 91 | COV: | 92.93 | 95% Median C.I.: | 89.90 to 92.37 |
| TOTAL Sales Price: | 94,896,707 | WGT. MEAN: | 89 | STD: | 91.28 | 95% Wgt. Mean C.I.: | 87.44 to 90.28 |
| TOTAL Adj.Sales Price: | 95,700,707 | MEAN: | 98 | AVG.ABS.DEV: | 22.23 | 95% Mean C.I.: | 92.38 to 104.07 |
| TOTAL Assessed Value: | 85,040,295 | | | | | | |
| AVG. Adj. Sales Price: | 102,135 | COD: | 24.37 | MAX Sales Ratio: | 2485.50 | | |
| AVG. Assessed Value: | 90,758 | PRD: | 110.53 | MIN Sales Ratio: | 1.32 | | |

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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 | 10 | 73.03 | 81.36 | 17.53 | 81.12 | 464.11 | 1.32 | 247.00 | 1.42 to 136.00 | 10,949 | 1,919 |
| 5000 TO 9999 | 11 | 69.80 | 73.27 | 39.18 | 51.07 | 187.03 | 11.04 | 142.89 | 24.56 to 132.50 | 17,529 | 6,867 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 21 | 69.80 | 77.12 | 31.34 | 67.16 | 246.11 | 1.32 | 247.00 | 28.73 to 120.00 | 14,396 | 4,511 |
| 10000 TO 29999 | 76 | 94.22 | 126.82 | 84.55 | 62.32 | 150.00 | 34.89 | 2485.50 | 80.07 to 100.00 | 26,727 | 22,597 |
| 30000 TO 59999 | 234 | 92.40 | 99.99 | 84.83 | 30.34 | 117.86 | 6.55 | 363.90 | 88.29 to 96.61 | 53,687 | 45,545 |
| 60000 TO 99999 | 297 | 91.57 | 96.83 | 89.77 | 18.94 | 107.86 | 46.14 | 1043.97 | 88.94 to 92.85 | 85,526 | 76,780 |
| 100000 TO 149999 | 165 | 89.34 | 88.90 | 87.40 | 10.94 | 101.71 | 57.20 | 117.74 | 86.82 to 91.19 | 135,963 | 118,835 |
| 150000 TO 249999 | 120 | 92.69 | 98.04 | 92.26 | 15.53 | 106.26 | 59.31 | 711.12 | 89.56 to 95.27 | 201,847 | 186,232 |
| 250000 TO 499999 | 22 | 92.19 | 91.47 | 89.61 | 10.57 | 102.08 | 65.20 | 114.50 | 82.38 to 101.49 | 336,688 | 301,703 |
| 500000 + | 2 | 87.29 | 87.29 | 87.55 | 8.18 | 99.70 | 80.15 | 94.43 | N/A | 670,000 | 586,605 |
| ALL | | | | | | | | | | | |
| | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

QUALITY

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|--------|---------|-----------------|----------------------|---------------|
| (blank) | 69 | 93.45 | 83.86 | 76.97 | 30.89 | 108.95 | 1.32 | 285.15 | 75.56 to 99.30 | 44,556 | 34,293 |
| 10 | 3 | 135.91 | 147.02 | 150.57 | 23.20 | 97.64 | 105.27 | 199.88 | N/A | 15,666 | 23,590 |
| 20 | 120 | 99.37 | 129.95 | 96.40 | 50.33 | 134.81 | 49.27 | 2485.50 | 93.80 to 102.77 | 54,252 | 52,297 |
| 30 | 595 | 89.98 | 93.85 | 87.51 | 19.34 | 107.24 | 6.55 | 1043.97 | 88.27 to 91.41 | 91,782 | 80,316 |
| 40 | 135 | 90.46 | 95.83 | 90.31 | 16.33 | 106.11 | 51.45 | 711.12 | 88.76 to 93.35 | 196,664 | 177,601 |
| 50 | 14 | 98.25 | 95.47 | 92.72 | 7.90 | 102.97 | 77.49 | 118.30 | 80.15 to 102.17 | 339,392 | 314,670 |
| 60 | 1 | 100.31 | 100.31 | 100.31 | | | 100.31 | 100.31 | N/A | 157,325 | 157,820 |
| ALL | | | | | | | | | | | |
| | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|---------|---------------------|-----------------|
| NUMBER of Sales: | 937 | MEDIAN: | 91 | COV: | 92.93 | 95% Median C.I.: | 89.90 to 92.37 |
| TOTAL Sales Price: | 94,896,707 | WGT. MEAN: | 89 | STD: | 91.28 | 95% Wgt. Mean C.I.: | 87.44 to 90.28 |
| TOTAL Adj.Sales Price: | 95,700,707 | MEAN: | 98 | AVG.ABS.DEV: | 22.23 | 95% Mean C.I.: | 92.38 to 104.07 |
| TOTAL Assessed Value: | 85,040,295 | | | | | | |
| AVG. Adj. Sales Price: | 102,135 | COD: | 24.37 | MAX Sales Ratio: | 2485.50 | | |
| AVG. Assessed Value: | 90,758 | PRD: | 110.53 | MIN Sales Ratio: | 1.32 | | |

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| STYLE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|-------|---------|-----------------|----------------------|---------------|
| (blank) | 68 | 93.63 | 83.78 | 76.67 | 31.21 | 109.28 | 1.32 | 285.15 | 75.56 to 99.30 | 44,109 | 33,816 |
| 100 | 3 | 114.58 | 114.92 | 112.53 | 15.59 | 102.12 | 88.29 | 141.88 | N/A | 60,066 | 67,593 |
| 101 | 660 | 90.83 | 99.50 | 89.20 | 24.12 | 111.55 | 6.55 | 2485.50 | 89.30 to 92.26 | 104,863 | 93,542 |
| 102 | 83 | 90.47 | 91.47 | 86.84 | 18.84 | 105.34 | 52.50 | 247.00 | 83.68 to 92.28 | 118,972 | 103,311 |
| 103 | 20 | 91.68 | 120.55 | 94.21 | 44.16 | 127.95 | 72.16 | 711.12 | 81.23 to 97.54 | 123,823 | 116,654 |
| 104 | 85 | 94.98 | 100.93 | 90.32 | 21.97 | 111.74 | 51.45 | 275.42 | 89.35 to 100.00 | 102,227 | 92,335 |
| 106 | 6 | 93.83 | 97.24 | 91.32 | 10.91 | 106.48 | 76.80 | 122.28 | 76.80 to 122.28 | 111,115 | 101,475 |
| 111 | 3 | 79.60 | 83.36 | 83.28 | 7.64 | 100.09 | 76.11 | 94.36 | N/A | 113,300 | 94,360 |
| 301 | 1 | 86.29 | 86.29 | 86.29 | | | 86.29 | 86.29 | N/A | 86,000 | 74,210 |
| 302 | 1 | 81.51 | 81.51 | 81.51 | | | 81.51 | 81.51 | N/A | 185,000 | 150,795 |
| 304 | 5 | 87.65 | 103.45 | 91.54 | 24.76 | 113.01 | 80.08 | 166.89 | N/A | 136,590 | 125,032 |
| 305 | 2 | 108.68 | 108.68 | 97.21 | 14.23 | 111.80 | 93.22 | 124.14 | N/A | 155,000 | 150,675 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

| CONDITION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------|-------|--------|--------|-----------|-------|--------|-------|---------|-----------------|----------------------|---------------|
| (blank) | 68 | 93.63 | 83.78 | 76.67 | 31.21 | 109.28 | 1.32 | 285.15 | 75.56 to 99.30 | 44,109 | 33,816 |
| 10 | 12 | 108.43 | 109.08 | 102.88 | 23.52 | 106.02 | 58.61 | 185.63 | 77.23 to 128.38 | 41,033 | 42,216 |
| 20 | 106 | 100.55 | 139.16 | 96.33 | 59.71 | 144.46 | 39.35 | 2485.50 | 95.19 to 110.79 | 46,151 | 44,457 |
| 30 | 555 | 90.11 | 93.54 | 88.05 | 18.75 | 106.23 | 6.55 | 1043.97 | 88.23 to 91.59 | 90,681 | 79,848 |
| 40 | 188 | 90.13 | 93.73 | 89.71 | 14.44 | 104.47 | 44.07 | 711.12 | 88.76 to 91.74 | 183,031 | 164,199 |
| 50 | 7 | 94.78 | 95.11 | 92.07 | 6.17 | 103.30 | 78.85 | 104.72 | 78.85 to 104.72 | 331,975 | 305,662 |
| 60 | 1 | 77.13 | 77.13 | 77.13 | | | 77.13 | 77.13 | N/A | 255,000 | 196,685 |
| ALL | 937 | 91.19 | 98.22 | 88.86 | 24.37 | 110.53 | 1.32 | 2485.50 | 89.90 to 92.37 | 102,135 | 90,758 |

Adams County 2009 Assessment Actions taken to address the following property classes/subclasses:

Residential

Adams County followed their 3 year plan.

Several neighborhoods within the City of Hastings were physically inspected and reviewed.

Rural properties in the north half of the county were inspected and reviewed.

All exempt properties were physically inspected and reviewed.

Preliminary work was completed for updating pricing and new depreciation tables for assessment year 2010.

Two staff appraisers obtained appraisal licenses with one of them becoming a certified residential appraiser.

The Assessor and Appraiser have worked diligently to develop a good relationship with the county board.

Adams County went online this year with parcel search. This has helped ensure accuracy, improve uniformity and aided the public with useful information available to everyone.

2009 Assessment Survey for Adams County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

| | |
|-----|---|
| 1. | Data collection done by: |
| | Appraiser and appraiser associates |
| 2. | Valuation done by: |
| | Appraiser and appraiser associates |
| 3. | Pickup work done by whom: |
| | Appraiser and appraiser associates |
| 4. | What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? |
| | 2005 |
| 5. | What was the last year a depreciation schedule for this property class was developed using market-derived information? |
| | 1998 |
| 6. | What approach to value is used in this class or subclasses to estimate the market value of properties? |
| | Sales Comparison and cost |
| 7. | Number of Market Areas/Neighborhoods/Assessor Locations? |
| | 16 |
| 8. | How are these Market Areas/Neighborhoods/Assessor Locations defined? |
| | By location |
| 9. | Is “Market Area/Neighborhoods/Assessor Locations” a unique usable valuation grouping? If not, what is a unique usable valuation grouping? |
| | Assessor Location is not a unique usable valuation grouping for the city of Hastings as it is valued according to neighborhoods. Assessor locations for the small towns are unique usable valuation groupings. |
| 10. | Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.) |
| | Yes for the areas surrounding the city of Hastings and the town of Juniata. |
| 11. | Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain? |
| | Yes, all are valued in the same manner. |

Residential Permit Numbers:

| Permits | Information Statements | Other | Total |
|---------|------------------------|-------|-------|
| 262 | | | 262 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 884 | MEDIAN: | 92 | COV: | 27.73 | 95% Median C.I.: | 90.91 to 93.04 |
| TOTAL Sales Price: | 91,949,556 | WGT. MEAN: | 90 | STD: | 26.34 | 95% Wgt. Mean C.I.: | 88.82 to 91.13 |
| TOTAL Adj.Sales Price: | 92,753,556 | MEAN: | 95 | AVG.ABS.DEV: | 16.39 | 95% Mean C.I.: | 93.28 to 96.75 |
| TOTAL Assessed Value: | 83,457,270 | | | | | | |
| AVG. Adj. Sales Price: | 104,924 | COD: | 17.78 | MAX Sales Ratio: | 285.15 | | |
| AVG. Assessed Value: | 94,408 | PRD: | 105.60 | MIN Sales Ratio: | 10.99 | | |

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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> | | | | | | | | | | | |
| 07/01/06 TO 09/30/06 | 131 | 89.85 | 91.77 | 87.60 | 18.03 | 104.76 | 49.33 | 285.15 | 87.34 to 92.26 | 97,813 | 85,684 |
| 10/01/06 TO 12/31/06 | 112 | 92.97 | 95.56 | 88.56 | 19.00 | 107.91 | 55.41 | 230.54 | 87.25 to 99.05 | 105,536 | 93,459 |
| 01/01/07 TO 03/31/07 | 83 | 92.06 | 93.44 | 90.88 | 16.01 | 102.82 | 49.27 | 219.30 | 89.02 to 95.83 | 110,566 | 100,488 |
| 04/01/07 TO 06/30/07 | 135 | 91.08 | 94.89 | 91.19 | 16.57 | 104.06 | 50.51 | 214.50 | 88.27 to 95.18 | 98,833 | 90,126 |
| 07/01/07 TO 09/30/07 | 145 | 92.76 | 95.76 | 91.08 | 17.58 | 105.14 | 44.07 | 247.00 | 91.16 to 95.52 | 112,001 | 102,010 |
| 10/01/07 TO 12/31/07 | 93 | 93.36 | 94.55 | 90.03 | 16.59 | 105.02 | 46.14 | 275.42 | 90.04 to 97.09 | 104,996 | 94,532 |
| 01/01/08 TO 03/31/08 | 79 | 91.43 | 96.61 | 90.31 | 18.00 | 106.98 | 60.41 | 210.98 | 87.50 to 95.21 | 106,746 | 96,406 |
| 04/01/08 TO 06/30/08 | 106 | 92.44 | 98.02 | 90.11 | 20.17 | 108.78 | 10.99 | 242.82 | 90.11 to 95.35 | 105,306 | 94,891 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/06 TO 06/30/07 | 461 | 90.90 | 93.91 | 89.49 | 17.61 | 104.93 | 49.27 | 285.15 | 89.41 to 93.22 | 102,284 | 91,539 |
| 07/01/07 TO 06/30/08 | 423 | 92.59 | 96.22 | 90.48 | 18.09 | 106.35 | 10.99 | 275.42 | 91.60 to 94.28 | 107,802 | 97,535 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/07 TO 12/31/07 | 456 | 92.72 | 94.84 | 90.86 | 16.73 | 104.37 | 44.07 | 275.42 | 90.91 to 94.23 | 106,413 | 96,689 |
| <u>ALL</u> | | | | | | | | | | | |
| | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| AYR | 2 | 100.58 | 100.58 | 96.02 | 9.68 | 104.74 | 90.84 | 110.31 | N/A | 54,500 | 52,332 |
| HANSEN | 1 | 58.44 | 58.44 | 58.44 | | | 58.44 | 58.44 | N/A | 118,000 | 68,955 |
| HASTINGS | 755 | 91.80 | 94.78 | 89.48 | 18.08 | 105.93 | 10.99 | 285.15 | 90.31 to 92.76 | 103,033 | 92,189 |
| HOLSTEIN | 5 | 100.00 | 105.55 | 100.94 | 5.81 | 104.56 | 99.42 | 128.38 | N/A | 44,200 | 44,615 |
| JUNIATA | 9 | 92.26 | 98.23 | 97.25 | 15.03 | 101.01 | 78.69 | 141.36 | 79.22 to 109.68 | 74,127 | 72,091 |
| KENESAW | 28 | 92.76 | 95.83 | 91.63 | 22.18 | 104.58 | 54.35 | 157.76 | 79.38 to 102.52 | 62,828 | 57,570 |
| PAULINE | 1 | 52.50 | 52.50 | 52.50 | | | 52.50 | 52.50 | N/A | 12,000 | 6,300 |
| PROSSER | 6 | 95.06 | 113.24 | 77.81 | 37.62 | 145.53 | 66.31 | 247.00 | 66.31 to 247.00 | 94,158 | 73,269 |
| ROSELAND | 10 | 92.59 | 89.47 | 93.12 | 16.14 | 96.09 | 56.47 | 116.81 | 60.37 to 114.10 | 95,444 | 88,875 |
| RURAL | 29 | 97.11 | 96.10 | 91.76 | 9.85 | 104.72 | 72.91 | 136.00 | 90.82 to 100.00 | 135,323 | 124,177 |
| SUBURBAN | 38 | 94.09 | 96.46 | 94.39 | 11.80 | 102.20 | 69.80 | 137.48 | 90.40 to 99.49 | 174,557 | 164,760 |
| <u>ALL</u> | | | | | | | | | | | |
| | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 884 | MEDIAN: | 92 | COV: | 27.73 | 95% Median C.I.: | 90.91 to 93.04 |
| TOTAL Sales Price: | 91,949,556 | WGT. MEAN: | 90 | STD: | 26.34 | 95% Wgt. Mean C.I.: | 88.82 to 91.13 |
| TOTAL Adj.Sales Price: | 92,753,556 | MEAN: | 95 | AVG.ABS.DEV: | 16.39 | 95% Mean C.I.: | 93.28 to 96.75 |
| TOTAL Assessed Value: | 83,457,270 | | | | | | |
| AVG. Adj. Sales Price: | 104,924 | COD: | 17.78 | MAX Sales Ratio: | 285.15 | | |
| AVG. Assessed Value: | 94,408 | PRD: | 105.60 | MIN Sales Ratio: | 10.99 | | |

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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 | 817 | 91.99 | 94.91 | 89.54 | 18.30 | 106.00 | 10.99 | 285.15 | 90.47 to 92.85 | 100,607 | 90,079 |
| 2 | 38 | 94.09 | 96.46 | 94.39 | 11.80 | 102.20 | 69.80 | 137.48 | 90.40 to 99.49 | 174,557 | 164,760 |
| 3 | 29 | 97.11 | 96.10 | 91.76 | 9.85 | 104.72 | 72.91 | 136.00 | 90.82 to 100.00 | 135,323 | 124,177 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

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 | 841 | 92.00 | 95.01 | 89.88 | 18.00 | 105.70 | 10.99 | 285.15 | 90.73 to 92.91 | 107,154 | 96,310 |
| 2 | 42 | 96.61 | 96.24 | 93.49 | 12.46 | 102.94 | 55.21 | 142.89 | 90.98 to 100.00 | 62,486 | 58,416 |
| 3 | 1 | 52.50 | 52.50 | 52.50 | | | 52.50 | 52.50 | N/A | 12,000 | 6,300 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| 01 | 882 | 92.19 | 94.96 | 89.96 | 17.75 | 105.56 | 10.99 | 285.15 | 90.91 to 93.04 | 105,089 | 94,541 |
| 06 | | | | | | | | | | | |
| 07 | 2 | 117.63 | 117.63 | 110.85 | 24.94 | 106.11 | 88.29 | 146.96 | N/A | 32,500 | 36,027 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 01-0003 | 38 | 92.76 | 97.74 | 87.48 | 23.52 | 111.72 | 54.35 | 247.00 | 79.75 to 100.00 | 76,688 | 67,088 |
| 01-0018 | 687 | 91.60 | 95.05 | 89.05 | 19.10 | 106.74 | 44.07 | 285.15 | 89.94 to 92.73 | 92,227 | 82,126 |
| 01-0090 | 131 | 93.40 | 94.48 | 92.39 | 9.88 | 102.27 | 10.99 | 141.36 | 90.98 to 97.47 | 183,195 | 169,245 |
| 01-0123 | 19 | 97.81 | 94.45 | 94.94 | 12.38 | 99.49 | 56.47 | 128.38 | 84.92 to 102.66 | 96,970 | 92,063 |
| 10-0019 | | | | | | | | | | | |
| 18-0501 | | | | | | | | | | | |
| 40-0126 | 5 | 94.36 | 83.49 | 83.78 | 14.11 | 99.65 | 58.44 | 100.00 | N/A | 83,109 | 69,627 |
| 50-0503 | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | |
| 91-0074 | 4 | 101.46 | 97.86 | 98.29 | 23.94 | 99.56 | 52.50 | 136.00 | N/A | 55,625 | 54,671 |
| NonValid School | | | | | | | | | | | |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 884 | MEDIAN: | 92 | COV: | 27.73 | 95% Median C.I.: | 90.91 to 93.04 |
| TOTAL Sales Price: | 91,949,556 | WGT. MEAN: | 90 | STD: | 26.34 | 95% Wgt. Mean C.I.: | 88.82 to 91.13 |
| TOTAL Adj.Sales Price: | 92,753,556 | MEAN: | 95 | AVG.ABS.DEV: | 16.39 | 95% Mean C.I.: | 93.28 to 96.75 |
| TOTAL Assessed Value: | 83,457,270 | | | | | | |
| AVG. Adj. Sales Price: | 104,924 | COD: | 17.78 | MAX Sales Ratio: | 285.15 | | |
| AVG. Assessed Value: | 94,408 | PRD: | 105.60 | MIN Sales Ratio: | 10.99 | | |

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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 | 42 | 98.19 | 100.74 | 94.55 | 21.70 | 106.55 | 48.10 | 285.15 | 90.40 to 100.00 | 40,189 | 37,998 |
| Prior TO 1860 | 1 | 135.11 | 135.11 | 135.11 | | | 135.11 | 135.11 | N/A | 21,001 | 28,375 |
| 1860 TO 1899 | 21 | 89.35 | 95.88 | 84.32 | 26.37 | 113.72 | 57.20 | 247.00 | 75.32 to 101.09 | 60,189 | 50,749 |
| 1900 TO 1919 | 139 | 94.88 | 101.09 | 90.40 | 25.39 | 111.82 | 47.60 | 275.42 | 90.47 to 97.66 | 56,829 | 51,374 |
| 1920 TO 1939 | 149 | 92.21 | 96.59 | 88.80 | 21.71 | 108.78 | 49.33 | 219.30 | 87.07 to 95.00 | 75,256 | 66,826 |
| 1940 TO 1949 | 82 | 92.07 | 94.00 | 88.74 | 19.38 | 105.93 | 44.07 | 242.82 | 87.70 to 98.57 | 74,394 | 66,017 |
| 1950 TO 1959 | 104 | 89.94 | 91.45 | 86.50 | 17.77 | 105.73 | 46.14 | 210.98 | 84.06 to 92.90 | 85,362 | 73,837 |
| 1960 TO 1969 | 83 | 93.15 | 93.45 | 91.68 | 13.24 | 101.93 | 56.78 | 166.89 | 87.80 to 96.97 | 116,867 | 107,149 |
| 1970 TO 1979 | 104 | 91.00 | 89.81 | 88.55 | 10.12 | 101.42 | 66.05 | 135.79 | 87.12 to 93.13 | 142,107 | 125,841 |
| 1980 TO 1989 | 23 | 106.30 | 99.64 | 97.26 | 14.22 | 102.45 | 60.41 | 133.45 | 88.12 to 109.68 | 158,353 | 154,019 |
| 1990 TO 1994 | 21 | 96.58 | 97.25 | 94.61 | 10.36 | 102.78 | 77.24 | 146.96 | 89.34 to 102.58 | 218,581 | 206,809 |
| 1995 TO 1999 | 31 | 91.74 | 92.55 | 91.63 | 9.20 | 101.01 | 76.20 | 137.48 | 86.08 to 97.47 | 174,252 | 159,662 |
| 2000 TO Present | 84 | 92.69 | 91.08 | 89.67 | 8.47 | 101.58 | 10.99 | 114.10 | 90.50 to 94.55 | 209,246 | 187,626 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

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 | 6 | 128.00 | 140.98 | 142.01 | 26.81 | 99.28 | 100.00 | 247.00 | 100.00 to 247.00 | 1,470 | 2,087 |
| 5000 TO 9999 | 4 | 124.19 | 118.55 | 117.24 | 9.57 | 101.12 | 93.33 | 132.50 | N/A | 6,375 | 7,473 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 10 | 124.19 | 132.01 | 123.60 | 20.41 | 106.80 | 93.33 | 247.00 | 100.00 to 142.89 | 3,432 | 4,242 |
| 10000 TO 29999 | 65 | 132.94 | 137.12 | 135.98 | 31.68 | 100.83 | 52.50 | 285.15 | 110.31 to 150.43 | 20,268 | 27,561 |
| 30000 TO 59999 | 167 | 99.38 | 101.82 | 100.54 | 19.65 | 101.28 | 47.60 | 214.50 | 95.21 to 102.41 | 45,443 | 45,687 |
| 60000 TO 99999 | 274 | 90.97 | 88.66 | 88.57 | 13.60 | 100.10 | 44.07 | 133.77 | 88.66 to 92.31 | 77,845 | 68,948 |
| 100000 TO 149999 | 191 | 87.11 | 87.11 | 86.95 | 12.04 | 100.18 | 55.41 | 137.48 | 83.70 to 89.98 | 123,382 | 107,286 |
| 150000 TO 249999 | 141 | 90.73 | 90.50 | 90.60 | 9.91 | 99.89 | 46.14 | 124.00 | 88.80 to 93.04 | 191,363 | 173,379 |
| 250000 TO 499999 | 33 | 89.41 | 85.15 | 85.21 | 13.46 | 99.93 | 10.99 | 105.27 | 77.49 to 93.22 | 303,019 | 258,205 |
| 500000 + | 3 | 80.15 | 84.48 | 84.88 | 6.48 | 99.53 | 78.85 | 94.43 | N/A | 645,000 | 547,460 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 884 | MEDIAN: | 92 | COV: | 27.73 | 95% Median C.I.: | 90.91 to 93.04 |
| TOTAL Sales Price: | 91,949,556 | WGT. MEAN: | 90 | STD: | 26.34 | 95% Wgt. Mean C.I.: | 88.82 to 91.13 |
| TOTAL Adj.Sales Price: | 92,753,556 | MEAN: | 95 | AVG.ABS.DEV: | 16.39 | 95% Mean C.I.: | 93.28 to 96.75 |
| TOTAL Assessed Value: | 83,457,270 | | | | | | |
| AVG. Adj. Sales Price: | 104,924 | COD: | 17.78 | MAX Sales Ratio: | 285.15 | | |
| AVG. Assessed Value: | 94,408 | PRD: | 105.60 | MIN Sales Ratio: | 10.99 | | |

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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 | 5 | 120.00 | 140.60 | 141.16 | 30.50 | 99.61 | 100.00 | 247.00 | N/A | 899 | 1,269 |
| 5000 TO 9999 | 9 | 75.40 | 89.67 | 78.17 | 36.23 | 114.70 | 52.50 | 142.89 | 55.21 to 132.50 | 8,869 | 6,933 |
| Total \$ _____ | | | | | | | | | | | |
| 1 TO 9999 | 14 | 100.00 | 107.86 | 81.53 | 34.77 | 132.29 | 52.50 | 247.00 | 65.36 to 136.00 | 6,022 | 4,910 |
| 10000 TO 29999 | 57 | 90.40 | 96.50 | 76.38 | 29.40 | 126.35 | 10.99 | 285.15 | 79.75 to 100.00 | 31,131 | 23,777 |
| 30000 TO 59999 | 221 | 92.82 | 100.25 | 89.65 | 27.90 | 111.82 | 44.07 | 275.42 | 89.77 to 96.61 | 51,343 | 46,027 |
| 60000 TO 99999 | 286 | 92.19 | 93.69 | 89.79 | 14.73 | 104.34 | 46.14 | 242.82 | 89.87 to 93.40 | 85,600 | 76,858 |
| 100000 TO 149999 | 160 | 90.28 | 89.98 | 88.58 | 10.80 | 101.58 | 63.90 | 133.45 | 87.41 to 92.59 | 134,591 | 119,226 |
| 150000 TO 249999 | 121 | 93.04 | 93.69 | 92.48 | 9.28 | 101.30 | 64.84 | 137.48 | 91.24 to 96.04 | 202,706 | 187,462 |
| 250000 TO 499999 | 23 | 93.22 | 92.47 | 90.65 | 10.00 | 102.02 | 65.20 | 111.46 | 89.41 to 101.38 | 333,223 | 302,054 |
| 500000 + | 2 | 87.29 | 87.29 | 87.55 | 8.18 | 99.70 | 80.15 | 94.43 | N/A | 670,000 | 586,605 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

QUALITY

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 42 | 98.19 | 101.35 | 95.55 | 21.08 | 106.07 | 48.10 | 285.15 | 90.98 to 100.00 | 40,380 | 38,583 |
| 10 | 2 | 167.90 | 167.90 | 167.90 | 19.05 | 100.00 | 135.91 | 199.88 | N/A | 17,000 | 28,542 |
| 20 | 113 | 98.13 | 107.94 | 95.00 | 29.55 | 113.62 | 49.27 | 275.42 | 92.91 to 101.14 | 55,317 | 52,554 |
| 30 | 578 | 90.85 | 92.52 | 88.78 | 16.32 | 104.22 | 44.07 | 242.82 | 89.02 to 92.37 | 91,949 | 81,631 |
| 40 | 134 | 91.77 | 91.68 | 90.16 | 11.08 | 101.69 | 10.99 | 124.44 | 89.68 to 93.82 | 199,381 | 179,755 |
| 50 | 14 | 99.09 | 95.65 | 92.87 | 7.77 | 103.00 | 77.49 | 116.57 | 80.15 to 102.17 | 339,392 | 315,198 |
| 60 | 1 | 100.31 | 100.31 | 100.31 | | | 100.31 | 100.31 | N/A | 157,325 | 157,820 |
| ALL | 884 | 92.19 | 95.02 | 89.98 | 17.78 | 105.60 | 10.99 | 285.15 | 90.91 to 93.04 | 104,924 | 94,408 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 884 | MEDIAN: | 92 | COV: | 27.73 | 95% Median C.I.: | 90.91 to 93.04 |
| TOTAL Sales Price: | 91,949,556 | WGT. MEAN: | 90 | STD: | 26.34 | 95% Wgt. Mean C.I.: | 88.82 to 91.13 |
| TOTAL Adj.Sales Price: | 92,753,556 | MEAN: | 95 | AVG.ABS.DEV: | 16.39 | 95% Mean C.I.: | 93.28 to 96.75 |
| TOTAL Assessed Value: | 83,457,270 | | | | | | |
| AVG. Adj. Sales Price: | 104,924 | COD: | 17.78 | MAX Sales Ratio: | 285.15 | | |
| AVG. Assessed Value: | 94,408 | PRD: | 105.60 | MIN Sales Ratio: | 10.99 | | |

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| STYLE | | | | | | | | | | | Avg. Adj. | Avg. |
|--------------|------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------|---------------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| (blank) | 41 | 99.30 | 101.58 | 95.71 | 21.17 | 106.13 | 48.10 | 285.15 | 90.40 to 100.00 | 39,535 | 37,841 | |
| 100 | 3 | 114.58 | 116.61 | 113.24 | 17.07 | 102.98 | 88.29 | 146.96 | N/A | 60,066 | 68,016 | |
| 101 | 638 | 91.59 | 94.14 | 90.06 | 17.15 | 104.53 | 10.99 | 242.82 | 90.17 to 92.91 | 105,839 | 95,321 | |
| 102 | 81 | 90.47 | 91.12 | 86.66 | 18.38 | 105.15 | 54.35 | 247.00 | 84.95 to 93.13 | 119,706 | 103,738 | |
| 103 | 20 | 94.31 | 90.84 | 88.67 | 10.48 | 102.44 | 73.46 | 111.58 | 78.08 to 97.54 | 135,298 | 119,975 | |
| 104 | 82 | 94.32 | 102.22 | 91.66 | 21.47 | 111.52 | 59.78 | 275.42 | 90.04 to 100.00 | 104,418 | 95,708 | |
| 106 | 6 | 93.83 | 97.24 | 91.32 | 10.91 | 106.48 | 76.80 | 122.28 | 76.80 to 122.28 | 111,115 | 101,475 | |
| 111 | 3 | 79.60 | 83.36 | 83.28 | 7.64 | 100.09 | 76.11 | 94.36 | N/A | 113,300 | 94,360 | |
| 301 | 1 | 86.29 | 86.29 | 86.29 | | | 86.29 | 86.29 | N/A | 86,000 | 74,210 | |
| 302 | 1 | 85.05 | 85.05 | 85.05 | | | 85.05 | 85.05 | N/A | 185,000 | 157,335 | |
| 304 | 6 | 92.31 | 102.37 | 92.73 | 21.28 | 110.39 | 80.08 | 166.89 | 80.08 to 166.89 | 145,825 | 135,225 | |
| 305 | 2 | 108.68 | 108.68 | 97.21 | 14.23 | 111.80 | 93.22 | 124.14 | N/A | 155,000 | 150,675 | |
| <u>ALL</u> | <u>884</u> | <u>92.19</u> | <u>95.02</u> | <u>89.98</u> | <u>17.78</u> | <u>105.60</u> | <u>10.99</u> | <u>285.15</u> | <u>90.91 to 93.04</u> | <u>104,924</u> | <u>94,408</u> | |

| CONDITION | | | | | | | | | | | Avg. Adj. | Avg. |
|------------------|------------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------|---------------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| (blank) | 41 | 99.30 | 101.58 | 95.71 | 21.17 | 106.13 | 48.10 | 285.15 | 90.40 to 100.00 | 39,535 | 37,841 | |
| 10 | 10 | 107.18 | 109.31 | 102.40 | 28.06 | 106.75 | 58.61 | 185.63 | 75.40 to 155.26 | 45,740 | 46,839 | |
| 20 | 97 | 100.00 | 114.70 | 96.97 | 33.42 | 118.29 | 46.14 | 275.42 | 95.19 to 109.79 | 47,825 | 46,375 | |
| 30 | 541 | 91.03 | 92.24 | 89.24 | 16.19 | 103.36 | 49.27 | 242.82 | 89.34 to 92.39 | 90,097 | 80,406 | |
| 40 | 187 | 90.73 | 90.69 | 89.57 | 10.69 | 101.25 | 10.99 | 151.63 | 89.34 to 92.84 | 185,639 | 166,274 | |
| 50 | 7 | 96.58 | 95.78 | 92.48 | 5.63 | 103.57 | 78.85 | 104.72 | 78.85 to 104.72 | 331,975 | 307,010 | |
| 60 | 1 | 77.13 | 77.13 | 77.13 | | | 77.13 | 77.13 | N/A | 255,000 | 196,685 | |
| <u>ALL</u> | <u>884</u> | <u>92.19</u> | <u>95.02</u> | <u>89.98</u> | <u>17.78</u> | <u>105.60</u> | <u>10.99</u> | <u>285.15</u> | <u>90.91 to 93.04</u> | <u>104,924</u> | <u>94,408</u> | |

**2009 Correlation Section
for Adams County**

Residential Real Property

I. Correlation

RESIDENTIAL: The following tables offer support of the calculated median as the official level of value for residential property in Adams County. The calculated median indicates that the level of value for residential real property in Adams County is 92%. This is supported by the trended preliminary ratio as well as the residential assessment actions. This county is committed to improving their assessment practices and valuation uniformity in the county.

Adams County is committed to moving forward technologically. In 2008 they went online with their real property information and a parcel search program. They are also working toward a new consolidated computer system for the county which will alleviate the duplicate entry being done presently in the Assessor's office. They have set up cyclical physical inspection. They are working to become diligent in annually physically inspecting, measuring, photographing and updating their records. The Assessor and Appraiser have done an excellent job training their staff and working together toward increasing valuation uniformity in Adams County.

Adams County is a county experiencing some economic downturns, with three major employers having lay offs. The large city of Hastings with multiple market neighborhoods poses valuation challenges as do the smaller communities in the county. The Adams County Assessor and her staff have done a good job being proactive to the market. There are no areas to suggest a recommendation should be made by the state as to the residential valuations for Adams County and statistical evidence follows that lends its support to a level of value for residential property at 92% of the market.

**2009 Correlation Section
for Adams 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(2) (R. S. Supp., 2007) 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 Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), 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 |
|-------------|--------------------|------------------------|---------------------|
| 2009 | 1,223 | 884 | 72.28 |
| 2008 | 1,367 | 1,029 | 75.27 |
| 2007 | 2,846 | 2,124 | 74.63 |
| 2006 | 1,388 | 1,065 | 76.73 |
| 2005 | 1,378 | 1,093 | 79.32 |

RESIDENTIAL: The number of qualified residential sales in Adams County has declined the past two years. Of these total sales, 60 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of family sales, foreclosure and other legal actions, estate planning and estate settlements. Adams County is diligent in their sales review. Questionnaires are sent to every buyer, if the questionnaire is returned and a discrepancy is perceived, then the sale is physically inspected. The percentage of sales used has remained fairly consistent over the past few years.

**2009 Correlation Section
for Adams 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.

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

**2009 Correlation Section
for Adams 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 |
|-------------|-------------------------------|--|--------------------------------------|---------------------------|
| 2009 | 91 | 0.45 | 91 | 92 |
| 2008 | 89.38 | 3.12 | 92 | 92.82 |
| 2007 | 89 | 5.81 | 94 | 96 |
| 2006 | 93 | 1.17 | 94 | 94 |
| 2005 | 94 | 1.09 | 95 | 96 |

RESIDENTIAL: Table 3 illustrates that the residential values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the residential population and the residential sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 92% of market for residential property in Adams County.

**2009 Correlation Section
for Adams 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 2009 Preliminary Statistical Reports and the 2009 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2008 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 sales 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.

**2009 Correlation Section
for Adams 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 Total Assessed Value (excl. growth) |
|---|------|--|
| 1.12 | 2009 | 0.45 |
| 5.55 | 2008 | 3.12 |
| 8.95 | 2007 | 5.81 |
| 2.17 | 2006 | 1.17 |
| 2.26 | 2005 | 1.09 |

RESIDENTIAL: There is less than a one point (.67) difference between the % Change in total Assessed Value in Sales File compared to the % Change in Assessed Value (excluding growth). The table is supporting the assessment actions within the residential class of property. The nearly identical movement offers support that both the sales file and the population base have received similar treatment and the class of property has been valued uniformly.

**2009 Correlation Section
for Adams County**

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has 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. Since 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 the 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, (2007). 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.

**2009 Correlation Section
for Adams County**

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|-------------|
| R&O Statistics | 92 | 90 | 95 |

RESIDENTIAL: A review of Table 5 indicates two of the measures of central tendency to be within the acceptable range. The median calculates to 92% and the mean close at 95%. The weighted mean is just slightly low at 90%. A review of the statistical page shows outliers with the minimum sales ratio at 10.99% and the maximum sales ratio at 285.15%. It is the policy of the Adams County Assessor to use every possible sale and she sends questionnaires to every buyer. With such a large sample size, removal of the extreme outliers does not move any of the measures of central tendency. Knowing the assessment practices and support from other tables, it is my opinion that for direct equalization purposes the median measure of central tendency will be used to best describe the level of value for the residential class of property in Adams County.

**2009 Correlation Section
for Adams 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. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. 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. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. 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 | 17.78 | 105.60 |
| Difference | 2.78 | 2.60 |

RESIDENTIAL: Table Six reveals that the qualitative measures are above the acceptable range, but not excessively. Although the measures are above the required standards, the assessment practices in Adams County give confidence to the fact that the residential properties are being treated in a uniform and proportionate manner.

**2009 Correlation Section
for Adams 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 | 937 | 884 | -53 |
| Median | 91 | 92 | 1 |
| Wgt. Mean | 89 | 90 | 1 |
| Mean | 98 | 95 | -3 |
| COD | 24.37 | 17.78 | -6.59 |
| PRD | 110.53 | 105.60 | -4.93 |
| Minimum | 1.32 | 10.99 | 9.67 |
| Maximum | 2,485.50 | 285.15 | -2,200.35 |

RESIDENTIAL: The above table reflects that fifty-three sales were removed from the preliminary sales database. Following sales verification, the sales removed included foreclosures, relocation sales, estate settlements and estate planning and family sales. The R & O statistics accurately reflect the assessment actions taken for the residential class of property in Adams County.

**2009 Correlation Section
for Adams County**

VIII. Trended Ratio Analysis

In order to be meaningful, statistical inferences must be based on a representative and proportionate sample of the population. If the sales are representative of the population and the sales have been appraised in a similar manner to the unsold properties, statistical inferences should be substantially the same as statistics developed from actual assessed value. This comparison is to provide additional information to the analyst in determining the reliability of the statistical inference.

| | R&O Statistics | Trended Ratio | Difference |
|------------------------|---------------------------|----------------------|-------------------|
| Number of Sales | 884 | 249 | 635 |
| Median | 92 | 89 | 3 |
| Wgt. Mean | 90 | 88 | 2 |
| Mean | 95 | 94 | 1 |
| COD | 17.78 | 24.57 | -6.79 |
| PRD | 105.60 | 106.17 | -0.57 |
| Minimum | 10.99 | 10.18 | 0.81 |
| Maximum | 285.15 | 366.71 | -81.56 |

In January of 2009, the Field Liaison obtained historical values online. The Field Liaison went through each qualified residential sale and obtained the certified assessed valuation for the year preceding the sale. For example, for a sale that occurred in the calendar year 2006 the 2005 certified assessed valuation was recorded. Sales that were substantially changed, as documented by the assessor, and sales where there was no preceding year's valuation, land that had been split away from a different parcel, and valuations that were adjusted by the County Board of Equalization were discarded for this Trending analysis. Values were entered into a spreadsheet. These values were then trended by the percentage of movement in the base (abstract) as documented in the R & O for each subsequent year including 2009. Ratios were run using the trended assessed values and the adjusted sale prices. A Median was run from these ratios and the results are documented in the adjoining table. This trended median for qualified residential is 3.50% different than the calculated R & O median and just below the acceptable range. The measures of central tendency are within reasonable tolerance of one another suggesting the sales file is representative of the population.

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 118 | MEDIAN: | 98 | COV: | 64.29 | 95% Median C.I.: | 88.89 to 99.36 |
| TOTAL Sales Price: | 34,211,458 | WGT. MEAN: | 84 | STD: | 64.75 | 95% Wgt. Mean C.I.: | 67.29 to 99.93 |
| TOTAL Adj.Sales Price: | 34,296,458 | MEAN: | 101 | AVG.ABS.DEV: | 35.27 | 95% Mean C.I.: | 89.04 to 112.41 |
| TOTAL Assessed Value: | 28,676,040 | | | | | | |
| AVG. Adj. Sales Price: | 290,647 | COD: | 36.15 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 243,017 | PRD: | 120.46 | MIN Sales Ratio: | 9.16 | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 7 | 100.00 | 102.81 | 94.70 | 20.87 | 108.57 | 65.88 | 158.12 | 65.88 to 158.12 | 604,857 | 572,791 |
| 10/01/05 TO 12/31/05 | 12 | 98.63 | 103.35 | 66.34 | 18.02 | 155.78 | 51.49 | 200.22 | 94.98 to 102.93 | 302,437 | 200,650 |
| 01/01/06 TO 03/31/06 | 6 | 99.77 | 100.70 | 99.85 | 3.06 | 100.85 | 94.68 | 110.44 | 94.68 to 110.44 | 82,166 | 82,042 |
| 04/01/06 TO 06/30/06 | 11 | 98.76 | 97.28 | 98.03 | 29.11 | 99.23 | 26.65 | 170.82 | 39.51 to 138.44 | 124,983 | 122,519 |
| 07/01/06 TO 09/30/06 | 7 | 90.40 | 85.09 | 85.00 | 13.00 | 100.11 | 63.55 | 105.15 | 63.55 to 105.15 | 69,428 | 59,015 |
| 10/01/06 TO 12/31/06 | 9 | 100.00 | 104.84 | 122.66 | 32.12 | 85.47 | 39.76 | 181.51 | 39.84 to 161.16 | 492,731 | 604,386 |
| 01/01/07 TO 03/31/07 | 7 | 97.41 | 102.66 | 73.13 | 48.27 | 140.39 | 32.41 | 244.20 | 32.41 to 244.20 | 456,608 | 333,903 |
| 04/01/07 TO 06/30/07 | 8 | 98.12 | 105.97 | 92.52 | 23.91 | 114.54 | 75.70 | 150.87 | 75.70 to 150.87 | 218,500 | 202,150 |
| 07/01/07 TO 09/30/07 | 12 | 90.75 | 116.10 | 88.14 | 73.72 | 131.72 | 9.16 | 572.15 | 33.81 to 104.66 | 187,412 | 165,192 |
| 10/01/07 TO 12/31/07 | 13 | 81.36 | 94.29 | 83.08 | 41.42 | 113.49 | 34.91 | 243.73 | 61.07 to 116.97 | 154,992 | 128,771 |
| 01/01/08 TO 03/31/08 | 9 | 73.10 | 121.06 | 68.50 | 90.02 | 176.72 | 20.72 | 303.47 | 59.17 to 265.54 | 194,343 | 133,125 |
| 04/01/08 TO 06/30/08 | 17 | 78.04 | 84.53 | 66.27 | 42.85 | 127.56 | 21.21 | 187.76 | 41.27 to 104.91 | 511,035 | 338,655 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 36 | 99.12 | 100.95 | 84.86 | 19.49 | 118.96 | 26.65 | 200.22 | 97.71 to 100.41 | 270,307 | 229,369 |
| 07/01/06 TO 06/30/07 | 31 | 97.70 | 100.18 | 99.41 | 30.25 | 100.77 | 32.41 | 244.20 | 79.19 to 105.32 | 318,220 | 316,358 |
| 07/01/07 TO 06/30/08 | 51 | 81.74 | 100.89 | 72.19 | 58.50 | 139.77 | 9.16 | 572.15 | 70.16 to 96.97 | 288,245 | 208,070 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 33 | 99.10 | 97.38 | 113.32 | 22.48 | 85.93 | 26.65 | 181.51 | 90.91 to 100.40 | 205,709 | 233,107 |
| 01/01/07 TO 12/31/07 | 40 | 89.91 | 104.63 | 82.65 | 49.52 | 126.59 | 9.16 | 572.15 | 76.58 to 103.36 | 230,202 | 190,271 |
| <u>ALL</u> | | | | | | | | | | | |
| | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| HASTINGS | 95 | 95.04 | 101.15 | 94.77 | 38.61 | 106.73 | 20.72 | 572.15 | 84.24 to 100.00 | 266,722 | 252,776 |
| JUNIATA | 1 | 98.76 | 98.76 | 98.76 | | | 98.76 | 98.76 | N/A | 17,000 | 16,790 |
| KENESAW | 4 | 99.78 | 105.78 | 103.80 | 6.67 | 101.91 | 99.10 | 124.45 | N/A | 60,466 | 62,761 |
| PROSSER | 1 | 244.20 | 244.20 | 244.20 | | | 244.20 | 244.20 | N/A | 3,450 | 8,425 |
| ROSELAND | 3 | 99.36 | 99.27 | 99.12 | 1.03 | 100.15 | 97.70 | 100.76 | N/A | 28,800 | 28,546 |
| RURAL | 8 | 95.16 | 79.95 | 44.85 | 23.13 | 178.25 | 21.21 | 112.84 | 21.21 to 112.84 | 642,893 | 288,366 |
| SUBURBAN | 6 | 84.48 | 95.41 | 57.51 | 59.81 | 165.89 | 9.16 | 243.73 | 9.16 to 243.73 | 577,666 | 332,233 |
| <u>ALL</u> | | | | | | | | | | | |
| | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 118 | MEDIAN: | 98 | COV: | 64.29 | 95% Median C.I.: | 88.89 to 99.36 |
| TOTAL Sales Price: | 34,211,458 | WGT. MEAN: | 84 | STD: | 64.75 | 95% Wgt. Mean C.I.: | 67.29 to 99.93 |
| TOTAL Adj.Sales Price: | 34,296,458 | MEAN: | 101 | AVG.ABS.DEV: | 35.27 | 95% Mean C.I.: | 89.04 to 112.41 |
| TOTAL Assessed Value: | 28,676,040 | | | | | | |
| AVG. Adj. Sales Price: | 290,647 | COD: | 36.15 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 243,017 | PRD: | 120.46 | MIN Sales Ratio: | 9.16 | | |

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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 | 102 | 97.56 | 102.11 | 93.97 | 36.32 | 108.67 | 20.72 | 572.15 | 87.45 to 100.00 | 238,414 | 224,027 |
| 2 | 8 | 93.80 | 95.63 | 68.12 | 41.39 | 140.39 | 9.16 | 243.73 | 9.16 to 243.73 | 579,393 | 394,680 |
| 3 | 8 | 97.94 | 88.12 | 49.93 | 29.51 | 176.48 | 21.21 | 157.95 | 21.21 to 157.95 | 667,875 | 333,471 |
| ____ALL____ | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

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 | 102 | 98.07 | 104.11 | 84.31 | 32.71 | 123.47 | 20.72 | 572.15 | 92.61 to 100.00 | 322,794 | 272,163 |
| 2 | 16 | 61.36 | 79.14 | 66.74 | 74.75 | 118.58 | 9.16 | 243.73 | 32.36 to 121.20 | 85,713 | 57,207 |
| ____ALL____ | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 01-0003 | 6 | 99.88 | 127.78 | 104.87 | 28.61 | 121.84 | 99.10 | 244.20 | 99.10 to 244.20 | 47,552 | 49,869 |
| 01-0018 | 97 | 95.04 | 100.85 | 94.70 | 38.08 | 106.50 | 20.72 | 572.15 | 84.24 to 100.00 | 262,418 | 248,504 |
| 01-0090 | 12 | 96.35 | 93.04 | 49.81 | 33.23 | 186.80 | 9.16 | 243.73 | 51.49 to 99.14 | 705,429 | 351,373 |
| 01-0123 | 2 | 99.23 | 99.23 | 98.91 | 1.54 | 100.32 | 97.70 | 100.76 | N/A | 23,200 | 22,947 |
| 10-0019 | | | | | | | | | | | |
| 18-0501 | | | | | | | | | | | |
| 40-0126 | | | | | | | | | | | |
| 50-0503 | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | |
| 91-0074 | 1 | 21.21 | 21.21 | 21.21 | | | 21.21 | 21.21 | N/A | 45,000 | 9,545 |
| NonValid School | | | | | | | | | | | |
| ____ALL____ | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 118 | MEDIAN: | 98 | COV: | 64.29 | 95% Median C.I.: | 88.89 to 99.36 |
| TOTAL Sales Price: | 34,211,458 | WGT. MEAN: | 84 | STD: | 64.75 | 95% Wgt. Mean C.I.: | 67.29 to 99.93 |
| TOTAL Adj.Sales Price: | 34,296,458 | MEAN: | 101 | AVG.ABS.DEV: | 35.27 | 95% Mean C.I.: | 89.04 to 112.41 |
| TOTAL Assessed Value: | 28,676,040 | | | | | | |
| AVG. Adj. Sales Price: | 290,647 | COD: | 36.15 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 243,017 | PRD: | 120.46 | MIN Sales Ratio: | 9.16 | | |

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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 | 18 | 61.36 | 73.76 | 52.17 | 62.68 | 141.40 | 9.16 | 243.73 | 34.91 to 96.97 | 216,133 | 112,747 |
| Prior TO 1860 | | | | | | | | | | | |
| 1860 TO 1899 | 8 | 113.92 | 152.25 | 138.17 | 51.22 | 110.19 | 81.36 | 303.47 | 81.36 to 303.47 | 67,437 | 93,180 |
| 1900 TO 1919 | 12 | 110.90 | 153.75 | 110.93 | 58.90 | 138.60 | 67.89 | 572.15 | 86.70 to 170.82 | 64,713 | 71,787 |
| 1920 TO 1939 | 9 | 97.70 | 87.14 | 58.43 | 25.94 | 149.14 | 20.72 | 153.57 | 42.92 to 104.66 | 85,555 | 49,989 |
| 1940 TO 1949 | 15 | 98.17 | 96.25 | 89.79 | 25.74 | 107.19 | 33.81 | 187.76 | 75.70 to 102.64 | 88,060 | 79,071 |
| 1950 TO 1959 | 10 | 92.94 | 92.43 | 82.12 | 38.09 | 112.55 | 39.51 | 244.20 | 39.76 to 102.93 | 107,820 | 88,540 |
| 1960 TO 1969 | 17 | 94.68 | 93.78 | 91.41 | 22.63 | 102.60 | 33.75 | 138.98 | 70.74 to 113.83 | 195,255 | 178,474 |
| 1970 TO 1979 | 9 | 100.41 | 87.26 | 81.10 | 18.24 | 107.59 | 32.41 | 116.97 | 41.27 to 104.91 | 449,145 | 364,249 |
| 1980 TO 1989 | 11 | 84.24 | 87.77 | 97.72 | 15.51 | 89.81 | 66.06 | 123.64 | 71.82 to 103.36 | 765,565 | 748,145 |
| 1990 TO 1994 | 2 | 81.02 | 81.02 | 86.60 | 23.43 | 93.55 | 62.04 | 100.00 | N/A | 850,000 | 736,112 |
| 1995 TO 1999 | 6 | 138.05 | 126.44 | 77.13 | 28.55 | 163.94 | 39.89 | 181.51 | 39.89 to 181.51 | 1,292,166 | 996,602 |
| 2000 TO Present | 1 | 76.58 | 76.58 | 76.58 | | | 76.58 | 76.58 | N/A | 685,000 | 524,555 |
| ALL | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

| 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 | 1 | 244.20 | 244.20 | 244.20 | | | 244.20 | 244.20 | N/A | 3,450 | 8,425 |
| 5000 TO 9999 | 1 | 99.14 | 99.14 | 99.14 | | | 99.14 | 99.14 | N/A | 7,000 | 6,940 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 2 | 171.67 | 171.67 | 147.03 | 42.25 | 116.76 | 99.14 | 244.20 | N/A | 5,225 | 7,682 |
| 10000 TO 29999 | 17 | 99.09 | 128.00 | 112.31 | 58.20 | 113.97 | 26.65 | 572.15 | 63.55 to 139.00 | 17,748 | 19,933 |
| 30000 TO 59999 | 21 | 90.91 | 105.59 | 101.98 | 47.12 | 103.55 | 21.21 | 303.47 | 75.70 to 105.32 | 45,562 | 46,463 |
| 60000 TO 99999 | 23 | 100.41 | 107.17 | 106.38 | 21.84 | 100.74 | 39.51 | 187.76 | 97.41 to 110.44 | 76,370 | 81,240 |
| 100000 TO 149999 | 9 | 70.16 | 73.40 | 73.01 | 34.37 | 100.54 | 39.84 | 103.36 | 42.89 to 100.40 | 117,333 | 85,665 |
| 150000 TO 249999 | 22 | 94.86 | 94.33 | 94.45 | 28.20 | 99.88 | 32.36 | 181.51 | 77.69 to 116.97 | 193,197 | 182,471 |
| 250000 TO 499999 | 9 | 77.69 | 72.85 | 73.20 | 36.28 | 99.52 | 9.16 | 157.95 | 20.72 to 90.92 | 288,676 | 211,306 |
| 500000 + | 15 | 84.24 | 86.14 | 80.42 | 31.49 | 107.11 | 32.41 | 158.12 | 62.04 to 104.91 | 1,557,768 | 1,252,695 |
| ALL | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 118 | MEDIAN: | 98 | COV: | 64.29 | 95% Median C.I.: | 88.89 to 99.36 |
| TOTAL Sales Price: | 34,211,458 | WGT. MEAN: | 84 | STD: | 64.75 | 95% Wgt. Mean C.I.: | 67.29 to 99.93 |
| TOTAL Adj.Sales Price: | 34,296,458 | MEAN: | 101 | AVG.ABS.DEV: | 35.27 | 95% Mean C.I.: | 89.04 to 112.41 |
| TOTAL Assessed Value: | 28,676,040 | | | | | | |
| AVG. Adj. Sales Price: | 290,647 | COD: | 36.15 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 243,017 | PRD: | 120.46 | MIN Sales Ratio: | 9.16 | | |

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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 \$ | | | | | | | | | | | |
| 5000 TO 9999 | 5 | 33.75 | 84.99 | 38.45 | 175.10 | 221.02 | 21.21 | 244.20 | N/A | 19,304 | 7,423 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 5 | 33.75 | 84.99 | 38.45 | 175.10 | 221.02 | 21.21 | 244.20 | N/A | 19,304 | 7,423 |
| 10000 TO 29999 | 17 | 97.70 | 76.66 | 43.98 | 30.37 | 174.30 | 9.16 | 139.00 | 39.51 to 99.10 | 37,582 | 16,529 |
| 30000 TO 59999 | 23 | 90.40 | 112.20 | 77.55 | 53.78 | 144.69 | 32.36 | 572.15 | 68.75 to 100.00 | 60,742 | 47,104 |
| 60000 TO 99999 | 21 | 99.14 | 94.65 | 76.48 | 21.15 | 123.75 | 20.72 | 200.22 | 92.61 to 104.66 | 101,381 | 77,539 |
| 100000 TO 149999 | 16 | 100.20 | 130.47 | 103.27 | 49.85 | 126.34 | 55.31 | 303.47 | 79.19 to 170.82 | 115,625 | 119,405 |
| 150000 TO 249999 | 14 | 94.86 | 94.50 | 91.69 | 16.67 | 103.06 | 59.17 | 138.98 | 77.69 to 116.97 | 213,406 | 195,674 |
| 250000 TO 499999 | 9 | 113.83 | 108.97 | 83.10 | 33.26 | 131.13 | 32.41 | 181.51 | 62.04 to 157.95 | 392,394 | 326,092 |
| 500000 + | 13 | 94.98 | 92.12 | 83.36 | 25.36 | 110.51 | 39.89 | 158.12 | 70.74 to 118.15 | 1,666,593 | 1,389,341 |
| ALL | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

COST RANK

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 19 | 63.55 | 73.99 | 53.77 | 58.54 | 137.59 | 9.16 | 243.73 | 34.91 to 96.97 | 218,337 | 117,410 |
| 10 | 8 | 103.92 | 129.84 | 104.01 | 50.87 | 124.83 | 59.63 | 244.20 | 59.63 to 244.20 | 378,556 | 393,748 |
| 15 | 5 | 118.15 | 113.89 | 57.05 | 29.25 | 199.63 | 39.89 | 161.16 | N/A | 1,151,800 | 657,073 |
| 20 | 82 | 98.35 | 104.83 | 97.17 | 31.36 | 107.88 | 20.72 | 572.15 | 92.61 to 100.00 | 231,338 | 224,793 |
| 30 | 4 | 70.02 | 68.87 | 65.95 | 28.04 | 104.42 | 32.41 | 103.02 | N/A | 597,702 | 394,213 |
| ALL | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 118 | MEDIAN: | 98 | COV: | 64.29 | 95% Median C.I.: | 88.89 to 99.36 |
| TOTAL Sales Price: | 34,211,458 | WGT. MEAN: | 84 | STD: | 64.75 | 95% Wgt. Mean C.I.: | 67.29 to 99.93 |
| TOTAL Adj.Sales Price: | 34,296,458 | MEAN: | 101 | AVG.ABS.DEV: | 35.27 | 95% Mean C.I.: | 89.04 to 112.41 |
| TOTAL Assessed Value: | 28,676,040 | | | | | | |
| AVG. Adj. Sales Price: | 290,647 | COD: | 36.15 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 243,017 | PRD: | 120.46 | MIN Sales Ratio: | 9.16 | | |

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| OCCUPANCY CODE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| (blank) | 17 | 63.55 | 75.07 | 53.38 | 62.97 | 140.63 | 9.16 | 243.73 | 32.36 to 99.10 | 81,788 | 43,660 |
| 300 | 3 | 125.08 | 126.24 | 118.46 | 14.26 | 106.56 | 100.06 | 153.57 | N/A | 54,333 | 64,363 |
| 303 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 105,000 | 105,000 |
| 304 | 1 | 71.82 | 71.82 | 71.82 | | | 71.82 | 71.82 | N/A | 2,340,000 | 1,680,540 |
| 311 | 1 | 157.95 | 157.95 | 157.95 | | | 157.95 | 157.95 | N/A | 269,000 | 424,880 |
| 319 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 1,100,000 | 1,100,000 |
| 326 | 5 | 39.51 | 60.82 | 46.70 | 65.55 | 130.25 | 33.75 | 99.09 | N/A | 28,650 | 13,379 |
| 340 | 1 | 100.41 | 100.41 | 100.41 | | | 100.41 | 100.41 | N/A | 90,000 | 90,365 |
| 341 | 1 | 66.06 | 66.06 | 66.06 | | | 66.06 | 66.06 | N/A | 220,000 | 145,335 |
| 343 | 3 | 125.94 | 122.77 | 119.62 | 19.55 | 102.63 | 84.24 | 158.12 | N/A | 583,911 | 698,481 |
| 344 | 12 | 82.56 | 116.25 | 84.05 | 61.45 | 138.32 | 20.72 | 303.47 | 73.98 to 150.87 | 142,166 | 119,488 |
| 346 | 1 | 99.14 | 99.14 | 99.14 | | | 99.14 | 99.14 | N/A | 96,865 | 96,035 |
| 349 | 5 | 77.69 | 81.17 | 63.47 | 28.37 | 127.89 | 32.41 | 116.97 | N/A | 522,382 | 331,573 |
| 350 | 2 | 92.43 | 92.43 | 91.11 | 5.39 | 101.45 | 87.45 | 97.41 | N/A | 118,500 | 107,965 |
| 351 | 2 | 68.73 | 68.73 | 63.27 | 42.15 | 108.63 | 39.76 | 97.70 | N/A | 34,500 | 21,827 |
| 352 | 12 | 95.95 | 99.29 | 102.76 | 21.69 | 96.63 | 42.92 | 181.51 | 79.19 to 103.36 | 156,125 | 160,427 |
| 353 | 9 | 90.40 | 155.43 | 96.93 | 84.85 | 160.35 | 67.89 | 572.15 | 73.10 to 200.22 | 67,674 | 65,599 |
| 384 | 2 | 100.58 | 100.58 | 100.90 | 2.05 | 99.69 | 98.52 | 102.64 | N/A | 65,000 | 65,582 |
| 386 | 1 | 118.15 | 118.15 | 118.15 | | | 118.15 | 118.15 | N/A | 994,000 | 1,174,410 |
| 406 | 15 | 100.00 | 114.44 | 108.70 | 28.56 | 105.28 | 59.63 | 244.20 | 92.61 to 122.52 | 100,240 | 108,961 |
| 419 | 1 | 103.02 | 103.02 | 103.02 | | | 103.02 | 103.02 | N/A | 975,000 | 1,004,460 |
| 421 | 1 | 51.49 | 51.49 | 51.49 | | | 51.49 | 51.49 | N/A | 2,500,000 | 1,287,215 |
| 426 | 1 | 90.91 | 90.91 | 90.91 | | | 90.91 | 90.91 | N/A | 55,000 | 50,000 |
| 442 | 4 | 111.91 | 112.49 | 89.01 | 31.41 | 126.38 | 55.31 | 170.82 | N/A | 85,000 | 75,657 |
| 446 | 1 | 70.74 | 70.74 | 70.74 | | | 70.74 | 70.74 | N/A | 850,000 | 601,250 |
| 447 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 56,000 | 56,000 |
| 470 | 1 | 98.76 | 98.76 | 98.76 | | | 98.76 | 98.76 | N/A | 17,000 | 16,790 |
| 494 | 1 | 104.91 | 104.91 | 104.91 | | | 104.91 | 104.91 | N/A | 1,900,000 | 1,993,195 |
| 498 | 1 | 94.98 | 94.98 | 94.98 | | | 94.98 | 94.98 | N/A | 585,000 | 555,620 |
| 528 | 7 | 99.10 | 87.47 | 67.48 | 31.71 | 129.63 | 41.27 | 161.16 | 41.27 to 161.16 | 107,628 | 72,622 |
| 531 | 1 | 62.04 | 62.04 | 62.04 | | | 62.04 | 62.04 | N/A | 600,000 | 372,225 |
| 532 | 1 | 110.44 | 110.44 | 110.44 | | | 110.44 | 110.44 | N/A | 75,000 | 82,830 |
| 554 | 1 | 39.89 | 39.89 | 39.89 | | | 39.89 | 39.89 | N/A | 4,565,000 | 1,821,070 |
| 749 | 1 | 123.64 | 123.64 | 123.64 | | | 123.64 | 123.64 | N/A | 3,621,721 | 4,477,730 |
| ALL | 118 | 97.56 | 100.72 | 83.61 | 36.15 | 120.46 | 9.16 | 572.15 | 88.89 to 99.36 | 290,647 | 243,017 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 118 | MEDIAN: | 98 | COV: | 64.29 | 95% Median C.I.: | 88.89 to 99.36 |
| TOTAL Sales Price: | 34,211,458 | WGT. MEAN: | 84 | STD: | 64.75 | 95% Wgt. Mean C.I.: | 67.29 to 99.93 |
| TOTAL Adj.Sales Price: | 34,296,458 | MEAN: | 101 | AVG.ABS.DEV: | 35.27 | 95% Mean C.I.: | 89.04 to 112.41 |
| TOTAL Assessed Value: | 28,676,040 | | | | | | |
| AVG. Adj. Sales Price: | 290,647 | COD: | 36.15 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 243,017 | PRD: | 120.46 | MIN Sales Ratio: | 9.16 | | |

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

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PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|------------|--------------|---------------|--------------|--------------|---------------|-------------|---------------|-----------------------|----------------------|----------------|
| 02 | 4 | 96.91 | 93.93 | 96.89 | 24.81 | 96.94 | 42.92 | 138.98 | N/A | 136,750 | 132,502 |
| 03 | 110 | 97.71 | 101.07 | 90.88 | 35.07 | 111.21 | 20.72 | 572.15 | 88.89 to 99.49 | 262,818 | 238,843 |
| 04 | 4 | 69.50 | 98.09 | 38.71 | 105.85 | 253.41 | 9.16 | 244.20 | N/A | 1,209,862 | 468,303 |
| <u>ALL</u> | <u>118</u> | <u>97.56</u> | <u>100.72</u> | <u>83.61</u> | <u>36.15</u> | <u>120.46</u> | <u>9.16</u> | <u>572.15</u> | <u>88.89 to 99.36</u> | <u>290,647</u> | <u>243,017</u> |

Adams County 2009 Assessment Actions taken to address the following property classes/subclasses:

Commercial

Pick up work was completed timely

Sales were reviewed for accuracy and market valuation

All exempt properties were physically inspected and reviewed.

Preliminary work was completed for updating pricing and new depreciation tables for assessment year 2010.

Two staff appraisers obtained appraisal licenses with one of them becoming a certified residential appraiser.

The Assessor and Appraiser have worked diligently to develop a good relationship with the county board.

Adams County went online this year with parcel search. This has helped ensure accuracy, improve uniformity and aided the public with useful information available to everyone.

2009 Assessment Survey for Adams County

Commercial/Industrial Appraisal Information

| | |
|-----|---|
| 1. | Data collection done by: |
| | Appraiser and appraiser associates |
| 2. | Valuation done by: |
| | Appraiser and appraiser associates |
| 3. | Pickup work done by whom: |
| | Appraiser and appraiser associates |
| 4. | What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? |
| | 2005 |
| 5. | What was the last year a depreciation schedule for this property class was developed using market-derived information? |
| | 2000 |
| 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? |
| | 2000 for all commercial, low income housing is valued annually with the income approach |
| 7. | What approach to value is used in this class or subclasses to estimate the market value of properties? |
| | Sale comparison and cost |
| 8. | Number of Market Areas/Neighborhoods/Assessor Locations? |
| | 8 |
| 9. | How are these Market Areas/Neighborhoods/Assessor Locations defined? |
| | By location in the county and within the city of Hastings |
| 10. | Is "Market Area/Neighborhood/Assessor Location" a unique usable valuation grouping? If not, what is a unique usable valuation grouping? |
| | Yes |
| 11. | Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics? |
| | Yes |
| 12. | Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>) |
| | Yes for the areas surrounding the city of Hastings and the town of Juniata. |

Commercial Permit Numbers:

| Permits | Information Statements | Other | Total |
|---------|------------------------|-------|-------|
| 65 | | | 65 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 107 | MEDIAN: | 99 | COV: | 63.05 | 95% Median C.I.: | 92.61 to 100.00 |
| TOTAL Sales Price: | 30,265,370 | WGT. MEAN: | 88 | STD: | 65.20 | 95% Wgt. Mean C.I.: | 70.79 to 105.35 |
| TOTAL Adj.Sales Price: | 30,350,370 | MEAN: | 103 | AVG.ABS.DEV: | 33.53 | 95% Mean C.I.: | 91.05 to 115.76 |
| TOTAL Assessed Value: | 26,729,680 | | | | | | |
| AVG. Adj. Sales Price: | 283,648 | COD: | 34.03 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 249,810 | PRD: | 117.41 | MIN Sales Ratio: | 9.16 | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 7 | 100.00 | 102.81 | 94.70 | 20.87 | 108.57 | 65.88 | 158.12 | 65.88 to 158.12 | 604,857 | 572,791 |
| 10/01/05 TO 12/31/05 | 10 | 99.22 | 111.68 | 102.75 | 13.96 | 108.70 | 96.86 | 200.22 | 97.09 to 125.08 | 103,425 | 106,266 |
| 01/01/06 TO 03/31/06 | 6 | 99.77 | 100.70 | 99.85 | 3.06 | 100.85 | 94.68 | 110.44 | 94.68 to 110.44 | 82,166 | 82,042 |
| 04/01/06 TO 06/30/06 | 11 | 98.76 | 97.28 | 98.03 | 29.11 | 99.23 | 26.65 | 170.82 | 39.51 to 138.44 | 124,983 | 122,519 |
| 07/01/06 TO 09/30/06 | 7 | 90.40 | 85.09 | 85.00 | 13.00 | 100.11 | 63.55 | 105.15 | 63.55 to 105.15 | 69,428 | 59,015 |
| 10/01/06 TO 12/31/06 | 9 | 100.00 | 113.74 | 124.47 | 27.65 | 91.38 | 39.76 | 181.51 | 98.52 to 161.16 | 492,731 | 613,283 |
| 01/01/07 TO 03/31/07 | 6 | 105.13 | 125.57 | 74.19 | 55.86 | 169.26 | 32.41 | 321.88 | 32.41 to 321.88 | 516,043 | 382,853 |
| 04/01/07 TO 06/30/07 | 7 | 90.92 | 99.55 | 89.90 | 20.07 | 110.74 | 75.70 | 139.00 | 75.70 to 139.00 | 239,000 | 214,863 |
| 07/01/07 TO 09/30/07 | 13 | 88.89 | 109.06 | 87.17 | 75.04 | 125.11 | 9.16 | 572.15 | 33.75 to 104.66 | 175,688 | 153,146 |
| 10/01/07 TO 12/31/07 | 10 | 94.11 | 107.27 | 90.44 | 35.59 | 118.60 | 57.43 | 243.73 | 66.06 to 138.98 | 164,490 | 148,772 |
| 01/01/08 TO 03/31/08 | 5 | 73.10 | 124.88 | 75.74 | 78.50 | 164.87 | 62.04 | 265.54 | N/A | 218,000 | 165,121 |
| 04/01/08 TO 06/30/08 | 16 | 78.12 | 85.56 | 67.95 | 41.75 | 125.92 | 21.21 | 187.76 | 55.31 to 104.91 | 531,600 | 361,215 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 34 | 99.25 | 103.26 | 96.86 | 18.38 | 106.60 | 26.65 | 200.22 | 97.96 to 102.93 | 209,884 | 203,299 |
| 07/01/06 TO 06/30/07 | 29 | 98.52 | 105.85 | 100.45 | 29.73 | 105.37 | 32.41 | 321.88 | 84.24 to 112.84 | 334,132 | 335,649 |
| 07/01/07 TO 06/30/08 | 44 | 87.08 | 101.91 | 74.56 | 53.36 | 136.68 | 9.16 | 572.15 | 67.89 to 102.22 | 307,373 | 229,174 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 33 | 99.14 | 99.80 | 114.50 | 21.30 | 87.17 | 26.65 | 181.51 | 94.68 to 100.41 | 205,709 | 235,534 |
| 01/01/07 TO 12/31/07 | 36 | 91.77 | 109.47 | 83.69 | 51.37 | 130.79 | 9.16 | 572.15 | 79.17 to 104.66 | 241,614 | 202,216 |
| <u>ALL</u> | | | | | | | | | | | |
| | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

| ASSESSOR LOCATION | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| HASTINGS | 84 | 98.24 | 104.14 | 97.32 | 33.99 | 107.02 | 26.65 | 572.15 | 88.89 to 102.22 | 283,065 | 275,469 |
| JUNIATA | 1 | 98.76 | 98.76 | 98.76 | | | 98.76 | 98.76 | N/A | 17,000 | 16,790 |
| KENESAW | 5 | 99.14 | 89.53 | 93.78 | 20.42 | 95.47 | 24.56 | 124.45 | N/A | 55,373 | 51,928 |
| PROSSER | 1 | 321.88 | 321.88 | 321.88 | | | 321.88 | 321.88 | N/A | 3,450 | 11,105 |
| ROSELAND | 3 | 99.36 | 99.27 | 99.12 | 1.03 | 100.15 | 97.70 | 100.76 | N/A | 28,800 | 28,546 |
| RURAL | 9 | 92.61 | 77.87 | 48.30 | 24.90 | 161.21 | 21.21 | 112.84 | 43.41 to 99.14 | 590,905 | 285,424 |
| SUBURBAN | 4 | 98.10 | 112.27 | 74.43 | 60.29 | 150.85 | 9.16 | 243.73 | N/A | 217,750 | 162,063 |
| <u>ALL</u> | | | | | | | | | | | |
| | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 107 | MEDIAN: | 99 | COV: | 63.05 | 95% Median C.I.: | 92.61 to 100.00 |
| TOTAL Sales Price: | 30,265,370 | WGT. MEAN: | 88 | STD: | 65.20 | 95% Wgt. Mean C.I.: | 70.79 to 105.35 |
| TOTAL Adj.Sales Price: | 30,350,370 | MEAN: | 103 | AVG.ABS.DEV: | 33.53 | 95% Mean C.I.: | 91.05 to 115.76 |
| TOTAL Assessed Value: | 26,729,680 | | | | | | |
| AVG. Adj. Sales Price: | 283,648 | COD: | 34.03 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 249,810 | PRD: | 117.41 | MIN Sales Ratio: | 9.16 | | |

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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 | 93 | 98.76 | 104.45 | 96.17 | 33.92 | 108.60 | 24.56 | 572.15 | 90.91 to 100.40 | 246,959 | 237,503 |
| 2 | 6 | 98.10 | 106.95 | 88.83 | 41.45 | 120.39 | 9.16 | 243.73 | 9.16 to 243.73 | 340,025 | 302,049 |
| 3 | 8 | 97.94 | 88.62 | 52.96 | 29.00 | 167.34 | 21.21 | 157.95 | 21.21 to 157.95 | 667,875 | 353,695 |
| ____ALL____ | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

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 | 95 | 98.52 | 104.81 | 88.08 | 30.83 | 118.99 | 32.41 | 572.15 | 94.49 to 100.00 | 311,137 | 274,056 |
| 2 | 12 | 81.32 | 92.25 | 87.63 | 71.92 | 105.27 | 9.16 | 243.73 | 24.56 to 139.00 | 66,026 | 57,860 |
| ____ALL____ | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

SCHOOL DISTRICT *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | | | | | | | | | | | |
| 01-0003 | 8 | 99.25 | 115.76 | 82.89 | 46.11 | 139.65 | 24.56 | 321.88 | 24.56 to 321.88 | 61,914 | 51,323 |
| 01-0018 | 85 | 98.52 | 104.09 | 97.32 | 33.50 | 106.95 | 26.65 | 572.15 | 88.89 to 102.22 | 279,982 | 272,473 |
| 01-0090 | 11 | 97.71 | 97.38 | 52.03 | 30.87 | 187.17 | 9.16 | 243.73 | 43.41 to 112.84 | 542,286 | 282,128 |
| 01-0123 | 2 | 99.23 | 99.23 | 98.91 | 1.54 | 100.32 | 97.70 | 100.76 | N/A | 23,200 | 22,947 |
| 10-0019 | | | | | | | | | | | |
| 18-0501 | | | | | | | | | | | |
| 40-0126 | | | | | | | | | | | |
| 50-0503 | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | |
| 91-0074 | 1 | 21.21 | 21.21 | 21.21 | | | 21.21 | 21.21 | N/A | 45,000 | 9,545 |
| NonValid School | | | | | | | | | | | |
| ____ALL____ | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 107 | MEDIAN: | 99 | COV: | 63.05 | 95% Median C.I.: | 92.61 to 100.00 |
| TOTAL Sales Price: | 30,265,370 | WGT. MEAN: | 88 | STD: | 65.20 | 95% Wgt. Mean C.I.: | 70.79 to 105.35 |
| TOTAL Adj.Sales Price: | 30,350,370 | MEAN: | 103 | AVG.ABS.DEV: | 33.53 | 95% Mean C.I.: | 91.05 to 115.76 |
| TOTAL Assessed Value: | 26,729,680 | | | | | | |
| AVG. Adj. Sales Price: | 283,648 | COD: | 34.03 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 249,810 | PRD: | 117.41 | MIN Sales Ratio: | 9.16 | | |

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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 | 13 | 63.55 | 82.86 | 54.78 | 75.20 | 151.25 | 9.16 | 243.73 | 24.56 to 121.20 | 61,101 | 33,473 |
| Prior TO 1860 | | | | | | | | | | | |
| 1860 TO 1899 | 6 | 101.92 | 127.28 | 122.49 | 36.48 | 103.91 | 81.36 | 265.54 | 81.36 to 265.54 | 71,583 | 87,679 |
| 1900 TO 1919 | 12 | 110.90 | 153.75 | 110.93 | 58.90 | 138.60 | 67.89 | 572.15 | 86.70 to 170.82 | 64,713 | 71,787 |
| 1920 TO 1939 | 8 | 98.40 | 95.44 | 82.50 | 19.19 | 115.69 | 42.92 | 153.57 | 42.92 to 153.57 | 58,750 | 48,470 |
| 1940 TO 1949 | 13 | 98.76 | 102.99 | 103.52 | 22.35 | 99.48 | 33.81 | 187.76 | 78.54 to 112.84 | 75,069 | 77,713 |
| 1950 TO 1959 | 10 | 94.00 | 100.41 | 83.51 | 46.15 | 120.23 | 39.51 | 321.88 | 39.76 to 102.93 | 107,820 | 90,043 |
| 1960 TO 1969 | 17 | 94.68 | 93.78 | 91.41 | 22.63 | 102.60 | 33.75 | 138.98 | 70.74 to 113.83 | 195,255 | 178,474 |
| 1970 TO 1979 | 9 | 100.41 | 87.26 | 81.10 | 18.24 | 107.59 | 32.41 | 116.97 | 41.27 to 104.91 | 449,145 | 364,249 |
| 1980 TO 1989 | 10 | 87.58 | 89.15 | 98.00 | 15.24 | 90.97 | 66.06 | 123.64 | 71.82 to 103.36 | 832,622 | 815,931 |
| 1990 TO 1994 | 2 | 81.02 | 81.02 | 86.60 | 23.43 | 93.55 | 62.04 | 100.00 | N/A | 850,000 | 736,112 |
| 1995 TO 1999 | 6 | 138.05 | 127.03 | 79.20 | 28.13 | 160.39 | 43.41 | 181.51 | 43.41 to 181.51 | 1,292,166 | 1,023,352 |
| 2000 TO Present | 1 | 76.58 | 76.58 | 76.58 | | | 76.58 | 76.58 | N/A | 685,000 | 524,555 |
| ALL | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

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 | 321.88 | 321.88 | 321.88 | | | 321.88 | 321.88 | N/A | 3,450 | 11,105 |
| 5000 TO 9999 | 1 | 99.14 | 99.14 | 99.14 | | | 99.14 | 99.14 | N/A | 7,000 | 6,940 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 2 | 210.51 | 210.51 | 172.68 | 52.90 | 121.91 | 99.14 | 321.88 | N/A | 5,225 | 9,022 |
| 10000 TO 29999 | 16 | 99.10 | 131.61 | 116.11 | 60.01 | 113.34 | 26.65 | 572.15 | 63.55 to 139.00 | 17,295 | 20,081 |
| 30000 TO 59999 | 20 | 90.66 | 93.97 | 93.31 | 39.81 | 100.70 | 21.21 | 265.54 | 67.89 to 100.00 | 45,090 | 42,074 |
| 60000 TO 99999 | 21 | 100.41 | 106.67 | 106.21 | 20.27 | 100.43 | 39.51 | 187.76 | 97.41 to 110.44 | 75,548 | 80,242 |
| 100000 TO 149999 | 7 | 100.00 | 90.97 | 88.73 | 15.80 | 102.51 | 42.92 | 119.92 | 42.92 to 119.92 | 115,857 | 102,805 |
| 150000 TO 249999 | 20 | 94.86 | 97.95 | 97.88 | 26.93 | 100.07 | 41.27 | 181.51 | 79.17 to 116.97 | 193,416 | 189,317 |
| 250000 TO 499999 | 7 | 78.54 | 82.32 | 82.88 | 32.34 | 99.32 | 9.16 | 157.95 | 9.16 to 157.95 | 289,857 | 240,242 |
| 500000 + | 14 | 90.66 | 89.01 | 84.71 | 28.65 | 105.08 | 32.41 | 158.12 | 62.04 to 118.15 | 1,490,466 | 1,262,576 |
| ALL | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 107 | MEDIAN: | 99 | COV: | 63.05 | 95% Median C.I.: | 92.61 to 100.00 |
| TOTAL Sales Price: | 30,265,370 | WGT. MEAN: | 88 | STD: | 65.20 | 95% Wgt. Mean C.I.: | 70.79 to 105.35 |
| TOTAL Adj.Sales Price: | 30,350,370 | MEAN: | 103 | AVG.ABS.DEV: | 33.53 | 95% Mean C.I.: | 91.05 to 115.76 |
| TOTAL Assessed Value: | 26,729,680 | | | | | | |
| AVG. Adj. Sales Price: | 283,648 | COD: | 34.03 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 249,810 | PRD: | 117.41 | MIN Sales Ratio: | 9.16 | | |

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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 \$ | | | | | | | | | | | |
| 5000 TO 9999 | 5 | 26.65 | 41.06 | 29.11 | 65.38 | 141.04 | 21.21 | 99.14 | N/A | 25,614 | 7,457 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 5 | 26.65 | 41.06 | 29.11 | 65.38 | 141.04 | 21.21 | 99.14 | N/A | 25,614 | 7,457 |
| 10000 TO 29999 | 17 | 97.96 | 92.79 | 45.82 | 40.73 | 202.50 | 9.16 | 321.88 | 39.76 to 100.76 | 36,314 | 16,639 |
| 30000 TO 59999 | 19 | 94.49 | 125.46 | 92.35 | 52.82 | 135.86 | 42.92 | 572.15 | 75.70 to 121.73 | 51,424 | 47,491 |
| 60000 TO 99999 | 17 | 100.41 | 105.15 | 94.95 | 14.10 | 110.75 | 41.27 | 200.22 | 97.41 to 110.44 | 81,706 | 77,577 |
| 100000 TO 149999 | 16 | 100.00 | 113.14 | 94.84 | 37.98 | 119.29 | 55.31 | 265.54 | 70.16 to 161.16 | 125,937 | 119,445 |
| 150000 TO 249999 | 12 | 94.86 | 97.27 | 94.80 | 16.09 | 102.60 | 73.10 | 138.98 | 78.54 to 116.97 | 210,550 | 199,611 |
| 250000 TO 499999 | 9 | 113.83 | 108.97 | 83.10 | 33.26 | 131.13 | 32.41 | 181.51 | 62.04 to 157.95 | 392,394 | 326,092 |
| 500000 + | 12 | 98.55 | 95.98 | 88.42 | 22.32 | 108.54 | 43.41 | 158.12 | 71.82 to 118.15 | 1,597,143 | 1,412,256 |
| ALL | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|---------|-------|--------|--------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| (blank) | 14 | 71.05 | 82.55 | 60.61 | 63.97 | 136.21 | 9.16 | 243.73 | 24.56 to 121.20 | 75,165 | 45,556 |
| 10 | 8 | 103.92 | 139.55 | 104.10 | 60.22 | 134.05 | 59.63 | 321.88 | 59.63 to 321.88 | 378,556 | 394,083 |
| 15 | 4 | 108.76 | 105.52 | 58.63 | 31.39 | 179.97 | 43.41 | 161.16 | N/A | 1,421,000 | 833,177 |
| 20 | 78 | 98.64 | 104.72 | 98.96 | 27.98 | 105.82 | 33.75 | 572.15 | 94.68 to 100.00 | 234,484 | 232,050 |
| 30 | 3 | 66.06 | 67.16 | 65.62 | 35.63 | 102.35 | 32.41 | 103.02 | N/A | 765,270 | 502,190 |
| ALL | 107 | 98.52 | 103.40 | 88.07 | 34.03 | 117.41 | 9.16 | 572.15 | 92.61 to 100.00 | 283,648 | 249,810 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

(!: AVTot=0)

(!: Derived)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 107 | MEDIAN: | 99 | COV: | 63.05 | 95% Median C.I.: | 92.61 to 100.00 |
| TOTAL Sales Price: | 30,265,370 | WGT. MEAN: | 88 | STD: | 65.20 | 95% Wgt. Mean C.I.: | 70.79 to 105.35 |
| TOTAL Adj.Sales Price: | 30,350,370 | MEAN: | 103 | AVG.ABS.DEV: | 33.53 | 95% Mean C.I.: | 91.05 to 115.76 |
| TOTAL Assessed Value: | 26,729,680 | | | | | | |
| AVG. Adj. Sales Price: | 283,648 | COD: | 34.03 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 249,810 | PRD: | 117.41 | MIN Sales Ratio: | 9.16 | | |

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OCCUPANCY CODE

| | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|------------|--------------|---------------|--------------|--------------|---------------|-------------|---------------|------------------------|----------------------|----------------|
| (blank) | 13 | 63.55 | 82.86 | 54.78 | 75.20 | 151.25 | 9.16 | 243.73 | 24.56 to 121.20 | 61,101 | 33,473 |
| 300 | 3 | 125.08 | 126.24 | 118.46 | 14.26 | 106.56 | 100.06 | 153.57 | N/A | 54,333 | 64,363 |
| 303 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 105,000 | 105,000 |
| 304 | 1 | 71.82 | 71.82 | 71.82 | | | 71.82 | 71.82 | N/A | 2,340,000 | 1,680,540 |
| 311 | 1 | 157.95 | 157.95 | 157.95 | | | 157.95 | 157.95 | N/A | 269,000 | 424,880 |
| 319 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 1,100,000 | 1,100,000 |
| 326 | 5 | 39.51 | 60.82 | 46.70 | 65.55 | 130.25 | 33.75 | 99.09 | N/A | 28,650 | 13,379 |
| 340 | 1 | 100.41 | 100.41 | 100.41 | | | 100.41 | 100.41 | N/A | 90,000 | 90,365 |
| 341 | 1 | 66.06 | 66.06 | 66.06 | | | 66.06 | 66.06 | N/A | 220,000 | 145,335 |
| 343 | 3 | 125.94 | 122.77 | 119.62 | 19.55 | 102.63 | 84.24 | 158.12 | N/A | 583,911 | 698,481 |
| 344 | 8 | 82.56 | 105.75 | 90.10 | 37.72 | 117.37 | 65.88 | 265.54 | 65.88 to 265.54 | 150,125 | 135,258 |
| 346 | 1 | 99.14 | 99.14 | 99.14 | | | 99.14 | 99.14 | N/A | 96,865 | 96,035 |
| 349 | 5 | 77.69 | 81.17 | 63.47 | 28.37 | 127.89 | 32.41 | 116.97 | N/A | 522,382 | 331,573 |
| 350 | 2 | 92.43 | 92.43 | 91.11 | 5.39 | 101.45 | 87.45 | 97.41 | N/A | 118,500 | 107,965 |
| 351 | 2 | 68.73 | 68.73 | 63.27 | 42.15 | 108.63 | 39.76 | 97.70 | N/A | 34,500 | 21,827 |
| 352 | 12 | 95.95 | 99.29 | 102.76 | 21.69 | 96.63 | 42.92 | 181.51 | 79.19 to 103.36 | 156,125 | 160,427 |
| 353 | 9 | 90.40 | 155.43 | 96.93 | 84.85 | 160.35 | 67.89 | 572.15 | 73.10 to 200.22 | 67,674 | 65,599 |
| 384 | 2 | 100.58 | 100.58 | 100.90 | 2.05 | 99.69 | 98.52 | 102.64 | N/A | 65,000 | 65,582 |
| 386 | 1 | 118.15 | 118.15 | 118.15 | | | 118.15 | 118.15 | N/A | 994,000 | 1,174,410 |
| 406 | 15 | 100.00 | 119.65 | 108.97 | 33.71 | 109.81 | 59.63 | 321.88 | 92.61 to 122.52 | 100,240 | 109,226 |
| 419 | 1 | 103.02 | 103.02 | 103.02 | | | 103.02 | 103.02 | N/A | 975,000 | 1,004,460 |
| 426 | 1 | 90.91 | 90.91 | 90.91 | | | 90.91 | 90.91 | N/A | 55,000 | 50,000 |
| 442 | 4 | 111.91 | 112.49 | 89.01 | 31.41 | 126.38 | 55.31 | 170.82 | N/A | 85,000 | 75,657 |
| 446 | 1 | 70.74 | 70.74 | 70.74 | | | 70.74 | 70.74 | N/A | 850,000 | 601,250 |
| 447 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 56,000 | 56,000 |
| 470 | 1 | 98.76 | 98.76 | 98.76 | | | 98.76 | 98.76 | N/A | 17,000 | 16,790 |
| 494 | 1 | 104.91 | 104.91 | 104.91 | | | 104.91 | 104.91 | N/A | 1,900,000 | 1,993,195 |
| 498 | 1 | 97.09 | 97.09 | 97.09 | | | 97.09 | 97.09 | N/A | 585,000 | 567,975 |
| 528 | 5 | 100.76 | 101.39 | 81.11 | 24.90 | 125.00 | 41.27 | 161.16 | N/A | 81,680 | 66,254 |
| 531 | 1 | 62.04 | 62.04 | 62.04 | | | 62.04 | 62.04 | N/A | 600,000 | 372,225 |
| 532 | 1 | 110.44 | 110.44 | 110.44 | | | 110.44 | 110.44 | N/A | 75,000 | 82,830 |
| 554 | 1 | 43.41 | 43.41 | 43.41 | | | 43.41 | 43.41 | N/A | 4,565,000 | 1,981,570 |
| 749 | 1 | 123.64 | 123.64 | 123.64 | | | 123.64 | 123.64 | N/A | 3,621,721 | 4,477,730 |
| <u>ALL</u> | <u>107</u> | <u>98.52</u> | <u>103.40</u> | <u>88.07</u> | <u>34.03</u> | <u>117.41</u> | <u>9.16</u> | <u>572.15</u> | <u>92.61 to 100.00</u> | <u>283,648</u> | <u>249,810</u> |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|-----------------|
| NUMBER of Sales: | 107 | MEDIAN: | 99 | COV: | 63.05 | 95% Median C.I.: | 92.61 to 100.00 |
| TOTAL Sales Price: | 30,265,370 | WGT. MEAN: | 88 | STD: | 65.20 | 95% Wgt. Mean C.I.: | 70.79 to 105.35 |
| TOTAL Adj.Sales Price: | 30,350,370 | MEAN: | 103 | AVG.ABS.DEV: | 33.53 | 95% Mean C.I.: | 91.05 to 115.76 |
| TOTAL Assessed Value: | 26,729,680 | | | | | | |
| AVG. Adj. Sales Price: | 283,648 | COD: | 34.03 | MAX Sales Ratio: | 572.15 | | |
| AVG. Assessed Value: | 249,810 | PRD: | 117.41 | MIN Sales Ratio: | 9.16 | | |

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PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------|------------|--------------|---------------|--------------|--------------|---------------|-------------|---------------|------------------------|----------------------|----------------|
| 02 | 3 | 96.86 | 92.92 | 96.85 | 33.06 | 95.94 | 42.92 | 138.98 | N/A | 118,333 | 114,606 |
| 03 | 100 | 98.64 | 103.12 | 96.79 | 31.64 | 106.53 | 21.21 | 572.15 | 92.61 to 100.00 | 251,559 | 243,494 |
| 04 | 4 | 71.26 | 118.39 | 42.08 | 129.26 | 281.35 | 9.16 | 321.88 | N/A | 1,209,862 | 509,098 |
| <u>ALL</u> | <u>107</u> | <u>98.52</u> | <u>103.40</u> | <u>88.07</u> | <u>34.03</u> | <u>117.41</u> | <u>9.16</u> | <u>572.15</u> | <u>92.61 to 100.00</u> | <u>283,648</u> | <u>249,810</u> |

**2009 Correlation Section
for Adams County**

Commerical Real Property

I. Correlation

COMMERCIAL: The following tables offer support of the calculated median as the official level of value for commercial property in Adams County. The calculated median indicates that the level of value for commercial real property in Adams County is 99%. This is supported by the trended preliminary ratio as well as the commercial assessment actions. This county is committed to improving their assessment practices and valuation uniformity in the county.

Adams County is committed to moving forward technologically. In 2008 they went online with their real property information and a parcel search program. They are also working toward a new consolidated computer system for the county which will alleviate the duplicate entry being done presently in the Assessor's office. They have set up cyclical physical inspection. They are working to become diligent in annually physically inspecting, measuring, photographing and updating their records. The Assessor and Appraiser have done an excellent job training their staff and working together toward increasing valuation uniformity in Adams County.

Adams County is a county experiencing some economic downturns, with three major employers having lay offs. The large city of Hastings with multiple market neighborhoods poses valuation challenges as do the smaller communities in the county. The Adams County Assessor and her staff have done a good job being proactive to the market. There are no areas to suggest a recommendation should be made by the state as to the commercial valuations for Adams County and statistical evidence follows that lends its support to a level of value for commercial property at 99% of the market.

**2009 Correlation Section
for Adams 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(2) (R. S. Supp., 2007) 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 Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), 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 |
|-------------|--------------------|------------------------|---------------------|
| 2009 | 191 | 107 | 56.02 |
| 2008 | 207 | 109 | 52.66 |
| 2007 | 458 | 266 | 58.08 |
| 2006 | 230 | 131 | 56.96 |
| 2005 | 217 | 147 | 67.74 |

COMMERCIAL: The number of qualified commercial sales in Adams County has declined the past two years. Of these total sales, 30 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of partnership dissolutions, bankruptcies, and other legal actions. Adams County is diligent in their sales review. Questionnaires are sent to every buyer, if the questionnaire is returned and a discrepancy is perceived, then the sale is physically inspected. The percentage of sales used has remained fairly consistent over the past few years.

**2009 Correlation Section
for Adams 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.

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

**2009 Correlation Section
for Adams 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 |
|-------------|-------------------------------|--|--------------------------------------|---------------------------|
| 2009 | 98 | -0.15 | 98 | 99 |
| 2008 | 97.96 | -0.50 | 97 | 99.1 |
| 2007 | 98 | 1.78 | 100 | 99 |
| 2006 | 94 | 1.42 | 95 | 95 |
| 2005 | 83 | 13.82 | 94 | 95 |

COMMERCIAL: Table 3 illustrates that the commercial values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the commercial population and the commercial sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 99% of market and either the calculated ratio or the trended ratio could be used to call a level of value for commercial property in Adams County.

**2009 Correlation Section
for Adams 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 2009 Preliminary Statistical Reports and the 2009 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2008 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 sales 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.

**2009 Correlation Section
for Adams 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 Total Assessed Value (excl. growth) |
|---|------|--|
| 4.17 | 2009 | -0.15 |
| 0.54 | 2008 | -0.50 |
| 4.85 | 2007 | 1.78 |
| 2.13 | 2006 | 1.42 |
| 32.12 | 2005 | 13.82 |

COMMERCIAL: Table four illustrates a difference between the percent changed in the Total Assessed Value in the Sales File when compared to the percent changed in the base Assessed Value of all commercial property in Adams County. A review of the sales in Adams County shows that of the 118 qualified commercial sales only six had any change in valuation from the preliminary statistical profile; the valuation change can be attributed to routine commercial maintenance work as outlined in the commercial assessment actions. Additionally, two sales moved into the commercial sales file following reclassification of the parcels. These eight sales caused the slight disproportionate movement. Knowledge of the solid assessment practices and statistical support from additional tables support my belief that both the sales file and the population base have received similar treatment and the class of property has been valued uniformly.

**2009 Correlation Section
for Adams County**

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has 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. Since 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 the 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, (2007). 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.

**2009 Correlation Section
for Adams County**

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|-------------|
| R&O Statistics | 99 | 88 | 103 |

COMMERCIAL:Of the three measures of central tendency, only the median is within the acceptable range. The weighted mean is low at 88%, while the mean is above the acceptable range at 103%. The great diversity of the commercial sales file impacts the weighted mean and mean. Fourteen sales are assessed under \$10,000 while on the other end of the spectrum there are 2 sales with assessments over \$500,000. The median, being less susceptible to either high or low dollar influence, is the most reliable statistic in determining the level of value for commercial property in Adams County.

**2009 Correlation Section
for Adams 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. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. 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. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. 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 | 34.03 | 117.41 |
| Difference | 14.03 | 14.41 |

COMMERCIAL: Table Six reveals that the qualitative measures are substantially above the acceptable range. The diversity of the commercial sales file, as previously discussed, affects the coefficient of dispersion and the price-related differential. Although the measures are above the required standards, the assessment practices in Adams County give confidence to the fact that the commercial properties are being treated in a uniform and proportionate manner.

**2009 Correlation Section
for Adams 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 | 118 | 107 | -11 |
| Median | 98 | 99 | 1 |
| Wgt. Mean | 84 | 88 | 4 |
| Mean | 101 | 103 | 2 |
| COD | 36.15 | 34.03 | -2.12 |
| PRD | 120.46 | 117.41 | -3.05 |
| Minimum | 9.16 | 9.16 | 0.00 |
| Maximum | 572.15 | 572.15 | 0.00 |

COMMERCIAL: The above table reflects that eleven sales were removed from the preliminary sales database. Following sales verification, the sales removed included partial interest sales, bankruptcies, partnership dissolutions and other legal actions. The R & O statistics accurately reflect the assessment actions taken for the commercial class of property in Adams County.

**Agricultural or
Special Valuation Reports**

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 75 | MEDIAN: | 62 | COV: | 27.38 | 95% Median C.I.: | 58.42 to 71.44 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 18,944,138 | WGT. MEAN: | 61 | STD: | 18.00 | 95% Wgt. Mean C.I.: | 56.76 to 64.49 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 18,944,138 | MEAN: | 66 | AVG.ABS.DEV: | 14.04 | 95% Mean C.I.: | 61.65 to 69.79 | |
| (AgLand) TOTAL Assessed Value: | 11,484,995 | | | | | | | |
| AVG. Adj. Sales Price: | 252,588 | COD: | 22.63 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 153,133 | PRD: | 108.40 | MIN Sales Ratio: | 33.15 | | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 4 | 75.49 | 73.96 | 71.47 | 8.85 | 103.48 | 63.10 | 81.77 | N/A | 232,827 | 166,405 |
| 10/01/05 TO 12/31/05 | 4 | 77.58 | 82.31 | 74.34 | 25.66 | 110.71 | 58.33 | 115.74 | N/A | 255,581 | 190,007 |
| 01/01/06 TO 03/31/06 | 13 | 75.51 | 75.29 | 69.64 | 15.51 | 108.11 | 56.02 | 107.95 | 60.41 to 85.04 | 257,017 | 178,997 |
| 04/01/06 TO 06/30/06 | 2 | 99.86 | 99.86 | 99.46 | 6.41 | 100.41 | 93.46 | 106.27 | N/A | 85,378 | 84,917 |
| 07/01/06 TO 09/30/06 | 2 | 58.37 | 58.37 | 63.59 | 14.70 | 91.79 | 49.79 | 66.95 | N/A | 204,300 | 129,920 |
| 10/01/06 TO 12/31/06 | 12 | 62.92 | 66.73 | 63.37 | 16.73 | 105.30 | 48.83 | 86.42 | 52.59 to 77.38 | 267,053 | 169,235 |
| 01/01/07 TO 03/31/07 | 5 | 56.20 | 71.17 | 60.73 | 27.36 | 117.19 | 55.40 | 109.86 | N/A | 236,222 | 143,456 |
| 04/01/07 TO 06/30/07 | 8 | 67.90 | 67.33 | 61.46 | 12.82 | 109.55 | 47.98 | 84.84 | 47.98 to 84.84 | 229,003 | 140,746 |
| 07/01/07 TO 09/30/07 | 2 | 50.96 | 50.96 | 49.33 | 15.23 | 103.31 | 43.20 | 58.72 | N/A | 417,600 | 205,992 |
| 10/01/07 TO 12/31/07 | 9 | 49.56 | 51.92 | 45.39 | 26.16 | 114.40 | 33.15 | 73.96 | 34.13 to 72.31 | 190,152 | 86,306 |
| 01/01/08 TO 03/31/08 | 6 | 51.24 | 56.20 | 52.73 | 20.26 | 106.57 | 40.03 | 90.89 | 40.03 to 90.89 | 391,556 | 206,467 |
| 04/01/08 TO 06/30/08 | 8 | 49.02 | 50.86 | 51.17 | 10.06 | 99.39 | 42.60 | 64.94 | 42.60 to 64.94 | 244,530 | 125,135 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 23 | 77.24 | 78.42 | 71.77 | 17.20 | 109.27 | 56.02 | 115.74 | 63.10 to 85.04 | 237,635 | 170,541 |
| 07/01/06 TO 06/30/07 | 27 | 62.96 | 67.11 | 62.39 | 17.62 | 107.57 | 47.98 | 109.86 | 56.20 to 75.49 | 245,421 | 153,107 |
| 07/01/07 TO 06/30/08 | 25 | 49.70 | 52.53 | 50.04 | 19.04 | 104.99 | 33.15 | 90.89 | 46.46 to 57.69 | 274,086 | 137,145 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 29 | 73.45 | 72.28 | 67.19 | 18.24 | 107.57 | 48.83 | 107.95 | 61.80 to 82.22 | 245,697 | 165,085 |
| 01/01/07 TO 12/31/07 | 24 | 59.83 | 60.99 | 54.54 | 21.71 | 111.84 | 33.15 | 109.86 | 49.56 to 72.31 | 231,654 | 126,333 |
| <u>ALL</u> | | | | | | | | | | | |
| | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 75 | MEDIAN: | 62 | COV: | 27.38 | 95% Median C.I.: | 58.42 to 71.44 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 18,944,138 | WGT. MEAN: | 61 | STD: | 18.00 | 95% Wgt. Mean C.I.: | 56.76 to 64.49 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 18,944,138 | MEAN: | 66 | AVG.ABS.DEV: | 14.04 | 95% Mean C.I.: | 61.65 to 69.79 | |
| (AgLand) TOTAL Assessed Value: | 11,484,995 | | | | | | | |
| AVG. Adj. Sales Price: | 252,588 | COD: | 22.63 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 153,133 | PRD: | 108.40 | MIN Sales Ratio: | 33.15 | | | |

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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 | |
| 3659 | 13 | 72.31 | 71.06 | 63.28 | 19.91 | 112.30 | 42.60 | 107.95 | 56.02 to 85.04 | 221,914 | 140,425 | |
| 3661 | 7 | 66.47 | 65.25 | 57.42 | 20.14 | 113.64 | 40.03 | 86.20 | 40.03 to 86.20 | 294,891 | 169,317 | |
| 3663 | 9 | 60.93 | 65.71 | 52.71 | 29.42 | 124.67 | 34.13 | 106.27 | 47.98 to 88.69 | 290,743 | 153,258 | |
| 3665 | 1 | 73.45 | 73.45 | 73.45 | | | 73.45 | 73.45 | N/A | 50,000 | 36,725 | |
| 3765 | 2 | 66.91 | 66.91 | 61.39 | 12.82 | 108.99 | 58.33 | 75.49 | N/A | 196,250 | 120,477 | |
| 3767 | 5 | 48.33 | 51.51 | 56.42 | 18.91 | 91.30 | 35.87 | 64.35 | N/A | 174,506 | 98,451 | |
| 3769 | 2 | 52.82 | 52.82 | 53.79 | 11.18 | 98.18 | 46.91 | 58.72 | N/A | 282,800 | 152,130 | |
| 3771 | 2 | 64.15 | 64.15 | 63.67 | 4.36 | 100.75 | 61.35 | 66.95 | N/A | 396,660 | 252,567 | |
| 3893 | 5 | 62.96 | 65.13 | 60.06 | 23.70 | 108.45 | 43.20 | 84.84 | N/A | 375,760 | 225,678 | |
| 3895 | 4 | 61.65 | 63.98 | 62.41 | 9.18 | 102.51 | 55.40 | 77.24 | N/A | 454,931 | 283,936 | |
| 3897 | 4 | 84.43 | 84.10 | 78.96 | 20.80 | 106.51 | 57.69 | 109.86 | N/A | 122,189 | 96,476 | |
| 3899 | 1 | 81.77 | 81.77 | 81.77 | | | 81.77 | 81.77 | N/A | 252,000 | 206,070 | |
| 4001 | 13 | 58.42 | 60.29 | 61.44 | 22.17 | 98.13 | 33.15 | 115.74 | 48.83 to 72.38 | 157,853 | 96,980 | |
| 4003 | 3 | 55.98 | 56.18 | 55.62 | 7.84 | 101.01 | 49.70 | 62.87 | N/A | 421,666 | 234,528 | |
| 4007 | 4 | 78.94 | 76.52 | 73.33 | 15.37 | 104.36 | 57.32 | 90.89 | N/A | 237,000 | 173,788 | |
| ALL | | | | | | | | | | | | |
| | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 1 | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |
| ALL | | | | | | | | | | | | |
| | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

| 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 | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |
| ALL | | | | | | | | | | | | |
| | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 75 | MEDIAN: | 62 | COV: | 27.38 | 95% Median C.I.: | 58.42 to 71.44 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 18,944,138 | WGT. MEAN: | 61 | STD: | 18.00 | 95% Wgt. Mean C.I.: | 56.76 to 64.49 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 18,944,138 | MEAN: | 66 | AVG.ABS.DEV: | 14.04 | 95% Mean C.I.: | 61.65 to 69.79 | |
| (AgLand) TOTAL Assessed Value: | 11,484,995 | | | | | | | |
| AVG. Adj. Sales Price: | 252,588 | COD: | 22.63 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 153,133 | PRD: | 108.40 | MIN Sales Ratio: | 33.15 | | | |

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| SCHOOL DISTRICT * | | | | | | | | | | | Avg. Adj. | Avg. |
|--------------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| (blank) | | | | | | | | | | | | |
| 01-0003 | 22 | 65.94 | 67.77 | 61.07 | 18.54 | 110.96 | 42.60 | 107.95 | 56.20 to 77.13 | 258,357 | 157,782 | |
| 01-0018 | | | | | | | | | | | | |
| 01-0090 | 39 | 61.80 | 63.10 | 58.61 | 24.08 | 107.66 | 33.15 | 109.86 | 49.79 to 73.96 | 230,048 | 134,826 | |
| 01-0123 | 6 | 59.29 | 65.49 | 62.23 | 18.50 | 105.24 | 50.84 | 90.89 | 50.84 to 90.89 | 404,883 | 251,959 | |
| 10-0019 | | | | | | | | | | | | |
| 18-0501 | 1 | 60.41 | 60.41 | 60.41 | | | 60.41 | 60.41 | N/A | 378,490 | 228,640 | |
| 40-0126 | 1 | 106.27 | 106.27 | 106.27 | | | 106.27 | 106.27 | N/A | 80,000 | 85,015 | |
| 50-0503 | | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | | |
| 91-0074 | 6 | 62.36 | 69.61 | 66.41 | 22.54 | 104.81 | 48.83 | 115.74 | 48.83 to 115.74 | 233,430 | 155,021 | |
| NonValid School | | | | | | | | | | | | |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

| ACRES IN SALE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 10.01 TO 30.00 | 1 | 72.31 | 72.31 | 72.31 | | | 72.31 | 72.31 | N/A | 34,000 | 24,585 | |
| 30.01 TO 50.00 | 11 | 64.35 | 67.12 | 63.37 | 25.37 | 105.92 | 35.87 | 107.95 | 45.89 to 91.49 | 86,824 | 55,024 | |
| 50.01 TO 100.00 | 23 | 72.38 | 70.29 | 69.69 | 19.66 | 100.86 | 42.60 | 106.27 | 57.69 to 82.22 | 150,689 | 105,019 | |
| 100.01 TO 180.00 | 34 | 60.11 | 62.33 | 58.21 | 20.14 | 107.09 | 33.15 | 115.74 | 55.98 to 63.10 | 337,257 | 196,302 | |
| 180.01 TO 330.00 | 4 | 57.32 | 61.86 | 55.64 | 20.20 | 111.18 | 47.98 | 84.84 | N/A | 532,112 | 296,076 | |
| 330.01 TO 650.00 | 2 | 67.33 | 67.33 | 65.00 | 24.49 | 103.58 | 50.84 | 83.82 | N/A | 447,000 | 290,560 | |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

| MAJORITY LAND USE > 95% | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| DRY | 5 | 72.31 | 75.94 | 73.61 | 17.13 | 103.17 | 60.93 | 106.27 | N/A | 84,800 | 62,423 | |
| DRY-N/A | 4 | 75.67 | 85.13 | 84.77 | 15.10 | 100.42 | 73.45 | 115.74 | N/A | 161,200 | 136,656 | |
| GRASS | 9 | 49.79 | 63.79 | 66.87 | 39.20 | 95.40 | 33.15 | 109.86 | 42.60 to 84.84 | 140,673 | 94,066 | |
| GRASS-N/A | 8 | 54.27 | 53.02 | 52.83 | 13.09 | 100.36 | 35.87 | 62.54 | 35.87 to 62.54 | 178,219 | 94,150 | |
| IRRGTD | 16 | 73.94 | 72.22 | 66.29 | 17.02 | 108.95 | 48.33 | 107.95 | 61.25 to 85.04 | 240,145 | 159,188 | |
| IRRGTD-N/A | 33 | 59.81 | 62.27 | 57.13 | 19.91 | 108.99 | 34.13 | 93.46 | 55.98 to 66.47 | 343,672 | 196,346 | |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 75 | MEDIAN: | 62 | COV: | 27.38 | 95% Median C.I.: | 58.42 to 71.44 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 18,944,138 | WGT. MEAN: | 61 | STD: | 18.00 | 95% Wgt. Mean C.I.: | 56.76 to 64.49 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 18,944,138 | MEAN: | 66 | AVG.ABS.DEV: | 14.04 | 95% Mean C.I.: | 61.65 to 69.79 | |
| (AgLand) TOTAL Assessed Value: | 11,484,995 | | | | | | | |
| AVG. Adj. Sales Price: | 252,588 | COD: | 22.63 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 153,133 | PRD: | 108.40 | MIN Sales Ratio: | 33.15 | | | |

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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 | 7 | 73.45 | 75.79 | 74.90 | 13.04 | 101.19 | 60.93 | 106.27 | 60.93 to 106.27 | 103,428 | 77,471 |
| DRY-N/A | 2 | 94.85 | 94.85 | 91.77 | 22.02 | 103.35 | 73.96 | 115.74 | N/A | 172,400 | 158,220 |
| GRASS | 11 | 49.79 | 60.07 | 61.25 | 34.80 | 98.08 | 33.15 | 109.86 | 35.87 to 84.84 | 167,915 | 102,848 |
| GRASS-N/A | 6 | 58.06 | 56.24 | 55.46 | 8.09 | 101.41 | 47.38 | 62.54 | 47.38 to 62.54 | 140,793 | 78,078 |
| IRRGTD | 41 | 62.87 | 65.66 | 59.81 | 19.46 | 109.77 | 34.13 | 107.95 | 57.32 to 72.38 | 310,193 | 185,540 |
| IRRGTD-N/A | 8 | 62.84 | 64.81 | 57.57 | 24.84 | 112.59 | 43.20 | 93.46 | 43.20 to 93.46 | 308,196 | 177,413 |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 |

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 | 9 | 73.96 | 80.03 | 80.35 | 16.42 | 99.60 | 60.93 | 115.74 | 61.80 to 106.27 | 118,755 | 95,415 |
| GRASS | 16 | 50.32 | 58.79 | 59.53 | 28.16 | 98.74 | 33.15 | 109.86 | 47.38 to 71.46 | 158,864 | 94,579 |
| GRASS-N/A | 1 | 57.69 | 57.69 | 57.69 | | | 57.69 | 57.69 | N/A | 150,000 | 86,540 |
| IRRGTD | 49 | 62.87 | 65.52 | 59.45 | 20.34 | 110.21 | 34.13 | 107.95 | 58.33 to 71.44 | 309,867 | 184,213 |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| Total \$ | | | | | | | | | | | |
| 30000 TO 59999 | 3 | 73.45 | 79.08 | 80.55 | 8.70 | 98.18 | 72.31 | 91.49 | N/A | 47,333 | 38,125 |
| 60000 TO 99999 | 11 | 75.49 | 75.48 | 75.45 | 28.55 | 100.05 | 35.87 | 109.86 | 49.76 to 107.95 | 77,052 | 58,135 |
| 100000 TO 149999 | 13 | 56.20 | 63.50 | 64.38 | 31.83 | 98.63 | 33.15 | 115.74 | 45.89 to 84.84 | 126,981 | 81,752 |
| 150000 TO 249999 | 17 | 72.38 | 69.90 | 69.20 | 14.23 | 101.02 | 46.91 | 88.69 | 58.42 to 82.22 | 177,683 | 122,951 |
| 250000 TO 499999 | 23 | 61.25 | 63.53 | 62.42 | 13.46 | 101.79 | 46.46 | 90.89 | 57.32 to 66.47 | 364,448 | 227,483 |
| 500000 + | 8 | 49.41 | 48.28 | 47.87 | 14.05 | 100.85 | 34.13 | 62.04 | 34.13 to 62.04 | 612,609 | 293,257 |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 75 | MEDIAN: | 62 | COV: | 27.38 | 95% Median C.I.: | 58.42 to 71.44 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 18,944,138 | WGT. MEAN: | 61 | STD: | 18.00 | 95% Wgt. Mean C.I.: | 56.76 to 64.49 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 18,944,138 | MEAN: | 66 | AVG.ABS.DEV: | 14.04 | 95% Mean C.I.: | 61.65 to 69.79 | |
| (AgLand) TOTAL Assessed Value: | 11,484,995 | | | | | | | |
| AVG. Adj. Sales Price: | 252,588 | COD: | 22.63 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 153,133 | PRD: | 108.40 | MIN Sales Ratio: | 33.15 | | | |

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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 \$ _____ | _____ | | | | | | | | | | | |
| Total \$ _____ | _____ | | | | | | | | | | | |
| 10000 TO 29999 | 2 | 54.09 | 54.09 | 47.67 | 33.68 | 113.48 | 35.87 | 72.31 | N/A | 52,500 | 25,025 | |
| 30000 TO 59999 | 12 | 55.36 | 59.42 | 54.91 | 25.82 | 108.22 | 33.15 | 91.49 | 45.89 to 75.49 | 88,486 | 48,584 | |
| 60000 TO 99999 | 15 | 61.84 | 71.56 | 66.60 | 27.41 | 107.44 | 47.38 | 109.86 | 56.20 to 93.46 | 125,253 | 83,421 | |
| 100000 TO 149999 | 15 | 75.51 | 74.84 | 72.83 | 11.83 | 102.76 | 46.91 | 88.69 | 71.44 to 85.04 | 181,620 | 132,278 | |
| 150000 TO 249999 | 20 | 59.27 | 63.34 | 58.53 | 20.69 | 108.22 | 34.13 | 115.74 | 55.98 to 66.95 | 368,562 | 215,721 | |
| 250000 TO 499999 | 11 | 61.25 | 58.62 | 56.90 | 13.35 | 103.03 | 40.03 | 83.82 | 47.98 to 66.47 | 527,539 | 300,181 | |
| ALL | 75 | 62.04 | 65.72 | 60.63 | 22.63 | 108.40 | 33.15 | 115.74 | 58.42 to 71.44 | 252,588 | 153,133 | |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 84 | MEDIAN: | 62 | COV: | 27.62 | 95% Median C.I.: | 58.42 to 68.22 | (!: Derived) |
| TOTAL Sales Price: | 25,963,032 | WGT. MEAN: | 61 | STD: | 17.97 | 95% Wgt. Mean C.I.: | 57.42 to 63.86 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 25,963,032 | MEAN: | 65 | AVG.ABS.DEV: | 14.15 | 95% Mean C.I.: | 61.22 to 68.91 | |
| TOTAL Assessed Value: | 15,743,670 | | | | | | | |
| AVG. Adj. Sales Price: | 309,083 | COD: | 22.84 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 187,424 | PRD: | 107.29 | MIN Sales Ratio: | 33.15 | | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 4 | 75.49 | 73.96 | 71.47 | 8.85 | 103.48 | 63.10 | 81.77 | N/A | 232,827 | 166,405 |
| 10/01/05 TO 12/31/05 | 5 | 85.11 | 82.87 | 77.09 | 18.71 | 107.50 | 58.33 | 115.74 | N/A | 257,251 | 198,304 |
| 01/01/06 TO 03/31/06 | 14 | 75.45 | 74.79 | 69.49 | 15.10 | 107.62 | 56.02 | 107.95 | 60.41 to 85.04 | 267,230 | 185,702 |
| 04/01/06 TO 06/30/06 | 2 | 99.86 | 99.86 | 99.46 | 6.41 | 100.41 | 93.46 | 106.27 | N/A | 85,378 | 84,917 |
| 07/01/06 TO 09/30/06 | 2 | 58.37 | 58.37 | 63.59 | 14.70 | 91.79 | 49.79 | 66.95 | N/A | 204,300 | 129,920 |
| 10/01/06 TO 12/31/06 | 12 | 62.92 | 66.73 | 63.37 | 16.73 | 105.30 | 48.83 | 86.42 | 52.59 to 77.38 | 267,053 | 169,235 |
| 01/01/07 TO 03/31/07 | 5 | 56.20 | 71.17 | 60.73 | 27.36 | 117.19 | 55.40 | 109.86 | N/A | 236,222 | 143,456 |
| 04/01/07 TO 06/30/07 | 9 | 71.44 | 68.73 | 62.85 | 12.15 | 109.35 | 47.98 | 84.84 | 60.93 to 79.90 | 220,140 | 138,357 |
| 07/01/07 TO 09/30/07 | 5 | 50.15 | 51.43 | 59.49 | 12.79 | 86.45 | 43.20 | 60.82 | N/A | 1,128,333 | 671,292 |
| 10/01/07 TO 12/31/07 | 11 | 47.38 | 49.41 | 43.34 | 26.37 | 114.01 | 33.15 | 73.96 | 34.13 to 72.31 | 246,519 | 106,842 |
| 01/01/08 TO 03/31/08 | 6 | 51.24 | 56.20 | 52.73 | 20.26 | 106.57 | 40.03 | 90.89 | 40.03 to 90.89 | 391,556 | 206,467 |
| 04/01/08 TO 06/30/08 | 9 | 49.70 | 53.17 | 54.91 | 13.72 | 96.84 | 42.60 | 71.64 | 45.89 to 64.94 | 261,684 | 143,686 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 25 | 77.24 | 78.28 | 72.22 | 16.70 | 108.38 | 56.02 | 115.74 | 66.47 to 85.04 | 245,181 | 177,072 |
| 07/01/06 TO 06/30/07 | 28 | 63.66 | 67.57 | 62.77 | 17.76 | 107.64 | 47.98 | 109.86 | 60.93 to 75.49 | 241,986 | 151,898 |
| 07/01/07 TO 06/30/08 | 31 | 49.70 | 52.14 | 54.10 | 19.39 | 96.39 | 33.15 | 90.89 | 45.89 to 57.69 | 421,221 | 227,861 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 30 | 70.84 | 72.14 | 67.24 | 18.53 | 107.28 | 48.83 | 107.95 | 61.84 to 77.38 | 250,840 | 168,677 |
| 01/01/07 TO 12/31/07 | 30 | 58.57 | 59.17 | 56.39 | 22.73 | 104.92 | 33.15 | 109.86 | 49.56 to 64.35 | 383,858 | 216,474 |
| <u>ALL</u> | | | | | | | | | | | |
| | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 84 | MEDIAN: | 62 | COV: | 27.62 | 95% Median C.I.: | 58.42 to 68.22 | (!: Derived) |
| TOTAL Sales Price: | 25,963,032 | WGT. MEAN: | 61 | STD: | 17.97 | 95% Wgt. Mean C.I.: | 57.42 to 63.86 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 25,963,032 | MEAN: | 65 | AVG.ABS.DEV: | 14.15 | 95% Mean C.I.: | 61.22 to 68.91 | |
| TOTAL Assessed Value: | 15,743,670 | | | | | | | |
| AVG. Adj. Sales Price: | 309,083 | COD: | 22.84 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 187,424 | PRD: | 107.29 | MIN Sales Ratio: | 33.15 | | | |

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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 | |
| 3659 | 13 | 72.31 | 71.06 | 63.28 | 19.91 | 112.30 | 42.60 | 107.95 | 56.02 to 85.04 | 221,914 | 140,425 | |
| 3661 | 7 | 66.47 | 65.25 | 57.42 | 20.14 | 113.64 | 40.03 | 86.20 | 40.03 to 86.20 | 294,891 | 169,317 | |
| 3663 | 10 | 66.19 | 67.13 | 54.18 | 27.24 | 123.91 | 34.13 | 106.27 | 47.98 to 88.69 | 276,593 | 149,857 | |
| 3665 | 1 | 73.45 | 73.45 | 73.45 | | | 73.45 | 73.45 | N/A | 50,000 | 36,725 | |
| 3765 | 2 | 66.91 | 66.91 | 61.39 | 12.82 | 108.99 | 58.33 | 75.49 | N/A | 196,250 | 120,477 | |
| 3767 | 5 | 48.33 | 51.51 | 56.42 | 18.91 | 91.30 | 35.87 | 64.35 | N/A | 174,506 | 98,451 | |
| 3769 | 4 | 52.82 | 54.53 | 56.63 | 16.93 | 96.29 | 44.27 | 68.22 | N/A | 312,892 | 177,200 | |
| 3771 | 2 | 64.15 | 64.15 | 63.67 | 4.36 | 100.75 | 61.35 | 66.95 | N/A | 396,660 | 252,567 | |
| 3893 | 8 | 61.89 | 61.74 | 61.13 | 22.74 | 101.01 | 35.83 | 84.84 | 35.83 to 84.84 | 868,825 | 531,081 | |
| 3895 | 4 | 61.65 | 63.98 | 62.41 | 9.18 | 102.51 | 55.40 | 77.24 | N/A | 454,931 | 283,936 | |
| 3897 | 4 | 84.43 | 84.10 | 78.96 | 20.80 | 106.51 | 57.69 | 109.86 | N/A | 122,189 | 96,476 | |
| 3899 | 3 | 81.77 | 72.34 | 73.75 | 14.25 | 98.09 | 50.15 | 85.11 | N/A | 259,633 | 191,483 | |
| 4001 | 14 | 54.11 | 58.87 | 57.15 | 24.61 | 103.01 | 33.15 | 115.74 | 47.38 to 72.38 | 188,362 | 107,641 | |
| 4003 | 3 | 55.98 | 56.18 | 55.62 | 7.84 | 101.01 | 49.70 | 62.87 | N/A | 421,666 | 234,528 | |
| 4007 | 4 | 78.94 | 76.52 | 73.33 | 15.37 | 104.36 | 57.32 | 90.89 | N/A | 237,000 | 173,788 | |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 1 | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 | |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 | |

| 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 | |
| 1 | 5 | 44.27 | 55.44 | 54.06 | 36.39 | 102.55 | 35.83 | 85.11 | N/A | 389,830 | 210,754 | |
| 2 | 79 | 62.04 | 65.67 | 61.17 | 22.24 | 107.35 | 33.15 | 115.74 | 58.72 to 68.22 | 303,973 | 185,948 | |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 | |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 84 | MEDIAN: | 62 | COV: | 27.62 | 95% Median C.I.: | 58.42 to 68.22 | (!: Derived) |
| TOTAL Sales Price: | 25,963,032 | WGT. MEAN: | 61 | STD: | 17.97 | 95% Wgt. Mean C.I.: | 57.42 to 63.86 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 25,963,032 | MEAN: | 65 | AVG.ABS.DEV: | 14.15 | 95% Mean C.I.: | 61.22 to 68.91 | |
| TOTAL Assessed Value: | 15,743,670 | | | | | | | |
| AVG. Adj. Sales Price: | 309,083 | COD: | 22.84 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 187,424 | PRD: | 107.29 | MIN Sales Ratio: | 33.15 | | | |

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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) | | | | | | | | | | | | |
| 01-0003 | | 22 | 65.94 | 67.77 | 61.07 | 18.54 | 110.96 | 42.60 | 107.95 | 56.20 to 77.13 | 258,357 | 157,782 |
| 01-0018 | | | | | | | | | | | | |
| 01-0090 | | 46 | 60.26 | 62.28 | 57.78 | 25.42 | 107.78 | 33.15 | 109.86 | 49.79 to 73.45 | 246,398 | 142,367 |
| 01-0123 | | 8 | 61.04 | 65.68 | 63.22 | 15.70 | 103.88 | 50.84 | 90.89 | 50.84 to 90.89 | 885,718 | 559,969 |
| 10-0019 | | | | | | | | | | | | |
| 18-0501 | | 1 | 60.41 | 60.41 | 60.41 | | | 60.41 | 60.41 | N/A | 378,490 | 228,640 |
| 40-0126 | | 1 | 106.27 | 106.27 | 106.27 | | | 106.27 | 106.27 | N/A | 80,000 | 85,015 |
| 50-0503 | | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | | |
| 91-0074 | | 6 | 62.36 | 69.61 | 66.41 | 22.54 | 104.81 | 48.83 | 115.74 | 48.83 to 115.74 | 233,430 | 155,021 |
| NonValid School | | | | | | | | | | | | |
| ALL | | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

| 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 | 72.31 | 72.31 | 72.31 | | | 72.31 | 72.31 | N/A | 34,000 | 24,585 |
| 30.01 TO 50.00 | | 11 | 64.35 | 67.12 | 63.37 | 25.37 | 105.92 | 35.87 | 107.95 | 45.89 to 91.49 | 86,824 | 55,024 |
| 50.01 TO 100.00 | | 24 | 73.88 | 70.69 | 70.11 | 18.88 | 100.83 | 42.60 | 106.27 | 57.69 to 82.22 | 150,628 | 105,612 |
| 100.01 TO 180.00 | | 39 | 59.81 | 61.61 | 58.03 | 21.20 | 106.17 | 33.15 | 115.74 | 55.40 to 63.10 | 335,769 | 194,857 |
| 180.01 TO 330.00 | | 6 | 57.32 | 59.91 | 55.35 | 22.56 | 108.24 | 40.37 | 84.84 | 40.37 to 84.84 | 518,725 | 287,107 |
| 330.01 TO 650.00 | | 2 | 67.33 | 67.33 | 65.00 | 24.49 | 103.58 | 50.84 | 83.82 | N/A | 447,000 | 290,560 |
| 650.01 + | | 1 | 60.82 | 60.82 | 62.85 | | | 60.82 | 60.82 | N/A | 4,257,530 | 2,675,905 |
| ALL | | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

| 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 | | 5 | 72.31 | 75.94 | 73.61 | 17.13 | 103.17 | 60.93 | 106.27 | N/A | 84,800 | 62,423 |
| DRY-N/A | | 6 | 73.71 | 72.49 | 68.29 | 22.43 | 106.15 | 44.27 | 115.74 | 44.27 to 115.74 | 198,956 | 135,865 |
| GRASS | | 9 | 49.79 | 63.79 | 66.87 | 39.20 | 95.40 | 33.15 | 109.86 | 42.60 to 84.84 | 140,673 | 94,066 |
| GRASS-N/A | | 8 | 54.27 | 53.02 | 52.83 | 13.09 | 100.36 | 35.87 | 62.54 | 35.87 to 62.54 | 178,219 | 94,150 |
| IRRGTD | | 18 | 73.94 | 72.43 | 66.93 | 16.01 | 108.22 | 48.33 | 107.95 | 61.35 to 82.22 | 243,976 | 163,284 |
| IRRGTD-N/A | | 38 | 60.11 | 61.80 | 58.38 | 20.78 | 105.87 | 34.13 | 93.46 | 55.98 to 66.47 | 454,260 | 265,195 |
| ALL | | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 84 | MEDIAN: | 62 | COV: | 27.62 | 95% Median C.I.: | 58.42 to 68.22 | (!: Derived) |
| TOTAL Sales Price: | 25,963,032 | WGT. MEAN: | 61 | STD: | 17.97 | 95% Wgt. Mean C.I.: | 57.42 to 63.86 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 25,963,032 | MEAN: | 65 | AVG.ABS.DEV: | 14.15 | 95% Mean C.I.: | 61.22 to 68.91 | |
| TOTAL Assessed Value: | 15,743,670 | | | | | | | |
| AVG. Adj. Sales Price: | 309,083 | COD: | 22.84 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 187,424 | PRD: | 107.29 | MIN Sales Ratio: | 33.15 | | | |

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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 | 7 | 73.45 | 75.79 | 74.90 | 13.04 | 101.19 | 60.93 | 106.27 | 60.93 to 106.27 | 103,428 | 77,471 |
| DRY-N/A | 4 | 62.05 | 71.03 | 65.46 | 38.39 | 108.51 | 44.27 | 115.74 | N/A | 223,434 | 146,252 |
| GRASS | 11 | 49.79 | 60.07 | 61.25 | 34.80 | 98.08 | 33.15 | 109.86 | 35.87 to 84.84 | 167,915 | 102,848 |
| GRASS-N/A | 6 | 58.06 | 56.24 | 55.46 | 8.09 | 101.41 | 47.38 | 62.54 | 47.38 to 62.54 | 140,793 | 78,078 |
| IRRGTD | 44 | 62.92 | 65.36 | 59.58 | 19.90 | 109.71 | 34.13 | 107.95 | 57.32 to 72.38 | 310,966 | 185,261 |
| IRRGTD-N/A | 12 | 63.89 | 64.70 | 61.03 | 23.54 | 106.01 | 40.37 | 93.46 | 46.91 to 81.77 | 664,244 | 405,420 |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

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 | 11 | 73.45 | 74.06 | 69.68 | 20.09 | 106.28 | 44.27 | 115.74 | 50.15 to 106.27 | 147,067 | 102,482 |
| GRASS | 16 | 50.32 | 58.79 | 59.53 | 28.16 | 98.74 | 33.15 | 109.86 | 47.38 to 71.46 | 158,864 | 94,579 |
| GRASS-N/A | 1 | 57.69 | 57.69 | 57.69 | | | 57.69 | 57.69 | N/A | 150,000 | 86,540 |
| IRRGTD | 56 | 62.92 | 65.22 | 60.11 | 20.76 | 108.49 | 34.13 | 107.95 | 58.72 to 71.44 | 386,669 | 232,438 |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| Total \$ | | | | | | | | | | | |
| 30000 TO 59999 | 3 | 73.45 | 79.08 | 80.55 | 8.70 | 98.18 | 72.31 | 91.49 | N/A | 47,333 | 38,125 |
| 60000 TO 99999 | 11 | 75.49 | 75.48 | 75.45 | 28.55 | 100.05 | 35.87 | 109.86 | 49.76 to 107.95 | 77,052 | 58,135 |
| 100000 TO 149999 | 14 | 60.28 | 64.67 | 65.67 | 30.37 | 98.48 | 33.15 | 115.74 | 45.89 to 84.84 | 128,571 | 84,430 |
| 150000 TO 249999 | 17 | 72.38 | 69.90 | 69.20 | 14.23 | 101.02 | 46.91 | 88.69 | 58.42 to 82.22 | 177,683 | 122,951 |
| 250000 TO 499999 | 29 | 61.25 | 62.64 | 61.96 | 16.01 | 101.10 | 35.83 | 90.89 | 56.02 to 66.95 | 358,946 | 222,392 |
| 500000 + | 10 | 49.41 | 48.74 | 54.07 | 15.38 | 90.14 | 34.13 | 62.04 | 40.03 to 60.82 | 974,339 | 526,821 |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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| | | | | | | | | |
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| TOTAL Adj.Sales Price: | 25,963,032 | MEAN: | 65 | AVG.ABS.DEV: | 14.15 | 95% Mean C.I.: | 61.22 to 68.91 | |
| TOTAL Assessed Value: | 15,743,670 | | | | | | | |
| AVG. Adj. Sales Price: | 309,083 | COD: | 22.84 | MAX Sales Ratio: | 115.74 | | | |
| AVG. Assessed Value: | 187,424 | PRD: | 107.29 | MIN Sales Ratio: | 33.15 | | | |

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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 \$ _____ | | | | | | | | | | | |
| Total \$ _____ | | | | | | | | | | | |
| 10000 TO 29999 | 2 | 54.09 | 54.09 | 47.67 | 33.68 | 113.48 | 35.87 | 72.31 | N/A | 52,500 | 25,025 |
| 30000 TO 59999 | 12 | 55.36 | 59.42 | 54.91 | 25.82 | 108.22 | 33.15 | 91.49 | 45.89 to 75.49 | 88,486 | 48,584 |
| 60000 TO 99999 | 13 | 64.35 | 74.43 | 69.99 | 27.95 | 106.33 | 48.33 | 109.86 | 56.20 to 106.27 | 117,138 | 81,989 |
| 100000 TO 149999 | 18 | 75.45 | 72.68 | 70.87 | 13.52 | 102.55 | 46.91 | 88.69 | 64.94 to 84.84 | 179,418 | 127,160 |
| 150000 TO 249999 | 22 | 59.27 | 63.22 | 60.07 | 22.36 | 105.24 | 35.83 | 115.74 | 50.15 to 77.24 | 339,805 | 204,112 |
| 250000 TO 499999 | 16 | 59.29 | 57.28 | 55.22 | 16.79 | 103.73 | 34.13 | 83.82 | 47.98 to 66.47 | 519,411 | 286,841 |
| 500000 + | 1 | 60.82 | 60.82 | 62.85 | | | 60.82 | 60.82 | N/A | 4,257,530 | 2,675,905 |
| ALL | 84 | 61.94 | 65.06 | 60.64 | 22.84 | 107.29 | 33.15 | 115.74 | 58.42 to 68.22 | 309,083 | 187,424 |

Adams County 2009 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

GIS maps, NRD certifications and FSA maps were reviewed for additional land use changes.

Work was done on the new soil conversion to be implemented for assessment year 2009.

This work included measuring each parcel with the GIS to ensure accuracy. The 2009 new soil conversion has been implemented in Adams County.

Adams County raised irrigated values 7% - 12% and grass values from 5% - 43%.

Adams County went online this year with parcel search. This has helped ensure accuracy, improve uniformity and aided the public with useful information available to everyone.

2009 Assessment Survey for Adams County

Agricultural Appraisal Information

| | |
|-----|--|
| 1. | Data collection done by: |
| | Appraiser and appraiser associates |
| 2. | Valuation done by: |
| | Appraiser and appraiser associates |
| 3. | Pickup work done by whom: |
| | Appraiser and appraiser associates |
| 4. | Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages? |
| | Yes |
| a. | How is agricultural land defined in this county? |
| | By usage |
| 5. | When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class? |
| | The current assessor is unaware of this date |
| 6. | If the income approach was used, what Capitalization Rate was used? |
| | |
| 7. | What is the date of the soil survey currently used? |
| | 1974 |
| 8. | What date was the last countywide land use study completed? |
| | In 2006 the north half of the county was completed and in 2007 the south half of the county was completed. For the 2008 assessment year, the GIS system was completed and all land usage was reviewed in the office. |
| a. | By what method? (Physical inspection, FSA maps, etc.) |
| | Physical inspection & GIS and FSA/NRD documentation |
| b. | By whom? |
| | All office staff |
| c. | What proportion is complete / implemented at this time? |
| | 100% |
| 9. | Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class: |
| | 1 |
| 10. | How are Market Areas/Neighborhoods/Assessor Locations developed? |
| | No differences in market areas have been identified |
| 11. | In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation? |
| | No, LCGs are appropriate however, fewer LCGs would represent the market more accurately |
| | |

| | |
|-----|---|
| a. | If yes, list. |
| | |
| 12. | In your opinion, what is the level of value of these groupings? |
| | |
| 13. | Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county? |
| | No |

Agricultural Permit Numbers:

| Permits | Information Statements | Other | Total |
|----------------|-------------------------------|--------------|--------------|
| 23 | | | 23 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 67 | MEDIAN: | 69 | COV: | 25.67 | 95% Median C.I.: | 65.34 to 78.67 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 17,553,570 | WGT. MEAN: | 68 | STD: | 19.14 | 95% Wgt. Mean C.I.: | 63.62 to 73.08 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 17,553,570 | MEAN: | 75 | AVG.ABS.DEV: | 14.06 | 95% Mean C.I.: | 69.96 to 79.12 | |
| (AgLand) TOTAL Assessed Value: | 11,998,120 | | | | | | | |
| AVG. Adj. Sales Price: | 261,993 | COD: | 20.25 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 179,076 | PRD: | 109.05 | MIN Sales Ratio: | 38.62 | | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 4 | 91.21 | 86.06 | 81.49 | 6.54 | 105.60 | 69.32 | 92.50 | N/A | 232,827 | 189,738 |
| 10/01/05 TO 12/31/05 | 3 | 72.29 | 85.20 | 77.32 | 24.86 | 110.19 | 64.70 | 118.61 | N/A | 289,300 | 223,680 |
| 01/01/06 TO 03/31/06 | 10 | 77.26 | 79.55 | 76.36 | 17.38 | 104.18 | 60.73 | 113.74 | 64.58 to 93.09 | 280,970 | 214,553 |
| 04/01/06 TO 06/30/06 | 2 | 103.27 | 103.27 | 103.08 | 2.95 | 100.19 | 100.22 | 106.32 | N/A | 85,378 | 88,005 |
| 07/01/06 TO 09/30/06 | 2 | 74.24 | 74.24 | 79.64 | 11.96 | 93.22 | 65.36 | 83.11 | N/A | 204,300 | 162,695 |
| 10/01/06 TO 12/31/06 | 11 | 68.58 | 73.23 | 68.48 | 13.50 | 106.93 | 56.89 | 95.84 | 62.56 to 94.18 | 268,603 | 183,946 |
| 01/01/07 TO 03/31/07 | 5 | 63.31 | 82.31 | 68.43 | 32.58 | 120.28 | 60.05 | 147.01 | N/A | 236,222 | 161,655 |
| 04/01/07 TO 06/30/07 | 8 | 76.84 | 77.04 | 70.34 | 16.50 | 109.53 | 54.78 | 112.96 | 54.78 to 112.96 | 229,003 | 161,073 |
| 07/01/07 TO 09/30/07 | 2 | 59.72 | 59.72 | 57.74 | 15.69 | 103.42 | 50.35 | 69.09 | N/A | 417,600 | 241,140 |
| 10/01/07 TO 12/31/07 | 7 | 72.31 | 70.20 | 57.57 | 16.24 | 121.92 | 38.62 | 89.75 | 38.62 to 89.75 | 213,249 | 122,777 |
| 01/01/08 TO 03/31/08 | 6 | 58.13 | 64.09 | 60.36 | 20.40 | 106.18 | 44.11 | 99.21 | 44.11 to 99.21 | 391,556 | 236,349 |
| 04/01/08 TO 06/30/08 | 7 | 57.60 | 59.27 | 60.52 | 11.21 | 97.94 | 48.90 | 70.53 | 48.90 to 70.53 | 245,748 | 148,727 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 19 | 83.62 | 84.31 | 78.49 | 17.57 | 107.42 | 60.73 | 118.61 | 68.28 to 93.09 | 251,561 | 197,449 |
| 07/01/06 TO 06/30/07 | 26 | 69.49 | 76.23 | 69.72 | 18.77 | 109.33 | 54.78 | 147.01 | 65.05 to 80.90 | 245,245 | 170,987 |
| 07/01/07 TO 06/30/08 | 22 | 62.38 | 64.10 | 59.41 | 18.60 | 107.90 | 38.62 | 99.21 | 55.59 to 71.08 | 290,796 | 172,768 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 25 | 71.89 | 78.24 | 73.62 | 18.06 | 106.28 | 56.89 | 113.74 | 65.36 to 83.62 | 253,747 | 186,814 |
| 01/01/07 TO 12/31/07 | 22 | 71.69 | 74.49 | 64.38 | 20.49 | 115.70 | 38.62 | 147.01 | 60.05 to 80.90 | 242,776 | 156,299 |
| <u>ALL</u> | | | | | | | | | | | |
| | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 67 | MEDIAN: | 69 | COV: | 25.67 | 95% Median C.I.: | 65.34 to 78.67 | (!: Derived) |
| (AgLand) TOTAL Sales Price: | 17,553,570 | WGT. MEAN: | 68 | STD: | 19.14 | 95% Wgt. Mean C.I.: | 63.62 to 73.08 | (!: land+NAT=0) |
| (AgLand) TOTAL Adj.Sales Price: | 17,553,570 | MEAN: | 75 | AVG.ABS.DEV: | 14.06 | 95% Mean C.I.: | 69.96 to 79.12 | |
| (AgLand) TOTAL Assessed Value: | 11,998,120 | | | | | | | |
| AVG. Adj. Sales Price: | 261,993 | COD: | 20.25 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 179,076 | PRD: | 109.05 | MIN Sales Ratio: | 38.62 | | | |

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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 | |
| 3659 | 11 | 70.53 | 72.43 | 66.36 | 15.47 | 109.15 | 56.89 | 93.09 | 57.60 to 91.83 | 240,560 | 159,644 | |
| 3661 | 6 | 67.43 | 67.94 | 60.15 | 20.43 | 112.95 | 44.11 | 94.18 | 44.11 to 94.18 | 302,373 | 181,877 | |
| 3663 | 8 | 59.64 | 68.36 | 56.61 | 26.74 | 120.76 | 38.62 | 106.32 | 38.62 to 106.32 | 307,783 | 174,232 | |
| 3665 | 1 | 76.58 | 76.58 | 76.58 | | | 76.58 | 76.58 | N/A | 50,000 | 38,290 | |
| 3765 | 2 | 74.72 | 74.72 | 68.28 | 13.41 | 109.44 | 64.70 | 84.74 | N/A | 196,250 | 133,992 | |
| 3767 | 4 | 60.44 | 60.80 | 63.90 | 17.49 | 95.15 | 48.90 | 73.42 | N/A | 200,383 | 128,047 | |
| 3769 | 1 | 69.09 | 69.09 | 69.09 | | | 69.09 | 69.09 | N/A | 329,600 | 227,710 | |
| 3771 | 2 | 75.41 | 75.41 | 74.09 | 10.20 | 101.78 | 67.72 | 83.11 | N/A | 396,660 | 293,902 | |
| 3893 | 5 | 68.58 | 82.22 | 74.98 | 32.34 | 109.65 | 50.35 | 113.74 | N/A | 375,760 | 281,758 | |
| 3895 | 3 | 68.28 | 66.75 | 66.68 | 3.39 | 100.10 | 62.51 | 69.45 | N/A | 508,975 | 339,400 | |
| 3897 | 4 | 91.92 | 99.03 | 91.45 | 26.74 | 108.29 | 65.28 | 147.01 | N/A | 122,189 | 111,740 | |
| 3899 | 1 | 92.50 | 92.50 | 92.50 | | | 92.50 | 92.50 | N/A | 252,000 | 233,100 | |
| 4001 | 12 | 71.49 | 76.06 | 75.46 | 15.31 | 100.79 | 58.74 | 118.61 | 65.14 to 81.37 | 158,705 | 119,763 | |
| 4003 | 3 | 60.05 | 61.72 | 61.16 | 7.74 | 100.91 | 55.59 | 69.53 | N/A | 421,666 | 257,908 | |
| 4007 | 4 | 93.69 | 88.94 | 84.91 | 9.16 | 104.74 | 69.16 | 99.21 | N/A | 237,000 | 201,247 | |
| ____ALL____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | |
| | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 1 | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |
| ____ALL____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | |
| | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |

| 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 | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |
| ____ALL____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | _____ | |
| | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|---------------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
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| (AgLand) TOTAL Adj.Sales Price: | 17,553,570 | MEAN: | 75 | AVG.ABS.DEV: | 14.06 | 95% Mean C.I.: | 69.96 to 79.12 | |
| (AgLand) TOTAL Assessed Value: | 11,998,120 | | | | | | | |
| AVG. Adj. Sales Price: | 261,993 | COD: | 20.25 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 179,076 | PRD: | 109.05 | MIN Sales Ratio: | 38.62 | | | |

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| SCHOOL DISTRICT * | | | | | | | | | | | Avg. Adj. | Avg. |
|--------------------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| (blank) | | | | | | | | | | | | |
| 01-0003 | 20 | 69.41 | 71.84 | 66.80 | 15.69 | 107.54 | 54.78 | 93.09 | 60.73 to 82.62 | 272,257 | 181,869 | |
| 01-0018 | | | | | | | | | | | | |
| 01-0090 | 34 | 70.20 | 75.12 | 67.77 | 23.69 | 110.84 | 38.62 | 147.01 | 64.70 to 83.62 | 238,613 | 161,711 | |
| 01-0123 | 5 | 69.16 | 73.16 | 70.34 | 11.77 | 104.01 | 62.51 | 99.21 | N/A | 427,300 | 300,542 | |
| 10-0019 | | | | | | | | | | | | |
| 18-0501 | 1 | 65.14 | 65.14 | 65.14 | | | 65.14 | 65.14 | N/A | 378,490 | 246,530 | |
| 40-0126 | 1 | 106.32 | 106.32 | 106.32 | | | 106.32 | 106.32 | N/A | 80,000 | 85,055 | |
| 50-0503 | | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | | |
| 91-0074 | 6 | 70.71 | 77.67 | 73.42 | 18.10 | 105.80 | 60.05 | 118.61 | 60.05 to 118.61 | 233,430 | 171,375 | |
| NonValid School | | | | | | | | | | | | |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |

| ACRES IN SALE | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 10.01 TO 30.00 | 1 | 72.31 | 72.31 | 72.31 | | | 72.31 | 72.31 | N/A | 34,000 | 24,585 | |
| 30.01 TO 50.00 | 9 | 73.42 | 70.01 | 66.47 | 16.57 | 105.32 | 48.90 | 93.09 | 51.56 to 84.74 | 90,872 | 60,404 | |
| 50.01 TO 100.00 | 20 | 81.76 | 79.09 | 78.01 | 15.61 | 101.38 | 56.78 | 106.32 | 65.34 to 90.87 | 145,146 | 113,235 | |
| 100.01 TO 180.00 | 31 | 69.09 | 72.18 | 65.55 | 18.80 | 110.13 | 38.62 | 147.01 | 64.58 to 71.89 | 347,624 | 227,855 | |
| 180.01 TO 330.00 | 4 | 62.59 | 73.23 | 62.54 | 27.79 | 117.09 | 54.78 | 112.96 | N/A | 532,112 | 332,782 | |
| 330.01 TO 650.00 | 2 | 89.60 | 89.60 | 86.19 | 26.95 | 103.95 | 65.45 | 113.74 | N/A | 447,000 | 385,275 | |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |

| MAJORITY LAND USE > 95% | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| DRY | 5 | 72.31 | 75.93 | 73.74 | 17.32 | 102.98 | 59.80 | 106.32 | N/A | 84,800 | 62,530 | |
| DRY-N/A | 4 | 80.44 | 89.02 | 90.43 | 13.64 | 98.44 | 76.58 | 118.61 | N/A | 136,700 | 123,615 | |
| GRASS | 9 | 71.89 | 87.83 | 92.40 | 32.75 | 95.06 | 57.60 | 147.01 | 65.05 to 113.74 | 141,778 | 131,001 | |
| GRASS-N/A | 5 | 65.45 | 70.06 | 67.47 | 11.25 | 103.84 | 58.74 | 89.75 | N/A | 209,039 | 141,042 | |
| IRRGTD | 13 | 73.42 | 74.82 | 71.00 | 14.58 | 105.39 | 51.56 | 95.84 | 62.51 to 84.74 | 265,321 | 188,368 | |
| IRRGTD-N/A | 31 | 68.28 | 69.19 | 63.43 | 18.70 | 109.08 | 38.62 | 100.22 | 60.05 to 72.29 | 348,786 | 221,225 | |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 | |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
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| (AgLand) TOTAL Adj.Sales Price: | 17,553,570 | MEAN: | 75 | AVG.ABS.DEV: | 14.06 | 95% Mean C.I.: | 69.96 to 79.12 | |
| (AgLand) TOTAL Assessed Value: | 11,998,120 | | | | | | | |
| AVG. Adj. Sales Price: | 261,993 | COD: | 20.25 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 179,076 | PRD: | 109.05 | MIN Sales Ratio: | 38.62 | | | |

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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 | 6 | 74.44 | 76.04 | 74.04 | 14.98 | 102.70 | 59.80 | 106.32 | 59.80 to 106.32 | 79,000 | 58,490 |
| DRY-N/A | 3 | 81.37 | 93.16 | 91.82 | 16.02 | 101.46 | 79.51 | 118.61 | N/A | 165,600 | 152,056 |
| GRASS | 10 | 68.67 | 85.60 | 84.70 | 31.80 | 101.05 | 57.60 | 147.01 | 65.05 to 113.74 | 178,600 | 151,279 |
| GRASS-N/A | 4 | 68.18 | 71.21 | 69.40 | 13.50 | 102.61 | 58.74 | 89.75 | N/A | 133,799 | 92,858 |
| IRRGTD | 37 | 68.58 | 69.34 | 64.87 | 16.14 | 106.90 | 38.62 | 99.21 | 63.31 to 72.29 | 338,360 | 219,479 |
| IRRGTD-N/A | 7 | 90.87 | 78.85 | 68.08 | 17.38 | 115.82 | 50.35 | 100.22 | 50.35 to 100.22 | 248,887 | 169,435 |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 |

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 | 9 | 78.67 | 81.75 | 83.14 | 16.18 | 98.33 | 59.80 | 118.61 | 62.56 to 106.32 | 107,866 | 89,678 |
| GRASS | 13 | 71.08 | 82.73 | 82.27 | 26.99 | 100.56 | 57.60 | 147.01 | 65.05 to 112.96 | 167,015 | 137,407 |
| GRASS-N/A | 1 | 65.28 | 65.28 | 65.28 | | | 65.28 | 65.28 | N/A | 150,000 | 97,925 |
| IRRGTD | 43 | 69.09 | 70.39 | 65.03 | 17.52 | 108.23 | 38.62 | 100.22 | 63.31 to 73.42 | 328,803 | 213,837 |
| IRRGTD-N/A | 1 | 90.87 | 90.87 | 90.87 | | | 90.87 | 90.87 | N/A | 123,016 | 111,785 |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| Total \$ | | | | | | | | | | | |
| 30000 TO 59999 | 3 | 76.58 | 80.66 | 82.30 | 9.05 | 98.00 | 72.31 | 93.09 | N/A | 47,333 | 38,956 |
| 60000 TO 99999 | 9 | 84.74 | 88.58 | 88.66 | 22.83 | 99.91 | 59.80 | 147.01 | 65.34 to 106.32 | 78,928 | 69,977 |
| 100000 TO 149999 | 12 | 69.24 | 77.03 | 78.26 | 28.17 | 98.43 | 48.90 | 118.61 | 57.60 to 91.83 | 125,261 | 98,032 |
| 150000 TO 249999 | 14 | 80.58 | 78.78 | 78.71 | 8.93 | 100.08 | 62.56 | 95.84 | 70.53 to 83.62 | 175,548 | 138,180 |
| 250000 TO 499999 | 21 | 68.58 | 70.79 | 69.86 | 13.67 | 101.33 | 55.59 | 113.74 | 60.73 to 69.53 | 373,310 | 260,788 |
| 500000 + | 8 | 55.84 | 55.12 | 54.36 | 14.61 | 101.41 | 38.62 | 68.28 | 38.62 to 68.28 | 612,609 | 332,996 |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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| | | | | | | | | |
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| (AgLand) TOTAL Adj.Sales Price: | 17,553,570 | MEAN: | 75 | AVG.ABS.DEV: | 14.06 | 95% Mean C.I.: | 69.96 to 79.12 | |
| (AgLand) TOTAL Assessed Value: | 11,998,120 | | | | | | | |
| AVG. Adj. Sales Price: | 261,993 | COD: | 20.25 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 179,076 | PRD: | 109.05 | MIN Sales Ratio: | 38.62 | | | |

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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 \$ _____ | _____ | | | | | | | | | | |
| Total \$ _____ | _____ | | | | | | | | | | |
| 10000 TO 29999 | 1 | 72.31 | 72.31 | 72.31 | | | 72.31 | 72.31 | N/A | 34,000 | 24,585 |
| 30000 TO 59999 | 7 | 76.58 | 74.80 | 73.44 | 12.31 | 101.85 | 59.80 | 93.09 | 59.80 to 93.09 | 70,914 | 52,080 |
| 60000 TO 99999 | 11 | 65.05 | 70.92 | 68.17 | 21.64 | 104.04 | 48.90 | 106.32 | 51.56 to 100.22 | 111,438 | 75,965 |
| 100000 TO 149999 | 13 | 83.28 | 85.65 | 80.60 | 18.98 | 106.27 | 56.78 | 147.01 | 70.53 to 91.83 | 159,396 | 128,476 |
| 150000 TO 249999 | 17 | 69.09 | 76.14 | 71.21 | 19.34 | 106.93 | 55.82 | 118.61 | 60.73 to 92.50 | 284,900 | 202,872 |
| 250000 TO 499999 | 18 | 68.00 | 67.23 | 63.66 | 17.82 | 105.60 | 38.62 | 113.74 | 55.59 to 69.53 | 493,438 | 314,129 |
| ALL | 67 | 69.45 | 74.54 | 68.35 | 20.25 | 109.05 | 38.62 | 147.01 | 65.34 to 78.67 | 261,993 | 179,076 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 76 | MEDIAN: | 69 | COV: | 25.64 | 95% Median C.I.: | 65.28 to 76.58 | (!: Derived) |
| TOTAL Sales Price: | 24,787,839 | WGT. MEAN: | 67 | STD: | 18.90 | 95% Wgt. Mean C.I.: | 62.91 to 70.81 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 24,787,839 | MEAN: | 74 | AVG.ABS.DEV: | 14.11 | 95% Mean C.I.: | 69.47 to 77.97 | |
| TOTAL Assessed Value: | 16,573,805 | | | | | | | |
| AVG. Adj. Sales Price: | 326,155 | COD: | 20.33 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 218,076 | PRD: | 110.26 | MIN Sales Ratio: | 38.62 | | | |

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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> | | | | | | | | | | | |
| 07/01/05 TO 09/30/05 | 4 | 91.21 | 86.06 | 81.49 | 6.54 | 105.60 | 69.32 | 92.50 | N/A | 232,827 | 189,738 |
| 10/01/05 TO 12/31/05 | 4 | 84.32 | 87.99 | 81.86 | 23.12 | 107.49 | 64.70 | 118.61 | N/A | 284,975 | 233,271 |
| 01/01/06 TO 03/31/06 | 11 | 75.95 | 79.22 | 76.31 | 16.07 | 103.82 | 60.73 | 113.74 | 64.58 to 93.09 | 291,790 | 222,665 |
| 04/01/06 TO 06/30/06 | 2 | 103.27 | 103.27 | 103.08 | 2.95 | 100.19 | 100.22 | 106.32 | N/A | 85,378 | 88,005 |
| 07/01/06 TO 09/30/06 | 2 | 74.24 | 74.24 | 79.64 | 11.96 | 93.22 | 65.36 | 83.11 | N/A | 204,300 | 162,695 |
| 10/01/06 TO 12/31/06 | 11 | 68.58 | 73.23 | 68.48 | 13.50 | 106.93 | 56.89 | 95.84 | 62.56 to 94.18 | 268,603 | 183,946 |
| 01/01/07 TO 03/31/07 | 5 | 63.31 | 82.31 | 68.43 | 32.58 | 120.28 | 60.05 | 147.01 | N/A | 236,222 | 161,655 |
| 04/01/07 TO 06/30/07 | 9 | 80.25 | 77.64 | 71.25 | 14.34 | 108.97 | 54.78 | 112.96 | 59.80 to 84.74 | 220,140 | 156,845 |
| 07/01/07 TO 09/30/07 | 5 | 61.75 | 58.53 | 60.56 | 10.04 | 96.65 | 49.60 | 69.09 | N/A | 1,161,113 | 703,140 |
| 10/01/07 TO 12/31/07 | 9 | 71.08 | 65.83 | 54.86 | 19.47 | 120.00 | 38.62 | 89.75 | 48.23 to 81.37 | 280,856 | 154,066 |
| 01/01/08 TO 03/31/08 | 6 | 58.13 | 64.09 | 60.36 | 20.40 | 106.18 | 44.11 | 99.21 | 44.11 to 99.21 | 391,556 | 236,349 |
| 04/01/08 TO 06/30/08 | 8 | 61.44 | 61.87 | 64.26 | 13.76 | 96.28 | 48.90 | 80.03 | 48.90 to 80.03 | 265,992 | 170,920 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/05 TO 06/30/06 | 21 | 83.62 | 84.49 | 79.19 | 17.06 | 106.68 | 60.73 | 118.61 | 69.32 to 93.09 | 259,603 | 205,589 |
| 07/01/06 TO 06/30/07 | 27 | 69.53 | 76.46 | 70.01 | 18.75 | 109.20 | 54.78 | 147.01 | 65.05 to 82.43 | 241,689 | 169,210 |
| 07/01/07 TO 06/30/08 | 28 | 60.61 | 63.02 | 60.01 | 18.16 | 105.01 | 38.62 | 99.21 | 55.59 to 69.16 | 457,520 | 274,562 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/06 TO 12/31/06 | 26 | 73.92 | 78.15 | 73.76 | 17.10 | 105.96 | 56.89 | 113.74 | 65.36 to 83.62 | 259,372 | 191,312 |
| 01/01/07 TO 12/31/07 | 28 | 69.27 | 71.26 | 61.96 | 21.26 | 115.02 | 38.62 | 147.01 | 60.05 to 79.51 | 410,559 | 254,363 |
| <u>ALL</u> | | | | | | | | | | | |
| | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 76 | MEDIAN: | 69 | COV: | 25.64 | 95% Median C.I.: | 65.28 to 76.58 | (!: Derived) |
| TOTAL Sales Price: | 24,787,839 | WGT. MEAN: | 67 | STD: | 18.90 | 95% Wgt. Mean C.I.: | 62.91 to 70.81 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 24,787,839 | MEAN: | 74 | AVG.ABS.DEV: | 14.11 | 95% Mean C.I.: | 69.47 to 77.97 | |
| TOTAL Assessed Value: | 16,573,805 | | | | | | | |
| AVG. Adj. Sales Price: | 326,155 | COD: | 20.33 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 218,076 | PRD: | 110.26 | MIN Sales Ratio: | 38.62 | | | |

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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 | |
| 3659 | 11 | 70.53 | 72.43 | 66.36 | 15.47 | 109.15 | 56.89 | 93.09 | 57.60 to 91.83 | 240,560 | 159,644 | |
| 3661 | 6 | 67.43 | 67.94 | 60.15 | 20.43 | 112.95 | 44.11 | 94.18 | 44.11 to 94.18 | 302,373 | 181,877 | |
| 3663 | 9 | 59.80 | 69.92 | 58.08 | 27.91 | 120.38 | 38.62 | 106.32 | 54.78 to 90.87 | 290,167 | 168,542 | |
| 3665 | 1 | 76.58 | 76.58 | 76.58 | | | 76.58 | 76.58 | N/A | 50,000 | 38,290 | |
| 3765 | 2 | 74.72 | 74.72 | 68.28 | 13.41 | 109.44 | 64.70 | 84.74 | N/A | 196,250 | 133,992 | |
| 3767 | 4 | 60.44 | 60.80 | 63.90 | 17.49 | 95.15 | 48.90 | 73.42 | N/A | 200,383 | 128,047 | |
| 3769 | 3 | 69.09 | 64.88 | 66.12 | 12.71 | 98.13 | 49.60 | 75.95 | N/A | 342,341 | 226,341 | |
| 3771 | 2 | 75.41 | 75.41 | 74.09 | 10.20 | 101.78 | 67.72 | 83.11 | N/A | 396,660 | 293,902 | |
| 3893 | 8 | 67.02 | 75.14 | 65.49 | 27.89 | 114.74 | 48.23 | 113.74 | 48.23 to 113.74 | 888,937 | 582,133 | |
| 3895 | 3 | 68.28 | 66.75 | 66.68 | 3.39 | 100.10 | 62.51 | 69.45 | N/A | 508,975 | 339,400 | |
| 3897 | 4 | 91.92 | 99.03 | 91.45 | 26.74 | 108.29 | 65.28 | 147.01 | N/A | 122,189 | 111,740 | |
| 3899 | 3 | 92.50 | 83.57 | 83.32 | 12.43 | 100.30 | 61.86 | 96.34 | N/A | 265,648 | 221,333 | |
| 4001 | 13 | 71.08 | 74.27 | 69.97 | 16.19 | 106.15 | 52.82 | 118.61 | 65.05 to 81.37 | 193,417 | 135,333 | |
| 4003 | 3 | 60.05 | 61.72 | 61.16 | 7.74 | 100.91 | 55.59 | 69.53 | N/A | 421,666 | 257,908 | |
| 4007 | 4 | 93.69 | 88.94 | 84.91 | 9.16 | 104.74 | 69.16 | 99.21 | N/A | 237,000 | 201,247 | |
| ALL | | | | | | | | | | | | |
| | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 | |

| AREA (MARKET) | | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Sale Price | Assd Val | |
| 1 | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 | |
| ALL | | | | | | | | | | | | |
| | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 | |

| 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 | |
| 1 | 5 | 52.82 | 65.40 | 62.77 | 29.74 | 104.20 | 48.23 | 96.34 | N/A | 402,416 | 252,598 | |
| 2 | 71 | 69.45 | 74.31 | 67.22 | 19.81 | 110.54 | 38.62 | 147.01 | 65.34 to 76.58 | 320,785 | 215,645 | |
| ALL | | | | | | | | | | | | |
| | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 | |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 76 | MEDIAN: | 69 | COV: | 25.64 | 95% Median C.I.: | 65.28 to 76.58 | (!: Derived) |
| TOTAL Sales Price: | 24,787,839 | WGT. MEAN: | 67 | STD: | 18.90 | 95% Wgt. Mean C.I.: | 62.91 to 70.81 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 24,787,839 | MEAN: | 74 | AVG.ABS.DEV: | 14.11 | 95% Mean C.I.: | 69.47 to 77.97 | |
| TOTAL Assessed Value: | 16,573,805 | | | | | | | |
| AVG. Adj. Sales Price: | 326,155 | COD: | 20.33 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 218,076 | PRD: | 110.26 | MIN Sales Ratio: | 38.62 | | | |

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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) | | | | | | | | | | | |
| 01-0003 | 20 | 69.41 | 71.84 | 66.80 | 15.69 | 107.54 | 54.78 | 93.09 | 60.73 to 82.62 | 272,257 | 181,869 |
| 01-0018 | | | | | | | | | | | |
| 01-0090 | 41 | 69.32 | 73.69 | 66.71 | 23.82 | 110.47 | 38.62 | 147.01 | 62.56 to 81.37 | 257,059 | 171,477 |
| 01-0123 | 7 | 69.16 | 72.51 | 65.46 | 12.18 | 110.76 | 61.75 | 99.21 | 61.75 to 99.21 | 992,028 | 649,430 |
| 10-0019 | | | | | | | | | | | |
| 18-0501 | 1 | 65.14 | 65.14 | 65.14 | | | 65.14 | 65.14 | N/A | 378,490 | 246,530 |
| 40-0126 | 1 | 106.32 | 106.32 | 106.32 | | | 106.32 | 106.32 | N/A | 80,000 | 85,055 |
| 50-0503 | | | | | | | | | | | |
| 65-0005 | | | | | | | | | | | |
| 91-0074 | 6 | 70.71 | 77.67 | 73.42 | 18.10 | 105.80 | 60.05 | 118.61 | 60.05 to 118.61 | 233,430 | 171,375 |
| NonValid School | | | | | | | | | | | |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

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 | 72.31 | 72.31 | 72.31 | | | 72.31 | 72.31 | N/A | 34,000 | 24,585 |
| 30.01 TO 50.00 | 9 | 73.42 | 70.01 | 66.47 | 16.57 | 105.32 | 48.90 | 93.09 | 51.56 to 84.74 | 90,872 | 60,404 |
| 50.01 TO 100.00 | 21 | 82.43 | 79.25 | 78.23 | 14.74 | 101.31 | 56.78 | 106.32 | 65.34 to 90.87 | 145,341 | 113,701 |
| 100.01 TO 180.00 | 36 | 68.84 | 71.38 | 65.50 | 19.54 | 108.98 | 38.62 | 147.01 | 62.51 to 71.89 | 345,658 | 226,408 |
| 180.01 TO 330.00 | 6 | 62.59 | 70.96 | 62.92 | 25.77 | 112.78 | 52.82 | 112.96 | 52.82 to 112.96 | 524,351 | 329,927 |
| 330.01 TO 650.00 | 2 | 89.60 | 89.60 | 86.19 | 26.95 | 103.95 | 65.45 | 113.74 | N/A | 447,000 | 385,275 |
| 650.01 + | 1 | 61.75 | 61.75 | 61.75 | | | 61.75 | 61.75 | N/A | 4,400,000 | 2,717,035 |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

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 | 5 | 72.31 | 75.93 | 73.74 | 17.32 | 102.98 | 59.80 | 106.32 | N/A | 84,800 | 62,530 |
| DRY-N/A | 6 | 78.05 | 77.92 | 72.58 | 19.53 | 107.36 | 49.60 | 118.61 | 49.60 to 118.61 | 186,194 | 135,140 |
| GRASS | 9 | 71.89 | 87.83 | 92.40 | 32.75 | 95.06 | 57.60 | 147.01 | 65.05 to 113.74 | 141,778 | 131,001 |
| GRASS-N/A | 5 | 65.45 | 70.06 | 67.47 | 11.25 | 103.84 | 58.74 | 89.75 | N/A | 209,039 | 141,042 |
| IRRGTD | 15 | 75.95 | 75.40 | 71.92 | 13.01 | 104.84 | 51.56 | 95.84 | 67.72 to 83.28 | 266,561 | 191,706 |
| IRRGTD-N/A | 36 | 66.71 | 69.00 | 63.16 | 19.89 | 109.25 | 38.62 | 100.22 | 60.05 to 72.29 | 470,195 | 296,957 |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|------------------|
| NUMBER of Sales: | 76 | MEDIAN: | 69 | COV: | 25.64 | 95% Median C.I.: | 65.28 to 76.58 | (! : Derived) |
| TOTAL Sales Price: | 24,787,839 | WGT. MEAN: | 67 | STD: | 18.90 | 95% Wgt. Mean C.I.: | 62.91 to 70.81 | (! : land+NAT=0) |
| TOTAL Adj.Sales Price: | 24,787,839 | MEAN: | 74 | AVG.ABS.DEV: | 14.11 | 95% Mean C.I.: | 69.47 to 77.97 | |
| TOTAL Assessed Value: | 16,573,805 | | | | | | | |
| AVG. Adj. Sales Price: | 326,155 | COD: | 20.33 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 218,076 | PRD: | 110.26 | MIN Sales Ratio: | 38.62 | | | |

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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 | 6 | 74.44 | 76.04 | 74.04 | 14.98 | 102.70 | 59.80 | 106.32 | 59.80 to 106.32 | 79,000 | 58,490 |
| DRY-N/A | 5 | 79.51 | 78.19 | 72.39 | 22.27 | 108.01 | 49.60 | 118.61 | N/A | 213,433 | 154,511 |
| GRASS | 10 | 68.67 | 85.60 | 84.70 | 31.80 | 101.05 | 57.60 | 147.01 | 65.05 to 113.74 | 178,600 | 151,279 |
| GRASS-N/A | 4 | 68.18 | 71.21 | 69.40 | 13.50 | 102.61 | 58.74 | 89.75 | N/A | 133,799 | 92,858 |
| IRRGTD | 40 | 68.87 | 69.30 | 64.86 | 16.38 | 106.85 | 38.62 | 99.21 | 63.31 to 73.42 | 337,339 | 218,813 |
| IRRGTD-N/A | 11 | 80.03 | 76.63 | 64.77 | 20.81 | 118.31 | 50.35 | 100.22 | 52.82 to 96.34 | 675,624 | 437,596 |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

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 | 11 | 76.58 | 77.02 | 72.90 | 18.80 | 105.65 | 49.60 | 118.61 | 59.80 to 106.32 | 140,106 | 102,135 |
| GRASS | 13 | 71.08 | 82.73 | 82.27 | 26.99 | 100.56 | 57.60 | 147.01 | 65.05 to 112.96 | 167,015 | 137,407 |
| GRASS-N/A | 1 | 65.28 | 65.28 | 65.28 | | | 65.28 | 65.28 | N/A | 150,000 | 97,925 |
| IRRGTD | 50 | 69.13 | 70.48 | 64.68 | 18.04 | 108.98 | 38.62 | 100.22 | 63.31 to 75.95 | 416,049 | 269,086 |
| IRRGTD-N/A | 1 | 90.87 | 90.87 | 90.87 | | | 90.87 | 90.87 | N/A | 123,016 | 111,785 |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|------------------|-------|--------|-------|-----------|-------|--------|-------|--------|-----------------|----------------------|---------------|
| Low \$ | | | | | | | | | | | |
| Total \$ | | | | | | | | | | | |
| 30000 TO 59999 | 3 | 76.58 | 80.66 | 82.30 | 9.05 | 98.00 | 72.31 | 93.09 | N/A | 47,333 | 38,956 |
| 60000 TO 99999 | 9 | 84.74 | 88.58 | 88.66 | 22.83 | 99.91 | 59.80 | 147.01 | 65.34 to 106.32 | 78,928 | 69,977 |
| 100000 TO 149999 | 13 | 73.42 | 77.45 | 78.64 | 25.47 | 98.49 | 48.90 | 118.61 | 57.60 to 91.83 | 127,105 | 99,955 |
| 150000 TO 249999 | 14 | 80.58 | 78.78 | 78.71 | 8.93 | 100.08 | 62.56 | 95.84 | 70.53 to 83.62 | 175,548 | 138,180 |
| 250000 TO 499999 | 27 | 68.58 | 70.32 | 69.49 | 15.63 | 101.19 | 48.23 | 113.74 | 60.73 to 72.29 | 367,206 | 255,185 |
| 500000 + | 10 | 55.84 | 55.56 | 57.54 | 13.29 | 96.54 | 38.62 | 68.28 | 44.11 to 65.45 | 991,083 | 570,318 |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

| | | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|-----------------|
| NUMBER of Sales: | 76 | MEDIAN: | 69 | COV: | 25.64 | 95% Median C.I.: | 65.28 to 76.58 | (!: Derived) |
| TOTAL Sales Price: | 24,787,839 | WGT. MEAN: | 67 | STD: | 18.90 | 95% Wgt. Mean C.I.: | 62.91 to 70.81 | (!: land+NAT=0) |
| TOTAL Adj.Sales Price: | 24,787,839 | MEAN: | 74 | AVG.ABS.DEV: | 14.11 | 95% Mean C.I.: | 69.47 to 77.97 | |
| TOTAL Assessed Value: | 16,573,805 | | | | | | | |
| AVG. Adj. Sales Price: | 326,155 | COD: | 20.33 | MAX Sales Ratio: | 147.01 | | | |
| AVG. Assessed Value: | 218,076 | PRD: | 110.26 | MIN Sales Ratio: | 38.62 | | | |

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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 \$ _____ | | | | | | | | | | | |
| Total \$ _____ | | | | | | | | | | | |
| 10000 TO 29999 | 1 | 72.31 | 72.31 | 72.31 | | | 72.31 | 72.31 | N/A | 34,000 | 24,585 |
| 30000 TO 59999 | 7 | 76.58 | 74.80 | 73.44 | 12.31 | 101.85 | 59.80 | 93.09 | 59.80 to 93.09 | 70,914 | 52,080 |
| 60000 TO 99999 | 11 | 65.05 | 70.92 | 68.17 | 21.64 | 104.04 | 48.90 | 106.32 | 51.56 to 100.22 | 111,438 | 75,965 |
| 100000 TO 149999 | 14 | 82.86 | 85.42 | 80.72 | 17.79 | 105.82 | 56.78 | 147.01 | 70.53 to 91.83 | 158,670 | 128,086 |
| 150000 TO 249999 | 20 | 66.86 | 72.71 | 68.00 | 20.47 | 106.92 | 48.23 | 118.61 | 60.73 to 81.37 | 291,933 | 198,509 |
| 250000 TO 499999 | 22 | 68.72 | 68.87 | 64.97 | 18.59 | 106.01 | 38.62 | 113.74 | 55.59 to 75.95 | 480,524 | 312,209 |
| 500000 + | 1 | 61.75 | 61.75 | 61.75 | | | 61.75 | 61.75 | N/A | 4,400,000 | 2,717,035 |
| ALL | 76 | 69.38 | 73.72 | 66.86 | 20.33 | 110.26 | 38.62 | 147.01 | 65.28 to 76.58 | 326,155 | 218,076 |

**2009 Correlation Section
for Adams County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The following tables offer support of the calculated median as the official level of value for agricultural unimproved property in Adams County. The calculated median indicates that the level of value for agricultural unimproved real property in Adams County is 69%. This is supported by the trended preliminary ratio as well as the agricultural assessment actions. This county is committed to improving their assessment practices and valuation uniformity in the county.

Adams County is committed to moving forward technologically. In 2008 they went online with their real property information and a parcel search program. They are also working toward a new consolidated computer system for the county which will alleviate the duplicate entry being done presently in the Assessor's office. They have set up cyclical physical inspection. They are working to become diligent in annually physically inspecting, measuring, photographing and updating their records. The Assessor and Appraiser have done an excellent job training their staff and working together toward increasing valuation uniformity in Adams County.

Adams County is a county experiencing some economic downturns, with three major employers having lay offs. The large city of Hastings with multiple market neighborhoods poses valuation challenges as do the smaller communities in the county. The Adams County Assessor and her staff have done a good job being proactive to the market. There are no areas to suggest a recommendation should be made by the state as to the agricultural unimproved valuations for Adams County and statistical evidence follows that lends its support to a level of value for agricultural unimproved property at 69% of the market.

**2009 Correlation Section
for Adams 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(2) (R. S. Supp., 2007) 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 Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), 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 |
|-------------|--------------------|------------------------|---------------------|
| 2009 | 151 | 67 | 44.37 |
| 2008 | 173 | 71 | 41.04 |
| 2007 | 307 | 131 | 42.67 |
| 2006 | 143 | 61 | 42.66 |
| 2005 | 140 | 66 | 47.14 |

AGRICULTURAL UNIMPROVED:The number of qualified agricultural unimproved sales in Adams County has declined the past two years. Of these total sales, 4 of them were removed for having been substantially changed since the date of the sale. The remaining disqualified sales are a mixture of family sales, foreclosure and other legal actions, estate planning and estate settlements. Adams County is diligent in their sales review. Questionnaires are sent to every buyer, if the questionnaire is returned and a discrepancy is perceived, then the sale is physically inspected. The percentage of sales used has remained fairly consistent over the past few years.

**2009 Correlation Section
for Adams 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.

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

**2009 Correlation Section
for Adams 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 |
|-------------|-----------------------|--|------------------------------|---------------|
| 2009 | 62 | 10.43 | 68 | 69 |
| 2008 | 65.27 | 8.66 | 71 | 71.44 |
| 2007 | 66 | 4.30 | 69 | 72 |
| 2006 | 69 | 10.39 | 76 | 77 |
| 2005 | 68 | 8.85 | 74 | 76 |

AGRICULTURAL UNIMPROVED: Table 3 illustrates that the agricultural unimproved values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the agricultural unimproved population and the agricultural unimproved sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 69% of market for agricultural unimproved property in Adams County.

**2009 Correlation Section
for Adams 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 2009 Preliminary Statistical Reports and the 2009 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2008 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 sales 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.

**2009 Correlation Section
for Adams 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 Total Assessed Value (excl. growth) |
|---|------|--|
| 18 | 2009 | 10.43 |
| 11.12 | 2008 | 8.66 |
| 7.55 | 2007 | 4.30 |
| 16.37 | 2006 | 10.39 |
| 14.15 | 2005 | 8.85 |

AGRICULTURAL UNIMPROVED: Table four illustrates a 7.57 point difference between the percentage changed in the Total Assessed Value in the Sales File when compared to the percentage changed in the base Assessed Value of all unimproved agricultural property in Adams County. This difference illustrates that the mixture of agricultural sales is not completely proportionate to the base of agricultural land in Adams County. According to the abstract, the usage breakdown of the agricultural land is approximately 80.78% irrigated, 12.61% dry and 6.56% grass. While the values in the sales file for 50% usage show a breakdown of approximately 76.64% irrigated, 6.73% dry and 14.89% grass. The Adams County Assessor has reported that she raised her grass values from 5% to 43% and her irrigated values 7% - 12%. The over-representation of grass land as well as the under-representation of irrigated and dry agricultural land is causing a skewed affect on the statistical movement of the sales file when compared to the base.

**2009 Correlation Section
for Adams County**

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has 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. Since 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 the 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, (2007). 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.

**2009 Correlation Section
for Adams County**

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

| | Median | Wgt. Mean | Mean |
|---------------------------|---------------|------------------|-------------|
| R&O Statistics | 69 | 68 | 75 |

AGRICULTURAL UNIMPROVED: A review of Table 5 indicates two of the measures of central tendency to be within the acceptable range. The median calculates to 69% and the mean at 75%. The weighted mean is just slightly low at 68%. A review of the statistical page shows outliers with the minimum sales ratio at 38.62% and the maximum sales ratio at 147.01%. It is the policy of the Adams County Assessor to use every possible sale and she sends questionnaires to every buyer. Knowing the assessment practices and support from other tables, it is my opinion that for direct equalization purposes the median measure of central tendency will be used to best describe the level of value for the agricultural unimproved class of property in Adams County.

**2009 Correlation Section
for Adams 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. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. 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. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. 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 | 20.25 | 109.05 |
| Difference | 0.25 | 6.05 |

AGRICULTURAL UNIMPROVED: Table Six reveals that both qualitative measures are above the acceptable range, but not excessively. As previously discussed, the agricultural unimproved sales file is not completely proportionate to the base of agricultural land in Adams County. According to the assessment actions of the Adams County Assessor, they increased the values of grass for 4G 43%, and her irrigated land 7% - 12%. The co-efficient of dispersion did improve from the preliminary values.

**2009 Correlation Section
for Adams 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 | 75 | 67 | -8 |
| Median | 62 | 69 | 7 |
| Wgt. Mean | 61 | 68 | 7 |
| Mean | 66 | 75 | 9 |
| COD | 22.63 | 20.25 | -2.38 |
| PRD | 108.40 | 109.05 | 0.65 |
| Minimum | 33.15 | 38.62 | 5.47 |
| Maximum | 115.74 | 147.01 | 31.27 |

AGRICULTURAL UNIMPROVED: The above table reflects that eight sales were removed from the preliminary sales database. These sales included partial interest sales, parcels that are now irrigated and parcels that were combined with adjoining land. The R & O statistics accurately reflect the assessment actions taken for the agricultural class of property in Adams County.

| | | | | |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 16,297 | Value : 1,879,711,185 | Growth 23,784,210 | Sum Lines 17, 25, & 41 |
|--|-------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|---------------|----------|-------------|---------|------------|---------|---------------|------------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 970 | 6,680,595 | 54 | 592,920 | 127 | 732,460 | 1,151 | 8,005,975 | |
| 02. Res Improve Land | 8,875 | 98,932,390 | 515 | 12,023,600 | 551 | 10,808,775 | 9,941 | 121,764,765 | |
| 03. Res Improvements | 9,355 | 666,123,030 | 515 | 73,439,095 | 552 | 60,339,775 | 10,422 | 799,901,900 | |
| 04. Res Total | 10,325 | 771,736,015 | 569 | 86,055,615 | 679 | 71,881,010 | 11,573 | 929,672,640 | 12,200,490 |
| % of Res Total | 89.22 | 83.01 | 4.92 | 9.26 | 5.87 | 7.73 | 71.01 | 49.46 | 51.30 |
| 05. Com UnImp Land | 233 | 5,478,410 | 32 | 498,105 | 34 | 203,220 | 299 | 6,179,735 | |
| 06. Com Improve Land | 1,020 | 35,551,665 | 40 | 3,057,820 | 73 | 1,683,390 | 1,133 | 40,292,875 | |
| 07. Com Improvements | 990 | 199,269,780 | 39 | 13,355,995 | 71 | 8,275,820 | 1,100 | 220,901,595 | |
| 08. Com Total | 1,223 | 240,299,855 | 71 | 16,911,920 | 105 | 10,162,430 | 1,399 | 267,374,205 | 10,036,115 |
| % of Com Total | 87.42 | 89.87 | 5.08 | 6.33 | 7.51 | 3.80 | 8.58 | 14.22 | 42.20 |
| 09. Ind UnImp Land | 14 | 230,240 | 19 | 476,160 | 14 | 77,885 | 47 | 784,285 | |
| 10. Ind Improve Land | 30 | 1,258,825 | 31 | 2,232,615 | 41 | 1,057,080 | 102 | 4,548,520 | |
| 11. Ind Improvements | 30 | 11,918,735 | 30 | 56,766,835 | 41 | 10,191,405 | 101 | 78,876,975 | |
| 12. Ind Total | 44 | 13,407,800 | 49 | 59,475,610 | 55 | 11,326,370 | 148 | 84,209,780 | 564,035 |
| % of Ind Total | 29.73 | 15.92 | 33.11 | 70.63 | 37.16 | 13.45 | 0.91 | 4.48 | 2.37 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 4 | 117,535 | 4 | 117,535 | |
| 14. Rec Improve Land | 2 | 782,390 | 0 | 0 | 5 | 549,085 | 7 | 1,331,475 | |
| 15. Rec Improvements | 1 | 2,779,785 | 0 | 0 | 4 | 965,800 | 5 | 3,745,585 | |
| 16. Rec Total | 1 | 3,562,175 | 0 | 0 | 8 | 1,632,420 | 9 | 5,194,595 | 0 |
| % of Rec Total | 11.11 | 68.57 | 0.00 | 0.00 | 88.89 | 31.43 | 0.06 | 0.28 | 0.00 |
| Res & Rec Total | 10,326 | 775,298,190 | 569 | 86,055,615 | 687 | 73,513,430 | 11,582 | 934,867,235 | 12,200,490 |
| % of Res & Rec Total | 89.16 | 82.93 | 4.91 | 9.21 | 5.93 | 7.86 | 71.07 | 49.73 | 51.30 |
| Com & Ind Total | 1,267 | 253,707,655 | 120 | 76,387,530 | 160 | 21,488,800 | 1,547 | 351,583,985 | 10,600,150 |
| % of Com & Ind Total | 81.90 | 72.16 | 7.76 | 21.73 | 10.34 | 6.11 | 9.49 | 18.70 | 44.57 |
| 17. Taxable Total | 11,593 | 1,029,005,845 | 689 | 162,443,145 | 847 | 95,002,230 | 13,129 | 1,286,451,220 | 22,800,640 |
| % of Taxable Total | 88.30 | 79.99 | 5.25 | 12.63 | 6.45 | 7.38 | 80.56 | 68.44 | 95.86 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 133 | 569,640 | 7,888,695 | 0 | 0 | 0 |
| 19. Commercial | 218 | 6,396,440 | 28,938,680 | 0 | 0 | 0 |
| 20. Industrial | 1 | 740,110 | 591,610 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| | Rural | | | Total | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 0 | 0 | 0 | 133 | 569,640 | 7,888,695 |
| 19. Commercial | 0 | 0 | 0 | 218 | 6,396,440 | 28,938,680 |
| 20. Industrial | 0 | 0 | 0 | 1 | 740,110 | 591,610 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 352 | 7,706,190 | 37,418,985 |

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|---------------|---------------|------------------|---------------|---------------|
| 26. Producing | 299 | 0 | 0 | 299 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 0 | 0 | 1,979 | 365,389,105 | 1,979 | 365,389,105 |
| 28. Ag-Improved Land | 0 | 0 | 0 | 0 | 1,883 | 168,770,320 | 1,883 | 168,770,320 |
| 29. Ag Improvements | 0 | 0 | 0 | 0 | 1,189 | 59,100,540 | 1,189 | 59,100,540 |
| 30. Ag Total | | | | | | | 3,168 | 593,259,965 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|--------------|-----------------|-------------------|----------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | Rural | | | Total | | | |
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 8 | 15.20 | 68,090 | 8 | 15.20 | 68,090 | |
| 32. HomeSite Improv Land | 484 | 609.52 | 6,231,480 | 484 | 609.52 | 6,231,480 | |
| 33. HomeSite Improvements | 531 | 0.00 | 47,240,755 | 531 | 0.00 | 47,240,755 | 0 |
| 34. HomeSite Total | | | | 539 | 624.72 | 53,540,325 | |
| 35. FarmSite UnImp Land | 23 | 40.68 | 150,495 | 23 | 40.68 | 150,495 | |
| 36. FarmSite Improv Land | 641 | 1,536.59 | 4,911,490 | 641 | 1,536.59 | 4,911,490 | |
| 37. FarmSite Improvements | 658 | 0.00 | 11,859,785 | 658 | 0.00 | 11,859,785 | 983,570 |
| 38. FarmSite Total | | | | 681 | 1,577.27 | 16,921,770 | |
| 39. Road & Ditches | 0 | 7,136.05 | 0 | 0 | 7,136.05 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 1,220 | 9,338.04 | 70,462,095 | 983,570 |

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

| | Urban | | | SubUrban | | |
|------------------|---------|--------|--------|----------|--------|--------|
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 42. Game & Parks | 1 | 160.00 | 62,115 | 1 | 160.00 | 62,115 |

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------------|---------|-------|-------|----------|-------|-------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Recapture Value N/A | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Recapture Value | 0 | 0 | 0 | 0 | 0 | 0 |

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|--------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1 | 68,964.41 | 31.04% | 144,866,175 | 34.30% | 2,100.59 |
| 46. 1A | 97,293.24 | 43.80% | 199,450,555 | 47.23% | 2,049.99 |
| 47. 2A1 | 8,295.91 | 3.73% | 15,056,740 | 3.57% | 1,814.96 |
| 48. 2A | 15,976.04 | 7.19% | 25,561,660 | 6.05% | 1,600.00 |
| 49. 3A1 | 6,914.27 | 3.11% | 8,988,550 | 2.13% | 1,300.00 |
| 50. 3A | 1,733.58 | 0.78% | 2,236,295 | 0.53% | 1,289.99 |
| 51. 4A1 | 13,772.82 | 6.20% | 16,320,435 | 3.86% | 1,184.97 |
| 52. 4A | 9,193.97 | 4.14% | 9,837,405 | 2.33% | 1,069.98 |
| 53. Total | 222,144.24 | 100.00% | 422,317,815 | 100.00% | 1,901.10 |
| Dry | | | | | |
| 54. 1D1 | 12,538.58 | 21.98% | 16,300,160 | 24.72% | 1,300.00 |
| 55. 1D | 25,349.10 | 44.43% | 32,953,805 | 49.98% | 1,300.00 |
| 56. 2D1 | 2,308.22 | 4.05% | 2,539,050 | 3.85% | 1,100.00 |
| 57. 2D | 6,714.26 | 11.77% | 6,714,260 | 10.18% | 1,000.00 |
| 58. 3D1 | 2,641.80 | 4.63% | 2,377,610 | 3.61% | 900.00 |
| 59. 3D | 291.45 | 0.51% | 233,155 | 0.35% | 799.98 |
| 60. 4D1 | 4,830.80 | 8.47% | 3,381,550 | 5.13% | 700.00 |
| 61. 4D | 2,383.14 | 4.18% | 1,429,870 | 2.17% | 599.99 |
| 62. Total | 57,057.35 | 100.00% | 65,929,460 | 100.00% | 1,155.49 |
| Grass | | | | | |
| 63. 1G1 | 1,826.84 | 0.00% | 1,644,165 | 4.79% | 900.00 |
| 64. 1G | 3,890.25 | 8.30% | 3,501,270 | 10.21% | 900.01 |
| 65. 2G1 | 5,576.85 | 11.89% | 5,019,150 | 14.64% | 900.00 |
| 66. 2G | 5,220.00 | 11.13% | 4,410,715 | 12.86% | 844.96 |
| 67. 3G1 | 1,736.74 | 3.70% | 1,241,715 | 3.62% | 714.97 |
| 68. 3G | 1,989.38 | 4.24% | 1,283,090 | 3.74% | 644.97 |
| 69. 4G1 | 4,770.83 | 10.17% | 3,077,050 | 8.97% | 644.97 |
| 70. 4G | 21,887.83 | 46.67% | 14,117,275 | 41.16% | 644.98 |
| 71. Total | 46,898.72 | 100.00% | 34,294,430 | 100.00% | 731.24 |
| Irrigated Total | | | | | |
| Irrigated Total | 222,144.24 | 67.86% | 422,317,815 | 80.78% | 1,901.10 |
| Dry Total | | | | | |
| Dry Total | 57,057.35 | 17.43% | 65,929,460 | 12.61% | 1,155.49 |
| Grass Total | | | | | |
| Grass Total | 46,898.72 | 14.33% | 34,294,430 | 6.56% | 731.24 |
| Waste | 602.25 | 0.18% | 126,460 | 0.02% | 209.98 |
| Other | 651.89 | 0.20% | 129,705 | 0.02% | 198.97 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Market Area Total | 327,354.45 | 100.00% | 522,797,870 | 100.00% | 1,597.04 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|-------------|----------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 222,144.24 | 422,317,815 | 222,144.24 | 422,317,815 |
| 77. Dry Land | 0.00 | 0 | 0.00 | 0 | 57,057.35 | 65,929,460 | 57,057.35 | 65,929,460 |
| 78. Grass | 0.00 | 0 | 0.00 | 0 | 46,898.72 | 34,294,430 | 46,898.72 | 34,294,430 |
| 79. Waste | 0.00 | 0 | 0.00 | 0 | 602.25 | 126,460 | 602.25 | 126,460 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 651.89 | 129,705 | 651.89 | 129,705 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 82. Total | 0.00 | 0 | 0.00 | 0 | 327,354.45 | 522,797,870 | 327,354.45 | 522,797,870 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 222,144.24 | 67.86% | 422,317,815 | 80.78% | 1,901.10 |
| Dry Land | 57,057.35 | 17.43% | 65,929,460 | 12.61% | 1,155.49 |
| Grass | 46,898.72 | 14.33% | 34,294,430 | 6.56% | 731.24 |
| Waste | 602.25 | 0.18% | 126,460 | 0.02% | 209.98 |
| Other | 651.89 | 0.20% | 129,705 | 0.02% | 198.97 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 327,354.45 | 100.00% | 522,797,870 | 100.00% | 1,597.04 |

2009 County Abstract of Assessment for Real Property, Form 45 Compared with the 2008 Certificate of Taxes Levied (CTL)

01 Adams

F3

| | 2008 CTL County Total | 2009 Form 45 County Total | Value Difference (2009 form 45 - 2008 CTL) | Percent Change | 2009 Growth (New Construction Value) | Percent Change excl. Growth |
|---|--------------------------|------------------------------|---|-------------------|---|--------------------------------|
| 01. Residential | 913,347,560 | 929,672,640 | 16,325,080 | 1.79% | 12,200,490 | 0.45% |
| 02. Recreational | 5,194,655 | 5,194,595 | -60 | 0.00% | 0 | 0.00% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 54,111,360 | 53,540,325 | -571,035 | -1.06% | 0 | -1.06% |
| 04. Total Residential (sum lines 1-3) | 972,653,575 | 988,407,560 | 15,753,985 | 1.62% | 12,200,490 | 0.37% |
| 05. Commercial | 257,922,645 | 267,374,205 | 9,451,560 | 3.66% | 10,036,115 | -0.23% |
| 06. Industrial | 83,588,540 | 84,209,780 | 621,240 | 0.74% | 564,035 | 0.07% |
| 07. Ag-Farmsite Land, Outbuildings | 15,831,685 | 16,921,770 | 1,090,085 | 6.89% | 983,570 | 0.67% |
| 08. Minerals | 0 | 0 | 0 | | 0 | |
| 09. Total Commercial (sum lines 5-8) | 357,342,870 | 368,505,755 | 11,162,885 | 3.12% | 11,583,720 | -0.12% |
| 10. Total Non-Agland Real Property | 1,329,996,445 | 1,356,913,315 | 26,916,870 | 2.02% | 23,784,210 | 0.24% |
| 11. Irrigated | 379,861,045 | 422,317,815 | 42,456,770 | 11.18% | | |
| 12. Dryland | 67,892,315 | 65,929,460 | -1,962,855 | -2.89% | | |
| 13. Grassland | 25,361,650 | 34,294,430 | 8,932,780 | 35.22% | | |
| 14. Wasteland | 120,335 | 126,460 | 6,125 | 5.09% | | |
| 15. Other Agland | 175,150 | 129,705 | -45,445 | -25.95% | | |
| 16. Total Agricultural Land | 473,410,495 | 522,797,870 | 49,387,375 | 10.43% | | |
| 17. Total Value of all Real Property (Locally Assessed) | 1,803,406,940 | 1,879,711,185 | 76,304,245 | 4.23% | 23,784,210 | 2.91% |

Adams County Assessor's Office

Three Year Plan

June 15, 2008

Adams County Assessor's Office Overview

Introduction:

Required by law- pursuant to Neb. Laws 2005, LB 263, Section 9

The Purpose: To submit a plan to the County Board of Equalization and to the Department of Property Assessment and Taxation on or before July 31st of each year. The plan describes the assessment actions planned for the next assessment year and the two years thereafter. This plan is required every 3 years and an update to the plan is required between the adoptions of each 3 year plan.

General Description of Office:

There are approximately 16,300 parcels in Adams County. There is an average of 400-500 permits per year. There are approximately 2,500 personal property schedules filed and 1,000 homestead exemptions forms processed per year.

The office staff consists of the assessor, a deputy assessor, an appraiser, three associate appraisers, and three office clerks. The assessor supervises all proceedings in the office. The deputy oversees the personal property schedules and exemptions for real and personal property. The appraiser oversees the valuation process for residential, agricultural and commercial parcels. The associate appraisers help with the valuation for the residential, agricultural and commercial properties and do the pick-up work for the commercial parcels and the urban, suburban and rural residential parcels. The three office clerks handle the everyday occurrences at the front counter; taking personal property schedules and homestead exemptions, and one clerk is responsible for the real estate transfer statements.

Budgeting:

The proposed budget for 2008-2009 is \$465,119. The county board accommodates for a GIS technician through the Information & Technology budget.

Responsibilities of Assessment:

Record Maintenance:

Mapping - Cadastral maps are updated weekly as the real estate transfers are processed. The maps are in poor condition, but with the implementation of GIS in the near future, the information will be available electronically.

Property Record Cards - Cards contain all improvement information about the property including the required legal description, ownership, and valuation.

Reports Files:

Abstract- Due March 19th
 Personal Property Abstract- June 15th
 Certification of Values- August 20th
 School District Taxable Value Report- August 25th
 Generate Tax Roll- November 22nd
 Certificate of Taxes Levied- December 1st

Filing for Homestead Exemptions:

Applications for homestead exemptions are accepted from February 1st – June 30th.

Filing Personal Property:

Applications for personal property are accepted from January 1st – May 1st. After which there is a 10% penalty until August 1st when the penalty changes to 25%.

Real Property:

Adams County consists of the following real property types:

| | Parcels | % of Total Parcels | Values | % of Taxable Value Base |
|--------------|---------------|--------------------|------------------------|-------------------------|
| Residential | 11,481 | 70% | \$906,249,370 | 50% |
| Commercial | 1,387 | 9% | \$260,143,360 | 14% |
| Industrial | 146 | 1% | \$83,639,580 | 5% |
| Recreational | 9 | 0% | \$5,209,030 | 0% |
| Agricultural | 3,281 | 20% | \$553,248,300 | 31% |
| Total | 16,304 | | \$1,808,489,640 | |

Agricultural land is 31% of the real property valuation base and 68% of that is assessed as irrigated.

The residential parcels in Hastings, the small villages, and the large rural subdivisions were reappraised in 2000. The rural residential and commercial parcels were reappraised in 2001 and the agland and mobile home reappraisal was completed in 2002. Exterior inspections were done at these times. Values were put into the micro solve system.

Pick-up Work:

Pick-up work will be done from November through January of the next year.

Sales File:

The real estate transfer statements (521s) are filed within 45 days of receiving them from the Register of Deeds. They are recorded on the Property Record Cards, in the computer, in the assessment books and in the cadastral maps.

A sales review of residential, commercial and rural properties will be completed for the sales file. A personal inspection is done of each sold property and a sale questionnaire is completed with either the seller or the buyer if possible.

2008 Plan of Assessment Adams County Assessor's Office

Ratio studies are done on all the sales beginning in September of each year. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted each year in all categories of properties to ensure that the level of value and quality of assessment in Adams County is in compliance with state statutes.

Assessment Actions Planned for the 2009 Roll Year:

Residential:

A physical review will be conducted of the rural residential parcels in the north half of the county (approximately 450 parcels). The physical review consists of checking measurements, qualities, conditions, and interior information. Letters are sent to the property owners before the review informing the property owners of the review and asking them to set up an appointment. If there is no response to the letter, measurements and observations are taken of the exterior features and interior characteristics are estimated. Four Hastings neighborhoods (approximately 1700 parcels) will be physically reviewed. Ratio studies indicating the neighborhoods most out of compliance will be used to select the neighborhoods for review. The physical review consists of checking measurements, qualities, conditions, and interior information. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. A physical review will also be done for all the exempt properties in the county (approximately 1200 parcels). All sales reviews and year-end pick-up work for all residential parcels will be completed by March 1, 2009.

Agricultural Land:

An agland sales review will be completed and land use will be updated as the information becomes available.

Commercial:

The appraisal staff will establish new market areas. Commercial land will be revalued using the market areas. A ratio study will be completed for 2008 to see if any areas are out of compliance. Commercial sales reviews and pick-up work will be completed (approximately 100 parcels) by March 1st, 2009.

GIS:

The building of the parcel layer for the GIS system will be complete and data should be available to the public by the end of 2008.

Assessment Actions Planned for the 2010 Roll Year:

Residential:

A physical review will be conducted of the rural residential parcels in the south half of the county (approximately 425 parcels) and the residential parcels in the villages of Roseland, Ayr, Pauline, Prosser, Hansen, and Assumption (approximately 400 parcels). The physical review consists of checking measurements, qualities, conditions, and interior information. Letters are sent to the property owners before the review informing the property owners of the review and asking them to set up an appointment. If there is no response to the letter, measurements and observations of the parcel are taken of the exterior features and the interior characteristics are estimated. Four different Hastings neighborhoods (approximately 1600 parcels) will be physically reviewed. Ratio studies indicating the neighborhoods most out of compliance will be used to select the neighborhoods for review. The physical review consists of checking measurements, qualities, conditions, and interior information. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. All sales reviews and year-end pick-up work for all residential parcels will be completed by March 1, 2010.

Agricultural Land:

An aerial review will be completed of the irrigated land classifications of all agricultural parcels using the Farm Service Agency aerial imagery (approximately 2700 parcels). An agland sales review will be carried out and ratio studies will be analyzed to determine if the use of multiple market areas should be utilized.

Commercial:

There will be a physical review of the Hastings market areas most out of compliance. The physical review will consist of checking measurements, occupancy codes, quality, condition and interior information. Commercial sales reviews and pick-up work will be completed by March 1, 2010.

GIS:

The GIS system will be fine-tuned and improved.

Assessment Actions Planned for the 2011 Roll Year:

Residential:

Four different Hastings neighborhoods (approximately 1600 parcels) will be physically reviewed. Ratio studies indicating the neighborhoods most out of compliance will be used to select the neighborhoods for review. The physical review consists of checking measurements, qualities, conditions, and interior information. If there is no one present at the property, door hangers are left and appointments for a review are set up if needed. The physical reviews will consist of checking measurements, quality, condition and interior information. If there is not anyone home, door hangers are left and appointments for review are set up if needed. Sales reviews and pick-up work for all residential parcels will be completed by March 1, 2011.

Agricultural Land:

An agland sales review will be completed and land use will be updated as the information becomes available.

Commercial:

A physical review of the commercial properties in the city of Hastings will be continued. Commercial sales reviews and pick-up work will be completed by March 1, 2011.

GIS:

The GIS system will continue to be maintained, fine-tuned and improved.

2009 Assessment Survey for Adams County

I. General Information

A. Staffing and Funding Information

| | |
|-----|--|
| 1. | Deputy(ies) on staff |
| | 1 |
| 2. | Appraiser(s) on staff |
| | 1 head appraiser, 3 associate appraisers |
| 3. | Other full-time employees |
| | 3 |
| 4. | Other part-time employees |
| | 0, 2 seasonal summer employees |
| 5. | Number of shared employees |
| | 0 |
| 6. | Assessor's requested budget for current fiscal year |
| | \$465,119 |
| 7. | Part of the budget that is dedicated to the computer system |
| | Terra Scan \$21,180 \$3,000 GIS |
| 8. | Adopted budget, or granted budget if different from above |
| | \$465,119 |
| 9. | Amount of the total budget set aside for appraisal work |
| | \$140,066 |
| 10. | Amount of the total budget set aside for education/workshops |
| | \$4,000 |
| 11. | Appraisal/Reappraisal budget, if not part of the total budget |
| | Part of the total budget |
| 12. | Other miscellaneous funds |
| | |
| 13. | Total budget |
| | \$465,119 |
| a. | Was any of last year's budget not used: |
| | \$17,000 |

B. Computer, Automation Information and GIS

| | |
|----|--|
| 1. | Administrative software |
| | In house/AS 400 Currently researching new systems for courthouse |
| 2. | CAMA software |
| | Terra Scan |

| | |
|----|---|
| 3. | Cadastral maps: Are they currently being used? |
| | Yes |
| 4. | Who maintains the Cadastral Maps? |
| | Office staff |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Who maintains the GIS software and maps? |
| | Ron/IT Dept |
| 7. | Personal Property software: |
| | AS 400 |

C. Zoning Information

| | |
|----|---|
| 1. | Does the county have zoning? |
| | Yes |
| 2. | If so, is the zoning countywide? |
| | Yes |
| 3. | What municipalities in the county are zoned? |
| | All towns |
| 4. | When was zoning implemented? |
| | 2001 |

D. Contracted Services

| | |
|----|---------------------------|
| 1. | Appraisal Services |
| | All done in house |
| 2. | Other services |
| | None |

Certification

This is to certify that the 2009 Reports and Opinions of the Property Tax Administrator have been sent to the following:

Four copies to the Tax Equalization and Review Commission, by hand delivery.

One copy to the Adams County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts