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## 2014 Commission Summary for Boone County

### Residential Real Property - Current

|                        |              |                                    |          |
|------------------------|--------------|------------------------------------|----------|
| Number of Sales        | 112          | Median                             | 89.84    |
| Total Sales Price      | \$10,414,950 | Mean                               | 92.78    |
| Total Adj. Sales Price | \$10,414,950 | Wgt. Mean                          | 86.48    |
| Total Assessed Value   | \$9,006,810  | Average Assessed Value of the Base | \$64,564 |
| Avg. Adj. Sales Price  | \$92,991     | Avg. Assessed Value                | \$80,418 |

### Confidence Interval - Current

|                                                           |                |
|-----------------------------------------------------------|----------------|
| 95% Median C.I                                            | 85.73 to 94.90 |
| 95% Wgt. Mean C.I                                         | 81.00 to 91.96 |
| 95% Mean C.I                                              | 87.89 to 97.67 |
| % of Value of the Class of all Real Property Value in the | 7.81           |
| % of Records Sold in the Study Period                     | 5.25           |
| % of Value Sold in the Study Period                       | 6.53           |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2013 | 114             | 94  | 93.57  |
| 2012 | 106             | 94  | 94.29  |
| 2011 | 110             | 95  | 95     |
| 2010 | 130             | 95  | 95     |

## 2014 Commission Summary for Boone County

### Commercial Real Property - Current

|                        |             |                                    |           |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales        | 17          | Median                             | 98.26     |
| Total Sales Price      | \$1,295,500 | Mean                               | 95.13     |
| Total Adj. Sales Price | \$1,295,500 | Wgt. Mean                          | 94.03     |
| Total Assessed Value   | \$1,218,110 | Average Assessed Value of the Base | \$127,832 |
| Avg. Adj. Sales Price  | \$76,206    | Avg. Assessed Value                | \$71,654  |

### Confidence Interval - Current

|                                                                  |                 |
|------------------------------------------------------------------|-----------------|
| 95% Median C.I                                                   | 92.98 to 100.11 |
| 95% Wgt. Mean C.I                                                | 85.22 to 102.83 |
| 95% Mean C.I                                                     | 89.01 to 101.25 |
| % of Value of the Class of all Real Property Value in the County | 3.20            |
| % of Records Sold in the Study Period                            | 3.85            |
| % of Value Sold in the Study Period                              | 2.16            |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2013 | 17              |     | 99.93  |
| 2012 | 20              |     | 95.05  |
| 2011 | 30              |     | 95     |
| 2010 | 38              | 97  | 97     |



## 2014 Opinions of the Property Tax Administrator for Boone 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 (2011). 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 these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

| Class                            | Level of Value | Quality of Assessment                                      | Non-binding recommendation |
|----------------------------------|----------------|------------------------------------------------------------|----------------------------|
| <b>Residential Real Property</b> | <b>92</b>      | Does not meet generally accepted mass appraisal practices. | No recommendation.         |
|                                  |                |                                                            |                            |
| <b>Commercial Real Property</b>  | <b>100</b>     | Meets generally accepted mass appraisal practices.         | No recommendation.         |
|                                  |                |                                                            |                            |
| <b>Agricultural Land</b>         | <b>71</b>      | Meets generally accepted mass appraisal practices.         | No recommendation.         |
|                                  |                |                                                            |                            |

*\*\*A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2014.



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Ruth A. Sorensen  
Property Tax Administrator



## 2014 Residential Assessment Actions for Boone County

Annually the county conducts a market analysis that includes the qualified residential sales that occurred during the current study period (October 1, 2011 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property.

Annually the county completes the pick-up work from zoning and other information resources brought into the office, including new construction, on the residential properties in a timely manner.

Annually, the county plans to accomplish a portion of the required 6 year inspection process.

The residential assessor locations and valuation groups are as follows:

|                |   |
|----------------|---|
| Acreage        | 6 |
| Albion         | 1 |
| Cedar Rapids   | 2 |
| Petersburg     | 3 |
| Primrose       | 4 |
| Rural Villages | 7 |
| St Edward      | 5 |

Assessment actions included residential studies for Valuation Group 1, which resulted in an increase in dwelling values for single story ave/ave and ave/good homes built from 1960 through 1979 due to sales.

No adjustments were made to Valuation Groups 2, 3, 4, 7, and 5. Due to the low number of sales there was no basis for making any adjustments.

A study, by the County Assessor along with Stanard Appraisal, of our Valuation Group 6 (Acreage) sales was also conducted. It was determined that there were not enough sales in any one category to justify any changes. Stanard Appraisal will continue an in-depth study of our acreages for the 2015 Assessment period to determine if we can identify any adjustments or other actions that need to be made.

## 2014 Residential Assessment Survey for Boone County

| <b>1.</b>                 | <b>Valuation data collection done by:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------|----|-----------------------------------------------------------------------------|
|                           | Larry Petsche                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
| <b>2.</b>                 | <b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
|                           | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business. Housing consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Acreage - All rural residential properties throughout the county</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Rural Villages - Unincorporated communities of Boone, Loretto, and Raeville</td> </tr> </tbody> </table> | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 01 | Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active. | 02 | Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes. | 03 | Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes. | 04 | Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business. Housing consists of predominantly older homes. | 05 | St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable. | 06 | Acreage - All rural residential properties throughout the county | 07 | Rural Villages - Unincorporated communities of Boone, Loretto, and Raeville |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
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| 06                        | Acreage - All rural residential properties throughout the county                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
| 07                        | Rural Villages - Unincorporated communities of Boone, Loretto, and Raeville                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
| <b>3.</b>                 | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
|                           | Sales comparison; style, year, quality, and condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
| <b>4.</b>                 | <b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
|                           | Depreciation tables are developed using local market information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
| <b>5.</b>                 | <b>Are individual depreciation tables developed for each valuation grouping?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
|                           | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
| <b>6.</b>                 | <b>Describe the methodology used to determine the residential lot values?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |
|                           | Sales comparison; lots are analyzed by the square foot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                           |                                              |    |                                                                                                                                                                                                                                                                                                      |    |                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                                                                                              |    |                                                                                                                                                                          |    |                                                                                                                                                                                                     |    |                                                                  |    |                                                                             |

|    |                           |                                    |                        |                                |
|----|---------------------------|------------------------------------|------------------------|--------------------------------|
| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
|    | 01                        | 2008                               | 2011                   | 2013                           |
|    | 02                        | 2008                               | 2011                   | 2008                           |
|    | 03                        | 2008                               | 2011                   | 2008                           |
|    | 04                        | 2008                               | 2011                   | 2008                           |
|    | 05                        | 2008                               | 2011                   | 2008                           |
|    | 06                        | 2008                               | 2011                   | 2008                           |
|    | 07                        | 2008                               | 2011                   | 2008                           |
|    |                           |                                    |                        |                                |

# 2014 Residential Correlation Section for Boone County

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## County Overview

Boone County is located in north central Nebraska near the southeastern edge of the Sandhills region. The residential market in Boone County is strongest in Albion, the county seat and economic hub for the area, which has a number of employment opportunities available. Of the county's estimated 5,500 residents, nearly one-third reside in Albion. The residential market in the smaller communities varies depending on the services available and proximity to employment and schools.

## Description of Analysis

Boone County has identified seven residential valuation groups intended to reflect unique economic areas. Analysis confirms these were developed considering appropriate market factors and are valid identities. Analysis of the statistics indicates all residential valuation groupings sufficiently represented by sales are within the acceptable range, except for Valuation Grouping 06 (VG 06). This single valuation grouping also causes the statistics to indicate the entire residential class is undervalued.

VG 06 is identified as the "acreage" subclass by the assessor and contains properties that are outside city limits. The median measure of central tendency is 79% on a sample of 17 sales. In the prior year, this subclass measured acceptably and had a median of 92% on 12 sales. Committing to the fact that statistics were representative in each of the past two years, suggests in a single year this acreage subclass increased by 16%. This seems to be an illogical conclusion given that the general movement of the residential market has seen only a moderate increase during the study period beginning in 2011.

A further analysis was conducted on the sales in VG 06. According to the assessor, these properties were last physically reviewed and revalued in 2008. The assessor has recently had the contract appraiser begin the review and revaluation process for VG 06 to establish 2015 values. During the recent review of the 19 sales to aid in developing a future valuation model, the assessor and contract appraiser reported a variety of reasons to disqualify 13 of the sales, which resulted in a sample of only six sales. The Division reviewed these reasons for disqualification and concluded that while many of these sales could prove difficult for the assessor to use in assigning land, dwelling, and outbuilding values, a majority were valid for a general measurement of the total assessed value compared to the selling price.

The assessor attempted to identify percentage adjustments by various substrata within the VG 06 subclass to address the valuation concerns. Results indicated the sample was simply too small to recognize any individual trends. It also became apparent that listing errors compromised the

## **2014 Residential Correlation Section for Boone County**

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integrity of the data being analyzed for adjustment. This significantly reduced the confidence placed on the statistics as reliable indication of a level of value.

### **Sales Qualification**

Generally, the qualification of the assessor indicates that a bias does not exist in the qualification of the residential class; however, concerns of sales qualification in VG 06 were identified and corrected by working with the assessor. The resulting sales used for measurement are considered to be an unbiased collection of arm's length sales.

### **Equalization and Quality of Assessment**

Analysis of the residential valuation groupings indicates uniform and proportionate assessments, except for VG 06. However, the statistics are simply not reliable to indicate a point estimate of the level of value. A recommendation to adjust VG 06 by a percentage adjustment would not correct the listings, which are a fundamental component in developing equitable assessments. The recommendation of the Division is for the assessor and contract appraiser to physically inspect the VG 06 parcels to ensure the listings are correct. After that process is complete, a ratio study may prove to be a meaningful indicator of the assessment level.

While the assessor has begun the effort to revalue the VG 06 subclass for 2015, the uniformity and proportionality concerns produced by the 2014 values are not accepted by professional mass appraisal standards.

### **Level of Value**

After eliminating the VG 06 sales because of unreliability, the remaining sales in the residential class suggests values are within the acceptable range. Therefore, the residential class is determined to be assessed at 92% of market value.



## 2014 Commercial Assessment Actions for Boone County

Annually the county conducts a market analysis that includes the qualified commercial sales that occurred during the current study period (October 1, 2010 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property.

Annually the county completes the pick-up work of new construction on the commercial properties in a timely manner. Completed updates from zoning permits and other changes.

Annually, the county plans to accomplish a portion of the required 6 year inspection process.

Boone County did a complete review of all commercial assessor locations for 2010. These were converted into Valuation Groupings and remain unchanged for 2014, as follows:

| VALUATION GROUP | ASSESSOR LOCATION |
|-----------------|-------------------|
| 1               | Albion            |
| 2               | Cedar Rapids      |
| 3               | Petersburg        |
| 4               | Primrose          |
| 5               | St. Edward        |
| 6               | Rural             |

The valuation groupings were reviewed for statistical compliance.

Cedar Rapids, Petersburg, Primrose and the Rural Commercial parcels have been reappraised and values have been adjusted accordingly with 2011 replacement costs in the CAMA program. Each of the Commercial valuation groupings had a limited number of sales which did not support any change or assessment action other than the reappraisal actions mentioned above.

## 2014 Commercial Assessment Survey for Boone County

|            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1.</b>  | <b>Valuation data collection done by:</b>                                                                                                                                                 |                                                                                                                                                                                                                                                 |
|            | Stanard Appraisal                                                                                                                                                                         |                                                                                                                                                                                                                                                 |
| <b>2.</b>  | <b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>                                                                             |                                                                                                                                                                                                                                                 |
|            | <u>Valuation Grouping</u>                                                                                                                                                                 | <u>Description of unique characteristics</u>                                                                                                                                                                                                    |
|            | 01                                                                                                                                                                                        | Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. |
|            | 02                                                                                                                                                                                        | Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business.                                                                     |
|            | 03                                                                                                                                                                                        | Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business.                                                                                        |
|            | 04                                                                                                                                                                                        | Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business.                                                                                                                       |
|            | 05                                                                                                                                                                                        | St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business.                                                                                       |
|            | 06                                                                                                                                                                                        | Rural - All rural residential properties throughout the county                                                                                                                                                                                  |
| <b>3.</b>  | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>                                                                                     |                                                                                                                                                                                                                                                 |
|            | All three approaches are developed                                                                                                                                                        |                                                                                                                                                                                                                                                 |
| <b>3a.</b> | <b>Describe the process used to determine the value of unique commercial properties.</b>                                                                                                  |                                                                                                                                                                                                                                                 |
|            | The appraiser is responsible for establishing values of unique commercial properties                                                                                                      |                                                                                                                                                                                                                                                 |
| <b>4.</b>  | <b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b> |                                                                                                                                                                                                                                                 |
|            | Depreciation tables are developed based on local market information                                                                                                                       |                                                                                                                                                                                                                                                 |
| <b>5.</b>  | <b>Are individual depreciation tables developed for each valuation grouping?</b>                                                                                                          |                                                                                                                                                                                                                                                 |
|            | Yes                                                                                                                                                                                       |                                                                                                                                                                                                                                                 |
| <b>6.</b>  | <b>Describe the methodology used to determine the commercial lot values.</b>                                                                                                              |                                                                                                                                                                                                                                                 |
|            | Sales comparison approach                                                                                                                                                                 |                                                                                                                                                                                                                                                 |
|            |                                                                                                                                                                                           |                                                                                                                                                                                                                                                 |

|    |                           |                                    |                        |                                |
|----|---------------------------|------------------------------------|------------------------|--------------------------------|
| 7. | <u>Valuation Grouping</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> |
|    | 01                        | 2013                               | 2008                   | 2008                           |
|    | 02                        | 2008                               | 2008                   | 2008                           |
|    | 03                        | 2008                               | 2008                   | 2008                           |
|    | 04                        | 2008                               | 2008                   | 2008                           |
|    | 05                        | 2013                               | 2008                   | 2008                           |
|    | 06                        | 2008                               | 2008                   | 2008                           |
|    |                           |                                    |                        |                                |

# 2014 Commercial Correlation Section for Boone County

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## County Overview

Boone County is located in north central Nebraska near the southeastern edge of the Sandhills region. The economy is largely agricultural based. The commercial market is strongest in Albion, the county seat and economic hub for the area. Although the assessor has identified five valuation groups intended to reflect the unique economic areas, the market is sporadic and not organized.

## Description of Analysis

There are 364 improved commercial properties in Boone County, represented by 24 different occupancy codes. Of the seventeen qualified sales that occurred during the study period, ten were in Valuation Group 01, Albion; the remaining sales were scattered among the other valuation groups. The sample is considered unrepresentative of the commercial population and not reliable to indicate the level of value within the county.

## Sales Qualification

The Department completed a sales verification review for all counties in 2013. All non-qualified sales were reviewed to ensure the reasons for disqualification were sufficient and documented. Measurement was done utilizing all available information. The review determined no apparent bias in determining qualification of sales, and that all arm's length sales were made available for the measurement of real property in the county.

## Equalization and Quality of Assessment

The Department conducts a yearly analysis of one-third of the counties within the state to systematically review assessment practices. This review was conducted in Boone County in 2013. Based on the information available it has been determined that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

## Level of Value

Based on the consideration of all available information, the level of value for the commercial class of property in Boone County is determined to be at the statutory level of 100% of market value.



## **2014 Agricultural Assessment Actions for Boone County**

Annually the county conducts a market analysis that includes the qualified agricultural land sales that occurred the current study period (October 1, 2010 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land class of real property. This analysis included a joint review with the field liaison of the sales file for each market area to determine proportionality, representativeness and adequacy of the sales.

Annually, the county conducts the pick-up of new construction of the agricultural improvements and updates any known land use changes in a timely manner. Continued working with the Natural Resource Districts in a cooperative effort focused on coordinating the irrigated acres on the records with the corresponding NRD and FSA records, as available.

Annually, the county plans to accomplish a portion of the required 6 year inspection process.

For 2014 the assessor did a county-wide analysis of the agricultural land sales, market factors, and land use – irrigated cropland, dry cropland and grassland. All classes of agricultural land received increases in assessed value for 2014. In Market Area 1 the irrigated values were increased 30%, dry land values were increased between 30% to 32%, grassland values were increased 30%. The difference in the amount of increase is based on individual LCG. In Market Area 2 the irrigated values were increased between 45% to 50%, dry land values were increased 25%, and grassland values were increased between 10% to 15%, CRP increased between 39% to 79%. Sandhills, a subclass in Market Area 2 dry land increased 25%, grass 10% and CRP increased between 74 to 123%.

## 2014 Agricultural Assessment Survey for Boone County

| <b>1.</b>          | <b>Valuation data collection done by:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | Larry Petsche                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.</td> </tr> </tbody> </table> | <u>Market Area</u> | <u>Description of unique characteristics</u> | 01 | Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland | 02 | Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland. |
| <u>Market Area</u> | <u>Description of unique characteristics</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| 01                 | Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| 02                 | Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Sales are plotted and verified; areas are defined by land use, soil symbols, and capability groups                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Sales are reviewed through use of questionnaire and interview with buyers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>5.</b>          | <b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>6.</b>          | <b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Sales are reviewed through use of questionnaire and and interview with buyers and sellers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>7.</b>          | <b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | No                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>8.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|                    | Through review of sales                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                                              |    |                                                                                                                                                                                                                                                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |

## Boone County 2014 Average Acre Value Comparison

| County   | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Boone    | 1        | 5,530 | 5,318 | 5,115 | 5,073 | 4,915 | 4,919 | 4,255 | 3,745 | 4,927            |
| Antelope | 3        | 5,899 | 5,850 | 5,580 | 5,473 | 5,275 | 5,048 | 4,100 | 3,900 | 5,372            |
| Nance    | 2        | 5,300 | 5,300 | 5,250 | 5,210 | 5,100 | 5,080 | 5,025 | 5,000 | 5,200            |
| Greeley  | 2        | N/A   | 4,390 | 4,235 | 3,480 | 3,400 | 3,300 | 3,270 | 3,008 | 3,678            |
| Platte   | 6        | 6,998 | 6,700 | 6,238 | 5,978 | 5,700 | 5,385 | 5,001 | 4,500 | 5,987            |
| Nance    | 1        | 3,773 | 3,550 | 3,435 | 3,322 | 3,205 | 3,032 | 2,664 | 2,598 | 3,254            |
|          |          |       |       |       |       |       |       |       |       |                  |
| Boone    | 2        | 3,965 | 3,672 | 3,635 | 3,782 | 3,652 | 3,275 | 3,220 | 2,832 | 3,324            |
| Wheeler  | 1        | 3,650 | 3,645 | 3,400 | 3,220 | 3,110 | 3,095 | 3,025 | 2,830 | 3,024            |
| Antelope | 2        | 4,340 | 4,330 | 4,275 | 4,275 | 4,225 | 4,225 | 3,375 | 2,800 | 3,922            |

| County   | Mkt Area | 1D1   | 1D    | 2D1   | 2D    | 3D1   | 3D    | 4D1   | 4D    | WEIGHTED AVG DRY |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Boone    | 1        | 5,005 | 5,001 | 4,101 | 4,063 | 4,010 | 4,026 | 3,550 | 3,554 | 4,160            |
| Antelope | 3        | 5,375 | 5,065 | 4,490 | 4,490 | 4,175 | 4,175 | 3,550 | 2,984 | 4,404            |
| Nance    | 2        | 4,800 | 4,600 | 4,526 | 4,550 | 4,450 | 4,225 | 4,050 | 3,950 | 4,363            |
| Greeley  | 2        | N/A   | 2,450 | 2,424 | 2,350 | 2,150 | 1,950 | 1,748 | 1,600 | 2,003            |
| Platte   | 6        | 6,194 | 6,000 | 5,496 | 5,265 | 5,248 | 4,894 | 3,998 | 3,000 | 5,246            |
| Nance    | 1        | 2,599 | 2,600 | 2,572 | 2,494 | 2,453 | 2,385 | 2,390 | 2,250 | 2,474            |
|          |          |       |       |       |       |       |       |       |       |                  |
| Boone    | 2        | 1,950 | 1,934 | 1,317 | 1,446 | 1,177 | 1,184 | 974   | 921   | 1,193            |
| Wheeler  | 1        | 1,555 | 1,540 | 1,365 | 1,300 | 1,280 | 1,175 | 1,105 | 1,050 | 1,190            |
| Antelope | 2        | 1,550 | 1,525 | 1,400 | 1,400 | 1,350 | 1,325 | 1,100 | 1,100 | 1,343            |

| County   | Mkt Area | 1G1   | 1G    | 2G1   | 2G    | 3G1   | 3G    | 4G1   | 4G    | WEIGHTED AVG GRASS |
|----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Boone    | 1        | 1,248 | 1,378 | 1,144 | 1,116 | 1,237 | 1,239 | 1,062 | 1,060 | 1,158              |
| Antelope | 3        | 1,228 | 1,297 | 1,254 | 1,316 | 1,348 | 1,174 | 1,282 | 1,144 | 1,208              |
| Nance    | 2        | 1,556 | 1,625 | 1,451 | 1,455 | 1,298 | 1,326 | 1,160 | 1,063 | 1,193              |
| Greeley  | 2        | N/A   | 1,004 | 943   | 934   | 903   | 874   | 840   | 822   | 838                |
| Platte   | 6        | 1,739 | 1,806 | 1,638 | 1,709 | 1,580 | 1,475 | 1,533 | 1,390 | 1,514              |
| Nance    | 1        | 961   | 968   | 934   | 925   | 924   | 890   | 899   | 865   | 889                |
|          |          |       |       |       |       |       |       |       |       |                    |
| Boone    | 2        | 730   | 786   | 730   | 651   | 663   | 557   | 505   | 520   | 535                |
| Wheeler  | 1        | 960   | 945   | 820   | 745   | 770   | 705   | 612   | 521   | 582                |
| Antelope | 2        | 783   | 837   | 823   | 863   | 852   | 859   | 837   | 753   | 806                |

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

# 2014 Agricultural Correlation Section for Boone County

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## County Overview

Most of Boone County is located within the Lower Loup Natural Resource District (LLNRD). The Cedar River flows through the southwestern portion of the county. The northeast corner of Boone County is located in the Upper Elkhorn Natural Resource District (UENRD). Certification of irrigated acres is required in both NRDs. The county is split into two market areas. The majority of the county is in area one and is primarily cropland. Area two is the northwest portion of the county that is primarily Sandhills. There has been an increase of irrigated land use in both market areas the last several years, the majority of which is center pivot irrigated.

## Description of Analysis

Analysis of the agricultural sales during the three-year study period within the county indicated the sample to not be proportionately distributed for time standard or majority land use. To ensure a reliable and proportionate sample, the analysis was expanded using comparable sales from surrounding counties. A total of 80 sales were used in the analysis; sales were proportionately distributed for time and representative of majority land use. Within area two, there were only three sales from within the county. The sample was expanded to bring in as many sales as possible from the surrounding counties with a proportionate mix. Area two values are comparable to adjoining counties.

The assessment actions taken by the assessor reflect adjustments typical for this region in the state and resulted in values that compare well to adjoining counties. The statistics support that an overall acceptable level of value has been attained. The 80% median is above the acceptable range for grass in area one; the sample is unreligably small. The grass values were increased at the same rate as cropland in the market area, resulting in values that are in the middle of the range when compared to the adjoining counties. For these reasons, grassland is believed to be valued in the acceptable range.

## Sales Qualification

A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length transactions were made available for the measurement of real property in the county. It has been determined that the county utilized an acceptable portion of available sales and there is no evidence of excessive trimming in the file.

## Equalization and Quality of Assessment

The values established by the assessor have created equalization within the county and with the surrounding counties. The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

## **2014 Agricultural Correlation Section for Boone County**

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### **Level of Value**

Based on analysis of all available information, the level of value of agricultural property in Boone County is 71%.



**06 Boone**  
**RESIDENTIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 112  
 Total Sales Price : 10,414,950  
 Total Adj. Sales Price : 10,414,950  
 Total Assessed Value : 9,006,810  
 Avg. Adj. Sales Price : 92,991  
 Avg. Assessed Value : 80,418

MEDIAN : 90  
 WGT. MEAN : 86  
 MEAN : 93  
 COD : 21.75  
 PRD : 107.28

COV : 28.43  
 STD : 26.38  
 Avg. Abs. Dev : 19.54  
 MAX Sales Ratio : 183.06  
 MIN Sales Ratio : 38.05

95% Median C.I. : 85.73 to 94.90  
 95% Wgt. Mean C.I. : 81.00 to 91.96  
 95% Mean C.I. : 87.89 to 97.67

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u>           |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 31-DEC-11 | 7     | 108.86 | 106.41 | 104.21   | 18.34 | 102.11 | 76.19 | 141.12 | 76.19 to 141.12 | 62,036               | 64,648         |
| 01-JAN-12 To 31-MAR-12 | 12    | 96.62  | 93.09  | 96.95    | 17.37 | 96.02  | 38.05 | 128.32 | 75.04 to 113.49 | 66,958               | 64,917         |
| 01-APR-12 To 30-JUN-12 | 17    | 98.95  | 99.87  | 96.38    | 13.94 | 103.62 | 65.42 | 162.71 | 88.54 to 104.86 | 91,718               | 88,394         |
| 01-JUL-12 To 30-SEP-12 | 14    | 85.99  | 89.74  | 75.24    | 24.14 | 119.27 | 39.11 | 138.26 | 71.91 to 115.13 | 136,836              | 102,960        |
| 01-OCT-12 To 31-DEC-12 | 14    | 89.17  | 97.02  | 91.34    | 27.32 | 106.22 | 50.73 | 183.06 | 71.71 to 132.82 | 82,929               | 75,744         |
| 01-JAN-13 To 31-MAR-13 | 12    | 87.89  | 85.97  | 82.52    | 14.69 | 104.18 | 54.02 | 119.69 | 70.34 to 96.52  | 117,354              | 96,838         |
| 01-APR-13 To 30-JUN-13 | 19    | 82.91  | 84.57  | 81.46    | 22.42 | 103.82 | 43.58 | 148.44 | 65.69 to 93.98  | 101,658              | 82,811         |
| 01-JUL-13 To 30-SEP-13 | 17    | 84.37  | 92.88  | 86.16    | 24.67 | 107.80 | 56.46 | 162.54 | 69.77 to 107.89 | 70,679               | 60,898         |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-11 To 30-SEP-12 | 50    | 96.62  | 96.32  | 88.61    | 18.70 | 108.70 | 38.05 | 162.71 | 89.67 to 104.59 | 94,253               | 83,513         |
| 01-OCT-12 To 30-SEP-13 | 62    | 86.01  | 89.93  | 84.72    | 22.72 | 106.15 | 43.58 | 183.06 | 79.05 to 90.90  | 91,973               | 77,922         |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-12 To 31-DEC-12 | 57    | 94.93  | 95.25  | 87.94    | 20.40 | 108.31 | 38.05 | 183.06 | 88.54 to 101.68 | 95,428               | 83,922         |
| <u>ALL</u>             | 112   | 89.84  | 92.78  | 86.48    | 21.75 | 107.28 | 38.05 | 183.06 | 85.73 to 94.90  | 92,991               | 80,418         |

**VALUATION GROUPING**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 59    | 94.90  | 96.54  | 91.52    | 18.05 | 105.49 | 43.58 | 162.71 | 89.48 to 99.16  | 109,280              | 100,014        |
| 02         | 15    | 99.06  | 103.99 | 94.88    | 22.85 | 109.60 | 64.60 | 148.44 | 82.30 to 135.31 | 43,670               | 41,433         |
| 03         | 7     | 92.17  | 85.24  | 81.49    | 25.18 | 104.60 | 50.73 | 123.44 | 50.73 to 123.44 | 23,857               | 19,441         |
| 04         | 4     | 58.20  | 61.34  | 65.80    | 24.36 | 93.22  | 38.05 | 90.90  | N/A             | 25,000               | 16,450         |
| 05         | 8     | 83.94  | 81.35  | 81.85    | 10.36 | 99.39  | 56.46 | 93.97  | 56.46 to 93.97  | 50,125               | 41,027         |
| 06         | 17    | 79.11  | 86.60  | 73.90    | 24.75 | 117.19 | 39.11 | 183.06 | 70.34 to 93.56  | 151,141              | 111,696        |
| 07         | 2     | 85.53  | 85.53  | 74.07    | 18.27 | 115.47 | 69.90 | 101.15 | N/A             | 37,500               | 27,775         |
| <u>ALL</u> | 112   | 89.84  | 92.78  | 86.48    | 21.75 | 107.28 | 38.05 | 183.06 | 85.73 to 94.90  | 92,991               | 80,418         |

**PROPERTY TYPE \***

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 112   | 89.84  | 92.78 | 86.48    | 21.75 | 107.28 | 38.05 | 183.06 | 85.73 to 94.90  | 92,991               | 80,418         |
| 06         |       |        |       |          |       |        |       |        |                 |                      |                |
| 07         |       |        |       |          |       |        |       |        |                 |                      |                |
| <u>ALL</u> | 112   | 89.84  | 92.78 | 86.48    | 21.75 | 107.28 | 38.05 | 183.06 | 85.73 to 94.90  | 92,991               | 80,418         |

**06 Boone**  
**RESIDENTIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 112  
 Total Sales Price : 10,414,950  
 Total Adj. Sales Price : 10,414,950  
 Total Assessed Value : 9,006,810  
 Avg. Adj. Sales Price : 92,991  
 Avg. Assessed Value : 80,418

MEDIAN : 90  
 WGT. MEAN : 86  
 MEAN : 93  
 COD : 21.75  
 PRD : 107.28

COV : 28.43  
 STD : 26.38  
 Avg. Abs. Dev : 19.54  
 MAX Sales Ratio : 183.06  
 MIN Sales Ratio : 38.05

95% Median C.I. : 85.73 to 94.90  
 95% Wgt. Mean C.I. : 81.00 to 91.96  
 95% Mean C.I. : 87.89 to 97.67

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| SALE PRICE *               |       |        |        |          |       |        |       |        |                 |            | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|------------|-----------|------|
| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Sale Price | Assd. Val |      |
| <u>Low \$ Ranges</u>       |       |        |        |          |       |        |       |        |                 |            |           |      |
| Less Than 5,000            |       |        |        |          |       |        |       |        |                 |            |           |      |
| Less Than 15,000           | 5     | 99.06  | 85.05  | 81.97    | 24.83 | 103.76 | 38.05 | 123.44 | N/A             | 9,600      | 7,869     |      |
| Less Than 30,000           | 14    | 91.95  | 94.04  | 94.97    | 25.25 | 99.02  | 38.05 | 148.44 | 63.54 to 123.44 | 17,200     | 16,335    |      |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |       |        |                 |            |           |      |
| Greater Than 4,999         | 112   | 89.84  | 92.78  | 86.48    | 21.75 | 107.28 | 38.05 | 183.06 | 85.73 to 94.90  | 92,991     | 80,418    |      |
| Greater Than 14,999        | 107   | 89.76  | 93.15  | 86.50    | 21.41 | 107.69 | 39.11 | 183.06 | 85.72 to 94.90  | 96,887     | 83,808    |      |
| Greater Than 29,999        | 98    | 89.72  | 92.60  | 86.28    | 21.15 | 107.32 | 39.11 | 183.06 | 84.37 to 94.93  | 103,818    | 89,573    |      |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |       |        |                 |            |           |      |
| 0 TO 4,999                 |       |        |        |          |       |        |       |        |                 |            |           |      |
| 5,000 TO 14,999            | 5     | 99.06  | 85.05  | 81.97    | 24.83 | 103.76 | 38.05 | 123.44 | N/A             | 9,600      | 7,869     |      |
| 15,000 TO 29,999           | 9     | 91.72  | 99.04  | 98.21    | 23.58 | 100.85 | 60.12 | 148.44 | 77.50 to 146.23 | 21,422     | 21,039    |      |
| 30,000 TO 59,999           | 34    | 103.14 | 104.20 | 103.96   | 25.84 | 100.23 | 50.73 | 183.06 | 87.43 to 118.60 | 43,478     | 45,198    |      |
| 60,000 TO 99,999           | 18    | 95.58  | 94.06  | 94.55    | 13.23 | 99.48  | 69.90 | 132.82 | 80.44 to 105.57 | 78,861     | 74,566    |      |
| 100,000 TO 149,999         | 30    | 87.42  | 85.53  | 85.54    | 16.93 | 99.99  | 43.58 | 125.80 | 75.04 to 93.98  | 120,990    | 103,490   |      |
| 150,000 TO 249,999         | 14    | 83.11  | 83.04  | 83.26    | 11.55 | 99.74  | 54.02 | 104.55 | 71.71 to 93.65  | 201,264    | 167,571   |      |
| 250,000 TO 499,999         | 2     | 55.51  | 55.51  | 54.10    | 29.54 | 102.61 | 39.11 | 71.91  | N/A             | 414,500    | 224,263   |      |
| 500,000 TO 999,999         |       |        |        |          |       |        |       |        |                 |            |           |      |
| 1,000,000 +                |       |        |        |          |       |        |       |        |                 |            |           |      |
| <u>ALL</u>                 | 112   | 89.84  | 92.78  | 86.48    | 21.75 | 107.28 | 38.05 | 183.06 | 85.73 to 94.90  | 92,991     | 80,418    |      |

**06 Boone**  
**COMMERCIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17  
Total Sales Price : 1,295,500  
Total Adj. Sales Price : 1,295,500  
Total Assessed Value : 1,218,110  
Avg. Adj. Sales Price : 76,206  
Avg. Assessed Value : 71,654

MEDIAN : 98  
WGT. MEAN : 94  
MEAN : 95

COV : 12.52  
STD : 11.91  
Avg. Abs. Dev : 07.01

95% Median C.I. : 92.98 to 100.11  
95% Wgt. Mean C.I. : 85.22 to 102.83  
95% Mean C.I. : 89.01 to 101.25

COD : 07.13  
PRD : 101.17

MAX Sales Ratio : 109.96  
MIN Sales Ratio : 62.80

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u>           |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-10 To 31-DEC-10 | 2     | 82.69  | 82.69  | 78.67    | 15.15 | 105.11 | 70.16 | 95.21  | N/A             | 51,500               | 40,518         |
| 01-JAN-11 To 31-MAR-11 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-APR-11 To 30-JUN-11 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JUL-11 To 30-SEP-11 | 1     | 98.26  | 98.26  | 98.26    | 00.00 | 100.00 | 98.26 | 98.26  | N/A             | 25,000               | 24,565         |
| 01-OCT-11 To 31-DEC-11 | 4     | 96.72  | 96.14  | 95.71    | 03.53 | 100.45 | 91.03 | 100.11 | N/A             | 28,250               | 27,039         |
| 01-JAN-12 To 31-MAR-12 | 3     | 97.71  | 97.44  | 98.71    | 01.21 | 98.71  | 95.53 | 99.07  | N/A             | 171,000              | 168,787        |
| 01-APR-12 To 30-JUN-12 | 1     | 99.93  | 99.93  | 99.93    | 00.00 | 100.00 | 99.93 | 99.93  | N/A             | 107,000              | 106,930        |
| 01-JUL-12 To 30-SEP-12 | 3     | 104.33 | 102.42 | 97.03    | 05.43 | 105.55 | 92.98 | 109.96 | N/A             | 35,667               | 34,607         |
| 01-OCT-12 To 31-DEC-12 | 1     | 98.68  | 98.68  | 98.68    | 00.00 | 100.00 | 98.68 | 98.68  | N/A             | 82,500               | 81,410         |
| 01-JAN-13 To 31-MAR-13 |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-APR-13 To 30-JUN-13 | 2     | 85.40  | 85.40  | 84.01    | 26.46 | 101.65 | 62.80 | 108.00 | N/A             | 122,500              | 102,918        |
| 01-JUL-13 To 30-SEP-13 |       |        |        |          |       |        |       |        |                 |                      |                |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-10 To 30-SEP-11 | 3     | 95.21  | 87.88  | 82.50    | 09.84 | 106.52 | 70.16 | 98.26  | N/A             | 42,667               | 35,200         |
| 01-OCT-11 To 30-SEP-12 | 11    | 99.00  | 98.55  | 98.25    | 03.83 | 100.31 | 91.03 | 109.96 | 92.98 to 104.33 | 76,364               | 75,024         |
| 01-OCT-12 To 30-SEP-13 | 3     | 98.68  | 89.83  | 87.71    | 15.27 | 102.42 | 62.80 | 108.00 | N/A             | 109,167              | 95,748         |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-11 To 31-DEC-11 | 5     | 98.26  | 96.57  | 96.17    | 02.78 | 100.42 | 91.03 | 100.11 | N/A             | 27,600               | 26,544         |
| 01-JAN-12 To 31-DEC-12 | 8     | 98.88  | 99.77  | 98.64    | 03.59 | 101.15 | 92.98 | 109.96 | 92.98 to 109.96 | 101,188              | 99,815         |
| <u>ALL</u>             | 17    | 98.26  | 95.13  | 94.03    | 07.13 | 101.17 | 62.80 | 109.96 | 92.98 to 100.11 | 76,206               | 71,654         |

**VALUATION GROUPING**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01         | 10    | 98.36  | 93.42 | 89.67    | 10.15 | 104.18 | 62.80 | 109.96 | 70.16 to 108.00 | 61,550               | 55,189         |
| 02         | 3     | 98.26  | 99.27 | 97.03    | 03.09 | 102.31 | 95.21 | 104.33 | N/A             | 21,500               | 20,862         |
| 03         | 1     | 98.68  | 98.68 | 98.68    | 00.00 | 100.00 | 98.68 | 98.68  | N/A             | 82,500               | 81,410         |
| 05         | 2     | 93.71  | 93.71 | 93.27    | 00.78 | 100.47 | 92.98 | 94.43  | N/A             | 50,000               | 46,635         |
| 06         | 1     | 99.07  | 99.07 | 99.07    | 00.00 | 100.00 | 99.07 | 99.07  | N/A             | 433,000              | 428,955        |
| <u>ALL</u> | 17    | 98.26  | 95.13 | 94.03    | 07.13 | 101.17 | 62.80 | 109.96 | 92.98 to 100.11 | 76,206               | 71,654         |

**06 Boone**  
**COMMERCIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17  
 Total Sales Price : 1,295,500  
 Total Adj. Sales Price : 1,295,500  
 Total Assessed Value : 1,218,110  
 Avg. Adj. Sales Price : 76,206  
 Avg. Assessed Value : 71,654

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 07.13  
 PRD : 101.17

COV : 12.52  
 STD : 11.91  
 Avg. Abs. Dev : 07.01  
 MAX Sales Ratio : 109.96  
 MIN Sales Ratio : 62.80

95% Median C.I. : 92.98 to 100.11  
 95% Wgt. Mean C.I. : 85.22 to 102.83  
 95% Mean C.I. : 89.01 to 101.25

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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         | 1         | 62.80        | 62.80        | 62.80        | 00.00        | 100.00        | 62.80        | 62.80         | N/A                    | 130,000              | 81,635         |
| 03         | 16        | 98.47        | 97.15        | 97.51        | 05.32        | 99.63         | 70.16        | 109.96        | 94.43 to 100.11        | 72,844               | 71,030         |
| 04         |           |              |              |              |              |               |              |               |                        |                      |                |
| <u>ALL</u> | <u>17</u> | <u>98.26</u> | <u>95.13</u> | <u>94.03</u> | <u>07.13</u> | <u>101.17</u> | <u>62.80</u> | <u>109.96</u> | <u>92.98 to 100.11</u> | <u>76,206</u>        | <u>71,654</u>  |

**SALE PRICE \***

| RANGE                      | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.        | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| <u>Low \$ Ranges</u>       |           |              |              |              |              |               |              |               |                        |                      |                |
| Less Than 5,000            | 1         | 104.33       | 104.33       | 104.33       | 00.00        | 100.00        | 104.33       | 104.33        | N/A                    | 4,500                | 4,695          |
| Less Than 15,000           | 1         | 104.33       | 104.33       | 104.33       | 00.00        | 100.00        | 104.33       | 104.33        | N/A                    | 4,500                | 4,695          |
| Less Than 30,000           | 5         | 99.00        | 101.20       | 100.78       | 04.36        | 100.42        | 94.43        | 109.96        | N/A                    | 18,000               | 18,141         |
| <u>Ranges Excl. Low \$</u> |           |              |              |              |              |               |              |               |                        |                      |                |
| Greater Than 4,999         | 16        | 97.99        | 94.55        | 93.99        | 07.22        | 100.60        | 62.80        | 109.96        | 92.98 to 99.93         | 80,688               | 75,838         |
| Greater Than 14,999        | 16        | 97.99        | 94.55        | 93.99        | 07.22        | 100.60        | 62.80        | 109.96        | 92.98 to 99.93         | 80,688               | 75,838         |
| Greater Than 29,999        | 12        | 96.62        | 92.60        | 93.52        | 08.26        | 99.02         | 62.80        | 108.00        | 91.03 to 99.93         | 100,458              | 93,950         |
| <u>Incremental Ranges</u>  |           |              |              |              |              |               |              |               |                        |                      |                |
| 0 TO 4,999                 | 1         | 104.33       | 104.33       | 104.33       | 00.00        | 100.00        | 104.33       | 104.33        | N/A                    | 4,500                | 4,695          |
| 5,000 TO 14,999            |           |              |              |              |              |               |              |               |                        |                      |                |
| 15,000 TO 29,999           | 4         | 98.63        | 100.41       | 100.60       | 04.13        | 99.81         | 94.43        | 109.96        | N/A                    | 21,375               | 21,503         |
| 30,000 TO 59,999           | 5         | 95.53        | 95.92        | 95.88        | 02.43        | 100.04        | 91.03        | 100.11        | N/A                    | 38,000               | 36,436         |
| 60,000 TO 99,999           | 3         | 92.98        | 87.27        | 88.29        | 10.23        | 98.84         | 70.16        | 98.68         | N/A                    | 76,833               | 67,835         |
| 100,000 TO 149,999         | 3         | 99.93        | 90.24        | 88.85        | 15.08        | 101.56        | 62.80        | 108.00        | N/A                    | 117,333              | 104,255        |
| 150,000 TO 249,999         |           |              |              |              |              |               |              |               |                        |                      |                |
| 250,000 TO 499,999         | 1         | 99.07        | 99.07        | 99.07        | 00.00        | 100.00        | 99.07        | 99.07         | N/A                    | 433,000              | 428,955        |
| 500,000 TO 999,999         |           |              |              |              |              |               |              |               |                        |                      |                |
| 1,000,000 +                |           |              |              |              |              |               |              |               |                        |                      |                |
| <u>ALL</u>                 | <u>17</u> | <u>98.26</u> | <u>95.13</u> | <u>94.03</u> | <u>07.13</u> | <u>101.17</u> | <u>62.80</u> | <u>109.96</u> | <u>92.98 to 100.11</u> | <u>76,206</u>        | <u>71,654</u>  |

**06 Boone**  
**COMMERCIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17  
 Total Sales Price : 1,295,500  
 Total Adj. Sales Price : 1,295,500  
 Total Assessed Value : 1,218,110  
 Avg. Adj. Sales Price : 76,206  
 Avg. Assessed Value : 71,654

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 07.13  
 PRD : 101.17

COV : 12.52  
 STD : 11.91  
 Avg. Abs. Dev : 07.01  
 MAX Sales Ratio : 109.96  
 MIN Sales Ratio : 62.80

95% Median C.I. : 92.98 to 100.11  
 95% Wgt. Mean C.I. : 85.22 to 102.83  
 95% Mean C.I. : 89.01 to 101.25

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**OCCUPANCY CODE**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| Blank      | 1     | 98.68  | 98.68  | 98.68    | 00.00 | 100.00 | 98.68  | 98.68  | N/A             | 82,500               | 81,410         |
| 326        | 2     | 98.66  | 98.66  | 93.59    | 05.76 | 105.42 | 92.98  | 104.33 | N/A             | 42,250               | 39,540         |
| 344        | 2     | 98.82  | 98.82  | 99.28    | 01.12 | 99.54  | 97.71  | 99.93  | N/A             | 76,000               | 75,450         |
| 346        | 1     | 95.21  | 95.21  | 95.21    | 00.00 | 100.00 | 95.21  | 95.21  | N/A             | 35,000               | 33,325         |
| 352        | 1     | 62.80  | 62.80  | 62.80    | 00.00 | 100.00 | 62.80  | 62.80  | N/A             | 130,000              | 81,635         |
| 353        | 4     | 99.04  | 101.57 | 99.51    | 02.97 | 102.07 | 98.26  | 109.96 | N/A             | 124,625              | 124,020        |
| 384        | 1     | 100.11 | 100.11 | 100.11   | 00.00 | 100.00 | 100.11 | 100.11 | N/A             | 35,000               | 35,040         |
| 406        | 1     | 91.03  | 91.03  | 91.03    | 00.00 | 100.00 | 91.03  | 91.03  | N/A             | 40,000               | 36,410         |
| 447        | 1     | 70.16  | 70.16  | 70.16    | 00.00 | 100.00 | 70.16  | 70.16  | N/A             | 68,000               | 47,710         |
| 528        | 1     | 108.00 | 108.00 | 108.00   | 00.00 | 100.00 | 108.00 | 108.00 | N/A             | 115,000              | 124,200        |
| 532        | 1     | 95.53  | 95.53  | 95.53    | 00.00 | 100.00 | 95.53  | 95.53  | N/A             | 35,000               | 33,435         |
| 597        | 1     | 94.43  | 94.43  | 94.43    | 00.00 | 100.00 | 94.43  | 94.43  | N/A             | 20,000               | 18,885         |
| <u>ALL</u> | 17    | 98.26  | 95.13  | 94.03    | 07.13 | 101.17 | 62.80  | 109.96 | 92.98 to 100.11 | 76,206               | 71,654         |

**06 Boone**  
**AGRICULTURAL LAND**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 80  
Total Sales Price : 68,206,852  
Total Adj. Sales Price : 68,206,852  
Total Assessed Value : 44,849,804  
Avg. Adj. Sales Price : 852,586  
Avg. Assessed Value : 560,623

MEDIAN : 71  
WGT. MEAN : 66  
MEAN : 82  
COD : 42.19  
PRD : 124.36

COV : 79.42  
STD : 64.95  
Avg. Abs. Dev : 30.01  
MAX Sales Ratio : 562.52  
MIN Sales Ratio : 16.04

95% Median C.I. : 60.82 to 76.79  
95% Wgt. Mean C.I. : 58.88 to 72.63  
95% Mean C.I. : 67.55 to 96.01

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**DATE OF SALE \***

| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD    | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|--------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qrtrs</u>           |       |        |        |          |        |        |       |        |                 |                      |                |
| 01-OCT-10 To 31-DEC-10 | 10    | 102.02 | 113.59 | 102.88   | 21.92  | 110.41 | 84.85 | 193.53 | 86.73 to 138.07 | 562,652              | 578,857        |
| 01-JAN-11 To 31-MAR-11 | 3     | 90.17  | 84.17  | 81.68    | 07.15  | 103.05 | 71.49 | 90.85  | N/A             | 616,533              | 503,607        |
| 01-APR-11 To 30-JUN-11 | 6     | 91.87  | 166.33 | 100.17   | 103.42 | 166.05 | 65.07 | 562.52 | 65.07 to 562.52 | 506,767              | 507,648        |
| 01-JUL-11 To 30-SEP-11 | 5     | 76.79  | 81.34  | 69.92    | 22.27  | 116.33 | 56.27 | 104.85 | N/A             | 616,600              | 431,115        |
| 01-OCT-11 To 31-DEC-11 | 11    | 66.41  | 70.98  | 69.66    | 31.83  | 101.89 | 32.77 | 157.06 | 32.77 to 90.80  | 829,109              | 577,594        |
| 01-JAN-12 To 31-MAR-12 | 11    | 62.01  | 63.79  | 56.67    | 20.55  | 112.56 | 37.74 | 106.59 | 41.07 to 79.43  | 1,133,656            | 642,450        |
| 01-APR-12 To 30-JUN-12 | 4     | 70.25  | 67.49  | 63.41    | 06.70  | 106.43 | 55.82 | 73.62  | N/A             | 538,900              | 341,713        |
| 01-JUL-12 To 30-SEP-12 | 5     | 35.53  | 45.37  | 37.61    | 65.69  | 120.63 | 16.04 | 77.85  | N/A             | 1,548,230            | 582,298        |
| 01-OCT-12 To 31-DEC-12 | 15    | 53.93  | 73.13  | 62.39    | 56.05  | 117.21 | 24.19 | 223.77 | 42.82 to 75.27  | 1,071,830            | 668,716        |
| 01-JAN-13 To 31-MAR-13 | 3     | 59.23  | 59.26  | 59.94    | 01.71  | 98.87  | 57.77 | 60.79  | N/A             | 668,607              | 400,742        |
| 01-APR-13 To 30-JUN-13 | 2     | 65.15  | 65.15  | 56.14    | 23.25  | 116.05 | 50.00 | 80.30  | N/A             | 780,200              | 438,035        |
| 01-JUL-13 To 30-SEP-13 | 5     | 66.44  | 73.01  | 73.10    | 24.02  | 99.88  | 50.01 | 102.17 | N/A             | 695,258              | 508,221        |
| <u>Study Yrs</u>       |       |        |        |          |        |        |       |        |                 |                      |                |
| 01-OCT-10 To 30-SEP-11 | 24    | 94.06  | 116.38 | 91.92    | 41.62  | 126.61 | 56.27 | 562.52 | 77.11 to 106.63 | 566,655              | 520,869        |
| 01-OCT-11 To 30-SEP-12 | 31    | 62.88  | 63.85  | 56.21    | 28.40  | 113.59 | 16.04 | 157.06 | 57.86 to 73.62  | 1,015,715            | 570,930        |
| 01-OCT-12 To 30-SEP-13 | 25    | 57.77  | 70.80  | 63.37    | 40.77  | 111.72 | 24.19 | 223.77 | 50.01 to 74.54  | 924,799              | 586,005        |
| <u>Calendar Yrs</u>    |       |        |        |          |        |        |       |        |                 |                      |                |
| 01-JAN-11 To 31-DEC-11 | 25    | 74.12  | 97.52  | 76.44    | 50.82  | 127.58 | 32.77 | 562.52 | 65.94 to 90.80  | 683,736              | 522,633        |
| 01-JAN-12 To 31-DEC-12 | 35    | 60.25  | 65.58  | 55.60    | 37.79  | 117.95 | 16.04 | 223.77 | 49.89 to 70.76  | 1,098,412            | 610,743        |
| <u>ALL</u>             | 80    | 71.13  | 81.78  | 65.76    | 42.19  | 124.36 | 16.04 | 562.52 | 60.82 to 76.79  | 852,586              | 560,623        |

**AREA (MARKET)**

| RANGE      | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD    | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|--------|--------|-------|--------|-----------------|----------------------|----------------|
| 1          | 77    | 71.49  | 81.21 | 64.37    | 39.45  | 126.16 | 16.04 | 562.52 | 62.01 to 76.79  | 873,128              | 562,039        |
| 2          | 3     | 32.77  | 96.44 | 161.15   | 194.29 | 59.84  | 32.77 | 223.77 | N/A             | 325,333              | 524,273        |
| <u>ALL</u> | 80    | 71.13  | 81.78 | 65.76    | 42.19  | 124.36 | 16.04 | 562.52 | 60.82 to 76.79  | 852,586              | 560,623        |

**06 Boone**  
**AGRICULTURAL LAND**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 80  
 Total Sales Price : 68,206,852  
 Total Adj. Sales Price : 68,206,852  
 Total Assessed Value : 44,849,804  
 Avg. Adj. Sales Price : 852,586  
 Avg. Assessed Value : 560,623

MEDIAN : 71  
 WGT. MEAN : 66  
 MEAN : 82  
 COD : 42.19  
 PRD : 124.36

COV : 79.42  
 STD : 64.95  
 Avg. Abs. Dev : 30.01  
 MAX Sales Ratio : 562.52  
 MIN Sales Ratio : 16.04

95% Median C.I. : 60.82 to 76.79  
 95% Wgt. Mean C.I. : 58.88 to 72.63  
 95% Mean C.I. : 67.55 to 96.01

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**95%MLU By Market Area**

| RANGE                      | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 7         | 66.99        | 79.72        | 79.46        | 36.02        | 100.33        | 50.01        | 114.86        | 50.01 to 114.86       | 722,438              | 574,054        |
| 1                          | 7         | 66.99        | 79.72        | 79.46        | 36.02        | 100.33        | 50.01        | 114.86        | 50.01 to 114.86       | 722,438              | 574,054        |
| <b>_____Dry_____</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 11        | 66.44        | 74.28        | 61.82        | 32.57        | 120.16        | 21.29        | 157.06        | 50.00 to 104.85       | 813,281              | 502,800        |
| 1                          | 11        | 66.44        | 74.28        | 61.82        | 32.57        | 120.16        | 21.29        | 157.06        | 50.00 to 104.85       | 813,281              | 502,800        |
| <b>_____Grass_____</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 9         | 73.62        | 67.54        | 64.96        | 37.27        | 103.97        | 24.19        | 133.02        | 32.77 to 102.86       | 437,057              | 283,924        |
| 1                          | 7         | 75.27        | 77.47        | 67.81        | 31.05        | 114.25        | 24.19        | 133.02        | 24.19 to 133.02       | 516,216              | 350,066        |
| 2                          | 2         | 32.77        | 32.77        | 32.77        | 00.00        | 100.00        | 32.77        | 32.77         | N/A                   | 160,000              | 52,430         |
| <b>_____ALL_____</b>       | <b>80</b> | <b>71.13</b> | <b>81.78</b> | <b>65.76</b> | <b>42.19</b> | <b>124.36</b> | <b>16.04</b> | <b>562.52</b> | <b>60.82 to 76.79</b> | <b>852,586</b>       | <b>560,623</b> |

**80%MLU By Market Area**

| RANGE                      | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>_____Irrigated_____</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 36        | 72.49        | 79.73        | 71.24        | 33.81        | 111.92        | 38.18        | 223.77        | 59.40 to 84.85        | 967,436              | 689,199        |
| 1                          | 35        | 71.79        | 75.62        | 68.31        | 29.07        | 110.70        | 38.18        | 171.94        | 59.40 to 78.27        | 976,334              | 666,948        |
| 2                          | 1         | 223.77       | 223.77       | 223.77       | 00.00        | 100.00        | 223.77       | 223.77        | N/A                   | 656,000              | 1,467,960      |
| <b>_____Dry_____</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 14        | 68.60        | 73.79        | 62.51        | 28.09        | 118.05        | 21.29        | 157.06        | 57.77 to 90.17        | 758,023              | 473,874        |
| 1                          | 14        | 68.60        | 73.79        | 62.51        | 28.09        | 118.05        | 21.29        | 157.06        | 57.77 to 90.17        | 758,023              | 473,874        |
| <b>_____Grass_____</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County                     | 12        | 74.91        | 73.88        | 69.27        | 33.71        | 106.66        | 24.19        | 133.02        | 32.77 to 102.86       | 462,417              | 320,323        |
| 1                          | 10        | 77.35        | 82.11        | 71.51        | 28.18        | 114.82        | 24.19        | 133.02        | 53.93 to 106.59       | 522,901              | 373,902        |
| 2                          | 2         | 32.77        | 32.77        | 32.77        | 00.00        | 100.00        | 32.77        | 32.77         | N/A                   | 160,000              | 52,430         |
| <b>_____ALL_____</b>       | <b>80</b> | <b>71.13</b> | <b>81.78</b> | <b>65.76</b> | <b>42.19</b> | <b>124.36</b> | <b>16.04</b> | <b>562.52</b> | <b>60.82 to 76.79</b> | <b>852,586</b>       | <b>560,623</b> |

RESIDENTIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 95        | Median :    | 92     | COV :             | 26.71  | 95% Median C.I. :    | 88.49 to 96.98 |
| Total Sales Price :      | 7,845,550 | Wgt. Mean : | 91     | STD :             | 25.08  | 95% Wgt. Mean C.I. : | 86.29 to 94.91 |
| Total Adj. Sales Price : | 7,845,550 | Mean :      | 94     | Avg. Abs. Dev :   | 18.79  | 95% Mean C.I. :      | 88.85 to 98.93 |
| Total Assessed Value :   | 7,107,980 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 82,585    | COD :       | 20.39  | MAX Sales Ratio : | 162.71 |                      |                |
| Avg. Assessed Value :    | 74,821    | PRD :       | 103.63 | MIN Sales Ratio : | 38.05  |                      |                |

DATE OF SALE \*

| RANGE                    | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u>             |       |        |        |          |       |        |       |        |                 |                      |                 |
| 10/01/2011 To 12/31/2011 | 7     | 108.86 | 106.41 | 104.21   | 18.34 | 102.11 | 76.19 | 141.12 | 76.19 to 141.12 | 62,036               | 64,648          |
| 01/01/2012 To 03/31/2012 | 12    | 96.62  | 93.09  | 96.95    | 17.37 | 96.02  | 38.05 | 128.32 | 75.04 to 113.49 | 66,958               | 64,917          |
| 04/01/2012 To 06/30/2012 | 16    | 100.32 | 100.57 | 97.10    | 13.96 | 103.57 | 65.42 | 162.71 | 88.90 to 104.86 | 89,250               | 86,658          |
| 07/01/2012 To 09/30/2012 | 10    | 85.99  | 88.67  | 82.70    | 18.51 | 107.22 | 56.27 | 118.60 | 71.91 to 115.13 | 106,650              | 88,205          |
| 10/01/2012 To 12/31/2012 | 10    | 92.92  | 94.96  | 97.14    | 21.73 | 97.76  | 50.73 | 135.31 | 69.90 to 132.82 | 65,600               | 63,724          |
| 01/01/2013 To 03/31/2013 | 9     | 89.48  | 90.42  | 88.11    | 11.96 | 102.62 | 58.68 | 119.69 | 83.30 to 99.16  | 110,361              | 97,238          |
| 04/01/2013 To 06/30/2013 | 17    | 89.54  | 85.45  | 82.14    | 22.00 | 104.03 | 43.58 | 148.44 | 63.54 to 101.15 | 93,206               | 76,560          |
| 07/01/2013 To 09/30/2013 | 14    | 86.73  | 96.12  | 90.27    | 27.28 | 106.48 | 56.46 | 162.54 | 65.63 to 146.23 | 62,825               | 56,711          |
| <u>Study Yrs</u>         |       |        |        |          |       |        |       |        |                 |                      |                 |
| 10/01/2011 To 09/30/2012 | 45    | 96.98  | 96.84  | 93.78    | 17.50 | 103.26 | 38.05 | 162.71 | 91.72 to 104.59 | 82,939               | 77,780          |
| 10/01/2012 To 09/30/2013 | 50    | 88.99  | 91.23  | 87.71    | 21.86 | 104.01 | 43.58 | 162.54 | 80.84 to 94.90  | 82,266               | 72,157          |
| <u>Calendar Yrs</u>      |       |        |        |          |       |        |       |        |                 |                      |                 |
| 01/01/2012 To 12/31/2012 | 48    | 96.24  | 95.05  | 93.19    | 17.67 | 102.00 | 38.05 | 162.71 | 89.67 to 102.06 | 82,375               | 76,767          |

RESIDENTIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 95        | Median :    | 92     | COV :             | 26.71  | 95% Median C.I. :    | 88.49 to 96.98 |
| Total Sales Price :      | 7,845,550 | Wgt. Mean : | 91     | STD :             | 25.08  | 95% Wgt. Mean C.I. : | 86.29 to 94.91 |
| Total Adj. Sales Price : | 7,845,550 | Mean :      | 94     | Avg. Abs. Dev :   | 18.79  | 95% Mean C.I. :      | 88.85 to 98.93 |
| Total Assessed Value :   | 7,107,980 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 82,585    | COD :       | 20.39  | MAX Sales Ratio : | 162.71 |                      |                |
| Avg. Assessed Value :    | 74,821    | PRD :       | 103.63 | MIN Sales Ratio : | 38.05  |                      |                |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01    | 59    | 94.90  | 96.54  | 91.52    | 18.05 | 105.49 | 43.58 | 162.71 | 89.48 to 99.16  | 109,280              | 100,014         |
| 02    | 15    | 99.06  | 103.99 | 94.88    | 22.85 | 109.60 | 64.60 | 148.44 | 82.30 to 135.31 | 43,670               | 41,433          |
| 03    | 7     | 92.17  | 85.24  | 81.49    | 25.18 | 104.60 | 50.73 | 123.44 | 50.73 to 123.44 | 23,857               | 19,441          |
| 04    | 4     | 58.20  | 61.34  | 65.80    | 24.36 | 93.22  | 38.05 | 90.90  | N/A             | 25,000               | 16,450          |
| 05    | 8     | 83.94  | 81.35  | 81.85    | 10.36 | 99.39  | 56.46 | 93.97  | 56.46 to 93.97  | 50,125               | 41,027          |
| 07    | 2     | 85.53  | 85.53  | 74.07    | 18.27 | 115.47 | 69.90 | 101.15 | N/A             | 37,500               | 27,775          |

PROPERTY TYPE \*

| RANGE | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 01    | 95    | 92.17  | 93.89 | 90.60    | 20.39 | 103.63 | 38.05 | 162.71 | 88.49 to 96.98  | 82,585               | 74,821          |
| 06    |       |        |       |          |       |        |       |        |                 |                      |                 |
| 07    |       |        |       |          |       |        |       |        |                 |                      |                 |

What IF

RESIDENTIAL IMPROVED

Type : Qualified

|                          |           |             |        |                   |        |                      |                |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|----------------|
| Number of Sales :        | 95        | Median :    | 92     | COV :             | 26.71  | 95% Median C.I. :    | 88.49 to 96.98 |
| Total Sales Price :      | 7,845,550 | Wgt. Mean : | 91     | STD :             | 25.08  | 95% Wgt. Mean C.I. : | 86.29 to 94.91 |
| Total Adj. Sales Price : | 7,845,550 | Mean :      | 94     | Avg. Abs. Dev :   | 18.79  | 95% Mean C.I. :      | 88.85 to 98.93 |
| Total Assessed Value :   | 7,107,980 |             |        |                   |        |                      |                |
| Avg. Adj. Sales Price :  | 82,585    | COD :       | 20.39  | MAX Sales Ratio : | 162.71 |                      |                |
| Avg. Assessed Value :    | 74,821    | PRD :       | 103.63 | MIN Sales Ratio : | 38.05  |                      |                |

SALE PRICE \*

| RANGE                      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|----------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000            |       |        |        |          |       |        |       |        |                 |                      |                 |
| Less Than 15,000           | 5     | 99.06  | 85.05  | 81.97    | 24.83 | 103.76 | 38.05 | 123.44 | N/A             | 9,600                | 7,869           |
| Less Than 30,000           | 13    | 92.17  | 95.19  | 96.57    | 26.04 | 98.57  | 38.05 | 148.44 | 63.54 to 123.44 | 16,831               | 16,253          |
| <u>Ranges Excl. Low \$</u> |       |        |        |          |       |        |       |        |                 |                      |                 |
| Greater Than 4,999         | 95    | 92.17  | 93.89  | 90.60    | 20.39 | 103.63 | 38.05 | 162.71 | 88.49 to 96.98  | 82,585               | 74,821          |
| Greater Than 15,000        | 90    | 92.13  | 94.38  | 90.65    | 19.96 | 104.11 | 43.58 | 162.71 | 88.49 to 96.52  | 86,639               | 78,540          |
| Greater Than 30,000        | 82    | 92.56  | 93.69  | 90.43    | 19.40 | 103.60 | 43.58 | 162.71 | 87.72 to 96.98  | 93,009               | 84,106          |
| <u>Incremental Ranges</u>  |       |        |        |          |       |        |       |        |                 |                      |                 |
| 0 TO 4,999                 |       |        |        |          |       |        |       |        |                 |                      |                 |
| 5,000 TO 14,999            | 5     | 99.06  | 85.05  | 81.97    | 24.83 | 103.76 | 38.05 | 123.44 | N/A             | 9,600                | 7,869           |
| 15,000 TO 29,999           | 8     | 91.95  | 101.53 | 100.67   | 24.75 | 100.85 | 60.12 | 148.44 | 60.12 to 148.44 | 21,350               | 21,493          |
| 30,000 TO 59,999           | 32    | 98.29  | 100.67 | 100.62   | 25.06 | 100.05 | 50.73 | 162.71 | 85.72 to 115.13 | 43,680               | 43,950          |
| 60,000 TO 99,999           | 18    | 95.58  | 94.06  | 94.55    | 13.23 | 99.48  | 69.90 | 132.82 | 80.44 to 105.57 | 78,861               | 74,566          |
| 100,000 TO 149,999         | 23    | 89.48  | 85.50  | 85.53    | 17.74 | 99.96  | 43.58 | 125.80 | 73.55 to 98.40  | 121,457              | 103,885         |
| 150,000 TO 249,999         | 8     | 89.65  | 91.16  | 90.79    | 06.27 | 100.41 | 80.84 | 104.55 | 80.84 to 104.55 | 204,625              | 185,781         |
| 250,000 TO 499,999         | 1     | 71.91  | 71.91  | 71.91    |       | 100.00 | 71.91 | 71.91  | N/A             | 379,000              | 272,525         |
| 500,000 TO 999,999         |       |        |        |          |       |        |       |        |                 |                      |                 |
| 1,000,000 +                |       |        |        |          |       |        |       |        |                 |                      |                 |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|----------------|--------|--------------|-------------|----------------|
| ALL            |        | Total        | Increase    | 0%             |

What IF



|                                                      |                        |                              |                          |                                   |
|------------------------------------------------------|------------------------|------------------------------|--------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 5,624</b> | <b>Value : 1,765,001,734</b> | <b>Growth 12,358,009</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|------------------------------------------------------|------------------------|------------------------------|--------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |             | SubUrban |            | Rural   |            | Total   |             | Growth    |
|---------------------------------|---------|-------------|----------|------------|---------|------------|---------|-------------|-----------|
|                                 | Records | Value       | Records  | Value      | Records | Value      | Records | Value       |           |
| <b>01. Res UnImp Land</b>       | 185     | 1,020,305   | 27       | 74,750     | 38      | 126,650    | 250     | 1,221,705   |           |
| <b>02. Res Improve Land</b>     | 1,448   | 14,905,450  | 120      | 1,379,455  | 299     | 4,319,640  | 1,867   | 20,604,545  |           |
| <b>03. Res Improvements</b>     | 1,451   | 74,036,510  | 120      | 14,695,510 | 314     | 27,285,380 | 1,885   | 116,017,400 |           |
| <b>04. Res Total</b>            | 1,636   | 89,962,265  | 147      | 16,149,715 | 352     | 31,731,670 | 2,135   | 137,843,650 | 3,171,590 |
| <b>% of Res Total</b>           | 76.63   | 65.26       | 6.89     | 11.72      | 16.49   | 23.02      | 37.96   | 7.81        | 25.66     |
| <b>05. Com UnImp Land</b>       | 66      | 347,270     | 6        | 19,095     | 4       | 3,060,785  | 76      | 3,427,150   |           |
| <b>06. Com Improve Land</b>     | 313     | 2,278,490   | 22       | 675,415    | 20      | 15,204,145 | 355     | 18,158,050  |           |
| <b>07. Com Improvements</b>     | 315     | 17,875,690  | 22       | 12,809,145 | 27      | 3,937,845  | 364     | 34,622,680  |           |
| <b>08. Com Total</b>            | 381     | 20,501,450  | 28       | 13,503,655 | 31      | 22,202,775 | 440     | 56,207,880  | 6,187,320 |
| <b>% of Com Total</b>           | 86.59   | 36.47       | 6.36     | 24.02      | 7.05    | 39.50      | 7.82    | 3.18        | 50.07     |
| <b>09. Ind UnImp Land</b>       | 0       | 0           | 1        | 100,030    | 0       | 0          | 1       | 100,030     |           |
| <b>10. Ind Improve Land</b>     | 1       | 193,725     | 0        | 0          | 0       | 0          | 1       | 193,725     |           |
| <b>11. Ind Improvements</b>     | 1       | 0           | 0        | 0          | 0       | 0          | 1       | 0           |           |
| <b>12. Ind Total</b>            | 1       | 193,725     | 1        | 100,030    | 0       | 0          | 2       | 293,755     | 0         |
| <b>% of Ind Total</b>           | 50.00   | 65.95       | 50.00    | 34.05      | 0.00    | 0.00       | 0.04    | 0.02        | 0.00      |
| <b>13. Rec UnImp Land</b>       | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>14. Rec Improve Land</b>     | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>15. Rec Improvements</b>     | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           |           |
| <b>16. Rec Total</b>            | 0       | 0           | 0        | 0          | 0       | 0          | 0       | 0           | 0         |
| <b>% of Rec Total</b>           | 0.00    | 0.00        | 0.00     | 0.00       | 0.00    | 0.00       | 0.00    | 0.00        | 0.00      |
| <b>Res &amp; Rec Total</b>      | 1,636   | 89,962,265  | 147      | 16,149,715 | 352     | 31,731,670 | 2,135   | 137,843,650 | 3,171,590 |
| <b>% of Res &amp; Rec Total</b> | 76.63   | 65.26       | 6.89     | 11.72      | 16.49   | 23.02      | 37.96   | 7.81        | 25.66     |
| <b>Com &amp; Ind Total</b>      | 382     | 20,695,175  | 29       | 13,603,685 | 31      | 22,202,775 | 442     | 56,501,635  | 6,187,320 |
| <b>% of Com &amp; Ind Total</b> | 86.43   | 36.63       | 6.56     | 24.08      | 7.01    | 39.30      | 7.86    | 3.20        | 50.07     |
| <b>17. Taxable Total</b>        | 2,018   | 110,657,440 | 176      | 29,753,400 | 383     | 53,934,445 | 2,577   | 194,345,285 | 9,358,910 |
| <b>% of Taxable Total</b>       | 78.31   | 56.94       | 6.83     | 15.31      | 14.86   | 27.75      | 45.82   | 11.01       | 75.73     |

Schedule II : Tax Increment Financing (TIF)

|                  | Urban   |            |              | SubUrban |            |              |
|------------------|---------|------------|--------------|----------|------------|--------------|
|                  | Records | Value Base | Value Excess | Records  | Value Base | Value Excess |
| 18. Residential  | 22      | 607,275    | 797,490      | 0        | 0          | 0            |
| 19. Commercial   | 108     | 5,786,295  | 5,202,865    | 0        | 0          | 0            |
| 20. Industrial   | 1       | 193,725    | 48,547,850   | 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            | 22       | 607,275    | 797,490      |
| 19. Commercial   | 0       | 0          | 0            | 108      | 5,786,295  | 5,202,865    |
| 20. Industrial   | 0       | 0          | 0            | 1        | 193,725    | 48,547,850   |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 131      | 6,587,295  | 54,548,205   |

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. Exempt | 166           | 18               | 81            | 265           |

Schedule V : Agricultural Records

|                      | Urban   |        | SubUrban |        | Rural   |             | Total   |               |
|----------------------|---------|--------|----------|--------|---------|-------------|---------|---------------|
|                      | Records | Value  | Records  | Value  | Records | Value       | Records | Value         |
| 27. Ag-Vacant Land   | 1       | 30,450 | 11       | 36,750 | 1,881   | 844,161,950 | 1,893   | 844,229,150   |
| 28. Ag-Improved Land | 0       | 0      | 14       | 0      | 1,142   | 632,319,295 | 1,156   | 632,319,295   |
| 29. Ag Improvements  | 0       | 0      | 0        | 0      | 1,154   | 94,108,004  | 1,154   | 94,108,004    |
| 30. Ag Total         |         |        |          |        |         |             | 3,047   | 1,570,656,449 |

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          | 15           | 3.99             | 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   | 4       | 4.00     | 28,000     | 4            | 4.00             | 28,000             |                  |
| 32. HomeSite Improv Land  | 608     | 608.08   | 4,256,560  | 608          | 608.08           | 4,256,560          |                  |
| 33. HomeSite Improvements | 625     | 0.00     | 24,375,334 | 625          | 0.00             | 24,375,334         | 1,156,404        |
| 34. HomeSite Total        |         |          |            | <b>629</b>   | <b>612.08</b>    | <b>28,659,894</b>  |                  |
| 35. FarmSite UnImp Land   | 15      | 30.84    | 71,650     | 15           | 30.84            | 71,650             |                  |
| 36. FarmSite Improv Land  | 1,026   | 3,483.35 | 7,818,745  | 1,026        | 3,483.35         | 7,818,745          |                  |
| 37. FarmSite Improvements | 1,115   | 0.00     | 69,732,670 | 1,115        | 0.00             | 69,732,670         | 1,842,695        |
| 38. FarmSite Total        |         |          |            | <b>1,130</b> | <b>3,514.19</b>  | <b>77,623,065</b>  |                  |
| 39. Road & Ditches        | 2,530   | 7,606.73 | 0          | 2,545        | 7,610.72         | 0                  |                  |
| 40. Other- Non Ag Use     | 2       | 12.17    | 36,370     | 2            | 12.17            | 36,370             |                  |
| 41. Total Section VI      |         |          |            | <b>1,759</b> | <b>11,749.16</b> | <b>106,319,329</b> | <b>2,999,099</b> |

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       | 0.00  | 0     | 1        | 0.00  | 0     |

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. Market 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                | 20,903.67  | 10.86%      | 115,597,320   | 12.19%      | 5,530.00                |
| 46. 1A                 | 32,936.02  | 17.12%      | 175,143,850   | 18.47%      | 5,317.70                |
| 47. 2A1                | 14,919.50  | 7.75%       | 76,315,220    | 8.05%       | 5,115.13                |
| 48. 2A                 | 3,823.57   | 1.99%       | 19,395,985    | 2.05%       | 5,072.74                |
| 49. 3A1                | 16,369.88  | 8.51%       | 80,451,285    | 8.49%       | 4,914.59                |
| 50. 3A                 | 72,385.30  | 37.62%      | 356,054,955   | 37.56%      | 4,918.88                |
| 51. 4A1                | 17,159.33  | 8.92%       | 73,007,280    | 7.70%       | 4,254.67                |
| 52. 4A                 | 13,897.66  | 7.22%       | 52,046,815    | 5.49%       | 3,745.01                |
| 53. Total              | 192,394.93 | 100.00%     | 948,012,710   | 100.00%     | 4,927.43                |
| <b>Dry</b>             |            |             |               |             |                         |
| 54. 1D1                | 5,082.44   | 5.85%       | 25,437,670    | 7.04%       | 5,005.01                |
| 55. 1D                 | 13,092.05  | 15.07%      | 65,474,230    | 18.11%      | 5,001.07                |
| 56. 2D1                | 7,537.23   | 8.67%       | 30,912,660    | 8.55%       | 4,101.33                |
| 57. 2D                 | 1,570.37   | 1.81%       | 6,380,765     | 1.77%       | 4,063.22                |
| 58. 3D1                | 8,133.04   | 9.36%       | 32,613,125    | 9.02%       | 4,009.96                |
| 59. 3D                 | 37,601.02  | 43.27%      | 151,377,615   | 41.88%      | 4,025.89                |
| 60. 4D1                | 8,668.54   | 9.98%       | 30,773,670    | 8.51%       | 3,550.04                |
| 61. 4D                 | 5,210.74   | 6.00%       | 18,519,645    | 5.12%       | 3,554.13                |
| 62. Total              | 86,895.43  | 100.00%     | 361,489,380   | 100.00%     | 4,160.05                |
| <b>Grass</b>           |            |             |               |             |                         |
| 63. 1G1                | 1,220.01   | 1.46%       | 1,522,010     | 1.57%       | 1,247.54                |
| 64. 1G                 | 3,657.02   | 4.36%       | 5,038,065     | 5.19%       | 1,377.64                |
| 65. 2G1                | 4,830.89   | 5.76%       | 5,526,785     | 5.70%       | 1,144.05                |
| 66. 2G                 | 2,834.24   | 3.38%       | 3,163,160     | 3.26%       | 1,116.05                |
| 67. 3G1                | 8,958.10   | 10.69%      | 11,082,735    | 11.42%      | 1,237.17                |
| 68. 3G                 | 25,780.97  | 30.76%      | 31,949,065    | 32.93%      | 1,239.25                |
| 69. 4G1                | 8,898.56   | 10.62%      | 9,446,835     | 9.74%       | 1,061.61                |
| 70. 4G                 | 27,635.21  | 32.97%      | 29,306,810    | 30.20%      | 1,060.49                |
| 71. Total              | 83,815.00  | 100.00%     | 97,035,465    | 100.00%     | 1,157.73                |
| <b>Irrigated Total</b> |            |             |               |             |                         |
|                        | 192,394.93 | 52.47%      | 948,012,710   | 67.32%      | 4,927.43                |
| <b>Dry Total</b>       |            |             |               |             |                         |
|                        | 86,895.43  | 23.70%      | 361,489,380   | 25.67%      | 4,160.05                |
| <b>Grass Total</b>     |            |             |               |             |                         |
|                        | 83,815.00  | 22.86%      | 97,035,465    | 6.89%       | 1,157.73                |
| 72. Waste              | 2,550.90   | 0.70%       | 1,231,890     | 0.09%       | 482.92                  |
| 73. Other              | 1,002.10   | 0.27%       | 496,320       | 0.04%       | 495.28                  |
| 74. Exempt             | 0.00       | 0.00%       | 0             | 0.00%       | 0.00                    |
| 75. Market Area Total  | 366,658.36 | 100.00%     | 1,408,265,765 | 100.00%     | 3,840.81                |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated                    | Acres            | % of Acres*    | Value             | % of Value*    | Average Assessed Value* |
|------------------------------|------------------|----------------|-------------------|----------------|-------------------------|
| 45. 1A1                      | 3.85             | 0.04%          | 15,265            | 0.05%          | 3,964.94                |
| 46. 1A                       | 263.00           | 2.98%          | 965,845           | 3.30%          | 3,672.41                |
| 47. 2A1                      | 845.79           | 9.60%          | 3,074,600         | 10.50%         | 3,635.18                |
| 48. 2A                       | 1,170.36         | 13.28%         | 4,426,565         | 15.11%         | 3,782.23                |
| 49. 3A1                      | 842.23           | 9.56%          | 3,076,235         | 10.50%         | 3,652.49                |
| 50. 3A                       | 2,759.10         | 31.30%         | 9,035,840         | 30.85%         | 3,274.92                |
| 51. 4A1                      | 1,036.97         | 11.76%         | 3,338,920         | 11.40%         | 3,219.88                |
| 52. 4A                       | 1,892.75         | 21.47%         | 5,360,780         | 18.30%         | 2,832.27                |
| <b>53. Total</b>             | <b>8,814.05</b>  | <b>100.00%</b> | <b>29,294,050</b> | <b>100.00%</b> | <b>3,323.56</b>         |
| <b>Dry</b>                   |                  |                |                   |                |                         |
| 54. 1D1                      | 6.10             | 0.12%          | 11,895            | 0.20%          | 1,950.00                |
| 55. 1D                       | 87.70            | 1.74%          | 169,655           | 2.83%          | 1,934.49                |
| 56. 2D1                      | 747.81           | 14.86%         | 985,060           | 16.41%         | 1,317.26                |
| 57. 2D                       | 797.56           | 15.85%         | 1,152,995         | 19.21%         | 1,445.65                |
| 58. 3D1                      | 562.38           | 11.17%         | 661,655           | 11.02%         | 1,176.53                |
| 59. 3D                       | 1,530.03         | 30.40%         | 1,811,295         | 30.17%         | 1,183.83                |
| 60. 4D1                      | 218.40           | 4.34%          | 212,725           | 3.54%          | 974.02                  |
| 61. 4D                       | 1,082.81         | 21.52%         | 997,370           | 16.62%         | 921.09                  |
| <b>62. Total</b>             | <b>5,032.79</b>  | <b>100.00%</b> | <b>6,002,650</b>  | <b>100.00%</b> | <b>1,192.71</b>         |
| <b>Grass</b>                 |                  |                |                   |                |                         |
| 63. 1G1                      | 26.30            | 0.07%          | 19,200            | 0.09%          | 730.04                  |
| 64. 1G                       | 21.40            | 0.06%          | 16,820            | 0.08%          | 785.98                  |
| 65. 2G1                      | 337.00           | 0.88%          | 245,945           | 1.20%          | 729.81                  |
| 66. 2G                       | 1,350.75         | 3.53%          | 878,705           | 4.29%          | 650.53                  |
| 67. 3G1                      | 1,122.06         | 2.93%          | 744,445           | 3.63%          | 663.46                  |
| 68. 3G                       | 6,806.99         | 17.77%         | 3,789,080         | 18.48%         | 556.65                  |
| 69. 4G1                      | 6,048.42         | 15.79%         | 3,055,310         | 14.90%         | 505.14                  |
| 70. 4G                       | 22,588.44        | 58.98%         | 11,751,960        | 57.32%         | 520.26                  |
| <b>71. Total</b>             | <b>38,301.36</b> | <b>100.00%</b> | <b>20,501,465</b> | <b>100.00%</b> | <b>535.27</b>           |
| <b>Irrigated Total</b>       |                  |                |                   |                |                         |
|                              | 8,814.05         | 15.76%         | 29,294,050        | 52.24%         | 3,323.56                |
| <b>Dry Total</b>             |                  |                |                   |                |                         |
|                              | 5,032.79         | 9.00%          | 6,002,650         | 10.71%         | 1,192.71                |
| <b>Grass Total</b>           |                  |                |                   |                |                         |
|                              | 38,301.36        | 68.46%         | 20,501,465        | 36.56%         | 535.27                  |
| 72. Waste                    | 3,054.35         | 5.46%          | 218,750           | 0.39%          | 71.62                   |
| 73. Other                    | 741.66           | 1.33%          | 54,440            | 0.10%          | 73.40                   |
| 74. Exempt                   | 0.00             | 0.00%          | 0                 | 0.00%          | 0.00                    |
| <b>75. Market Area Total</b> | <b>55,944.21</b> | <b>100.00%</b> | <b>56,071,355</b> | <b>100.00%</b> | <b>1,002.27</b>         |

Schedule X : Agricultural Records :Ag Land Total

|                      | Urban       |               | SubUrban     |               | Rural             |                      | Total             |                      |
|----------------------|-------------|---------------|--------------|---------------|-------------------|----------------------|-------------------|----------------------|
|                      | Acres       | Value         | Acres        | Value         | Acres             | Value                | Acres             | Value                |
| <b>76. Irrigated</b> | 0.00        | 0             | 0.00         | 0             | 201,208.98        | 977,306,760          | 201,208.98        | 977,306,760          |
| <b>77. Dry Land</b>  | 6.95        | 30,450        | 0.00         | 0             | 91,921.27         | 367,461,580          | 91,928.22         | 367,492,030          |
| <b>78. Grass</b>     | 0.00        | 0             | 31.78        | 36,750        | 122,084.58        | 117,500,180          | 122,116.36        | 117,536,930          |
| <b>79. Waste</b>     | 0.00        | 0             | 0.00         | 0             | 5,605.25          | 1,450,640            | 5,605.25          | 1,450,640            |
| <b>80. Other</b>     | 0.00        | 0             | 0.00         | 0             | 1,743.76          | 550,760              | 1,743.76          | 550,760              |
| <b>81. Exempt</b>    | 0.00        | 0             | 0.00         | 0             | 0.00              | 0                    | 0.00              | 0                    |
| <b>82. Total</b>     | <b>6.95</b> | <b>30,450</b> | <b>31.78</b> | <b>36,750</b> | <b>422,563.84</b> | <b>1,464,269,920</b> | <b>422,602.57</b> | <b>1,464,337,120</b> |

|                  | Acres             | % of Acres*    | Value                | % of Value*    | Average Assessed Value* |
|------------------|-------------------|----------------|----------------------|----------------|-------------------------|
| <b>Irrigated</b> | 201,208.98        | 47.61%         | 977,306,760          | 66.74%         | 4,857.17                |
| <b>Dry Land</b>  | 91,928.22         | 21.75%         | 367,492,030          | 25.10%         | 3,997.60                |
| <b>Grass</b>     | 122,116.36        | 28.90%         | 117,536,930          | 8.03%          | 962.50                  |
| <b>Waste</b>     | 5,605.25          | 1.33%          | 1,450,640            | 0.10%          | 258.80                  |
| <b>Other</b>     | 1,743.76          | 0.41%          | 550,760              | 0.04%          | 315.85                  |
| <b>Exempt</b>    | 0.00              | 0.00%          | 0                    | 0.00%          | 0.00                    |
| <b>Total</b>     | <b>422,602.57</b> | <b>100.00%</b> | <b>1,464,337,120</b> | <b>100.00%</b> | <b>3,465.05</b>         |

## 2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

**06 Boone**

|                                                                   | 2013 CTL<br>County Total | 2014 Form 45<br>County Total | Value Difference<br>(2014 form 45 - 2013 CTL) | Percent<br>Change | 2014 Growth<br>(New Construction Value) | Percent Change<br>excl. Growth |
|-------------------------------------------------------------------|--------------------------|------------------------------|-----------------------------------------------|-------------------|-----------------------------------------|--------------------------------|
| 01. Residential                                                   | 131,975,785              | 137,843,650                  | 5,867,865                                     | 4.45%             | 3,171,590                               | 2.04%                          |
| 02. Recreational                                                  | 0                        | 0                            | 0                                             |                   | 0                                       |                                |
| 03. Ag-Homesite Land, Ag-Res Dwelling                             | 27,648,119               | 28,659,894                   | 1,011,775                                     | 3.66%             | 1,156,404                               | -0.52%                         |
| <b>04. Total Residential (sum lines 1-3)</b>                      | <b>159,623,904</b>       | <b>166,503,544</b>           | <b>6,879,640</b>                              | <b>4.31%</b>      | <b>4,327,994</b>                        | <b>1.60%</b>                   |
| 05. Commercial                                                    | 42,763,430               | 56,207,880                   | 13,444,450                                    | 31.44%            | 6,187,320                               | 16.97%                         |
| 06. Industrial                                                    | 293,755                  | 293,755                      | 0                                             | 0.00%             | 0                                       | 0.00%                          |
| 07. Ag-Farmsite Land, Outbuildings                                | 76,662,570               | 77,623,065                   | 960,495                                       | 1.25%             | 1,842,695                               | -1.15%                         |
| 08. Minerals                                                      | 0                        | 0                            | 0                                             |                   | 0                                       |                                |
| <b>09. Total Commercial (sum lines 5-8)</b>                       | <b>119,719,755</b>       | <b>134,124,700</b>           | <b>14,404,945</b>                             | <b>12.03%</b>     | <b>8,030,015</b>                        | <b>5.32%</b>                   |
| <b>10. Total Non-Agland Real Property</b>                         | <b>279,343,659</b>       | <b>300,664,614</b>           | <b>21,320,955</b>                             | <b>7.63%</b>      | <b>12,358,009</b>                       | <b>3.21%</b>                   |
| 11. Irrigated                                                     | 748,422,315              | 977,306,760                  | 228,884,445                                   | 30.58%            |                                         |                                |
| 12. Dryland                                                       | 279,958,635              | 367,492,030                  | 87,533,395                                    | 31.27%            |                                         |                                |
| 13. Grassland                                                     | 91,623,590               | 117,536,930                  | 25,913,340                                    | 28.28%            |                                         |                                |
| 14. Wasteland                                                     | 592,745                  | 1,450,640                    | 857,895                                       | 144.73%           |                                         |                                |
| 15. Other Agland                                                  | 255,080                  | 550,760                      | 295,680                                       | 115.92%           |                                         |                                |
| <b>16. Total Agricultural Land</b>                                | <b>1,120,852,365</b>     | <b>1,464,337,120</b>         | <b>343,484,755</b>                            | <b>30.64%</b>     |                                         |                                |
| <b>17. Total Value of all Real Property</b><br>(Locally Assessed) | <b>1,400,196,024</b>     | <b>1,765,001,734</b>         | <b>364,805,710</b>                            | <b>26.05%</b>     | <b>12,358,009</b>                       | <b>25.17%</b>                  |

# BOONE COUNTY PLAN OF ASSESSMENT

DUE OCTOBER 31, 2013

## Residential

### 2014

Do pickup work of new property and improvements made to parcels.  
Review the sales in the sales roster and see if any adjustments need to be made.

### 2015

Do pickup work, review the parcels that sold, need to get new pictures of Petersburg, review houses that sold and get new pictures if needed

### 2016

Continuing reviewing towns & taking pictures. Update improvements by permits and other changes. Review sales and ratios. Possibly start residential reappraisal after the Commercial is completed.

## Commercial

### 2014

Albion and St Edward are entered in the computer with 2011 replacement costs. And the foot work will be started for Cedar Rapids, Primrose, Petersburg and rural commercial properties. Also do the yearly pickup work and review sales.

### 2015

If all commercial is completed, documentation of sales and any improvements made to a properties will be the priority of the Commercial properties

### 2016

Do the annual pickup work . Review sales

## Agricultural

### 2014

Reviewing of the agland sales, any changes in land use and new improvements to the rural areas. Start the process of GIS  
New depreciation for farm buildings being made by Stannard Appraisal.

### 2015

Review the sales, update values, working with GIS  
Keep up with changes of land uses with the NRD's. And implement any improvement changes, new or removed items.

### 2016

Updating farm records, improvements and farm ground. Working with GIS  
When the other reappraisals are completed then we will have to consider doing the farm buildings and houses

*Joyce Sock, Boone County Assessor*

## 2014 Assessment Survey for Boone County

### A. Staffing and Funding Information

|            |                                                                                        |
|------------|----------------------------------------------------------------------------------------|
| <b>1.</b>  | <b>Deputy(ies) on staff:</b>                                                           |
|            | Barb Hanson                                                                            |
| <b>2.</b>  | <b>Appraiser(s) on staff:</b>                                                          |
|            | None                                                                                   |
| <b>3.</b>  | <b>Other full-time employees:</b>                                                      |
|            | Natalie Pugh, Secretary                                                                |
| <b>4.</b>  | <b>Other part-time employees:</b>                                                      |
|            | Cynthia Kraus                                                                          |
| <b>5.</b>  | <b>Number of shared employees:</b>                                                     |
|            | 1                                                                                      |
| <b>6.</b>  | <b>Assessor's requested budget for current fiscal year:</b>                            |
|            | \$340,835                                                                              |
| <b>7.</b>  |                                                                                        |
|            |                                                                                        |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | \$100,000                                                                              |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | Not applicable                                                                         |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$13,000                                                                               |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$3,600                                                                                |
| <b>12.</b> | <b>Other miscellaneous funds:</b>                                                      |
|            | \$1,000                                                                                |
| <b>13.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | Over budget \$10,307; overtime, unemployment, office supplies                          |

## B. Computer, Automation Information and GIS

|    |                                                                        |
|----|------------------------------------------------------------------------|
| 1. | <b>Administrative software:</b>                                        |
|    | MIPS                                                                   |
| 2. | <b>CAMA software:</b>                                                  |
|    | MIPS                                                                   |
| 3. | <b>Are cadastral maps currently being used?</b>                        |
|    | Yes                                                                    |
| 4. | <b>If so, who maintains the Cadastral Maps?</b>                        |
|    | Assessor and Deputy                                                    |
| 5. | <b>Does the county have GIS software?</b>                              |
|    | No                                                                     |
| 6. | <b>Is GIS available to the public? If so, what is the web address?</b> |
|    | Not applicable                                                         |
| 7. | <b>Who maintains the GIS software and maps?</b>                        |
|    | Not applicable                                                         |
| 8. | <b>Personal Property software:</b>                                     |
|    | MIPS                                                                   |

## C. Zoning Information

|    |                                                     |
|----|-----------------------------------------------------|
| 1. | <b>Does the county have zoning?</b>                 |
|    | Yes                                                 |
| 2. | <b>If so, is the zoning countywide?</b>             |
|    | Yes                                                 |
| 3. | <b>What municipalities in the county are zoned?</b> |
|    | All                                                 |
| 4. | <b>When was zoning implemented?</b>                 |
|    | 1999                                                |

### D. Contracted Services

|    |                                                                     |
|----|---------------------------------------------------------------------|
| 1. | <b>Appraisal Services:</b>                                          |
|    | Stanard Appraisal                                                   |
| 2. | <b>GIS Services:</b>                                                |
|    | No                                                                  |
| 3. | <b>Other services:</b>                                              |
|    | County Board contracts with Stanard Appraisal as a referee for CBOE |

### E. Appraisal /Listing Services

|    |                                                                                                  |
|----|--------------------------------------------------------------------------------------------------|
| 1. | <b>Does the county employ outside help for appraisal or listing services?</b>                    |
|    | Yes - Larry Petsche                                                                              |
| 2. | <b>If so, is the appraisal or listing service performed under contract?</b>                      |
|    | Yes                                                                                              |
| 3. | <b>What appraisal certifications or qualifications does the County require?</b>                  |
|    | Not applicable                                                                                   |
| 4. | <b>Have the existing contracts been approved by the PTA?</b>                                     |
|    | Not applicable                                                                                   |
| 5. | <b>Does the appraisal or listing service providers establish assessed values for the county?</b> |
|    | No                                                                                               |



# 2014 Certification for Boone County

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This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Boone County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in black ink that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



