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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOX BUTTE COUNTY

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Box Butte County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Box Butte County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Michelle Robinson, Box Butte County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

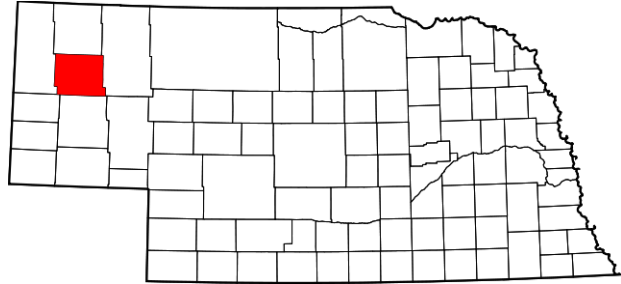
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

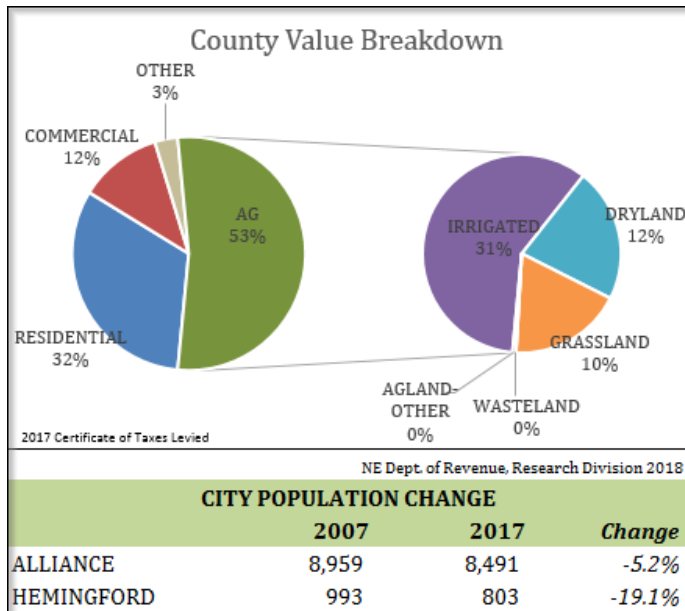
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,075 miles, Box Butte County has 11,194 residents, per the Census Bureau Quick Facts for 2016, a slight population decrease over the 2010 U.S. Census. Reports indicate that 69% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. According to the latest information available from the U.S. Census Bureau, there are 309 employer establishments with total employment of 2,839.



Agriculture land makes up approximately 53% of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county. Box Butte County is included in the Upper Niobrara White Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Box Butte County ranks first in sugar beets for sugar, second in dry edible beans, and third for winter wheat.

2018 Residential Correlation for Box Butte County

Assessment Actions

Assessment actions taken to address the residential property class for the 2018 assessment year included the completion of all pick-up work; and in conjunction with Pictometry (supplemented with physical review) the county assessor reviewed the Alliance valuation group (10). The county assessor implemented an updated cost index and developed a market depreciation based on a model of effective age ranges for style and year built for this valuation group.

Description of Analysis

The county assessor utilizes five valuation groupings for this property class that primarily reflect assessor location. The three rural valuation groupings exhibit a knowledge of the working of the rural residential market based on location to major paved highways/roadways, and the unique characteristics of the Rainbow Acres subdivisions.

Valuation Grouping	Description
10	All residential properties within the city of Alliance and suburban parcels.
20	Residential properties in the village of Hemingford.
81	Rural residential properties in close proximity to paved roads.
82	Rural residential properties that do not meet the geographic criteria above.
83	Rural residential properties in the "Rainbow Acres" subdivisions.

The statistical profile for the residential class indicates 244 qualified sales, comprised of all five Valuation Groups, but over-represented by Valuation Group 10 (Alliance), with about 84% of the qualified sales (and this is not unusual since Alliance has the most viable residential market within the county). The three rural residential grouping are under-represented in the sample as a whole by roughly half of the proportion found in the residential population. All three measures of overall central tendency are within range and the median and mean are within one point of each other. The three valuation groupings with significant sales also have medians within acceptable range.

The 2018 County Abstract of Assessment, Form 45 Compared with the 2017 Certificate of Taxes Levied indicates an overall percentage increase to the class (excluding growth) of 14%--and this is due to the review of Alliance (Valuation Group 10).

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

2018 Residential Correlation for Box Butte County

One area addressed is sales qualification and verification. The Box Butte County assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the non-qualified sales to ensure that the assessor has supported and documented the grounds for disqualification. The review includes a dialogue with the assessor and a consideration of verification documentation. The review of Box Butte County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property. Verification of sales consists of a mailed questionnaire sent to both the buyer and seller of all sales transactions for the three property classes (with the exception of those transactions that current IAAO standards recommend for possible exclusion). The response rate is about 50% and for non-respondents the assessor's office contacts these by phone.

Another area of assessment practices examined is the county's inspection and review cycle for all real property, and this is discussed with the county assessor. As noted in this correlation's first paragraph describing assessment actions, valuation grouping 10 (Alliance) was reviewed for the current assessment year, and no valuation grouping is out of the six-year inspection cycle.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

Valuation grouping substratum indicates that all groups with a significant number of sales are statistically within acceptable range. The two rural groupings without a sufficient number of sales are still reviewed at the same time, utilize the same cost index and depreciation schedules as Valuation Group 82, and all three differ only by site values based on location within the specific market area. Further, the wide array of ratios coupled with the assessor's verification process suggests that there is no bias in the use of all arm's-length sales. Therefore, it is believed that all three subclasses are equalized.

Based on all relevant information, the quality of assessment for the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Residential Correlation for Box Butte County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	206	99.10	101.15	99.31	05.42	101.85
20	16	93.09	85.99	85.92	18.52	100.08
81	4	81.87	94.06	80.16	30.45	117.34
82	14	91.67	95.34	90.68	20.96	105.14
83	4	119.32	142.26	106.91	44.07	133.07
<u>ALL</u>	244	98.99	100.38	96.84	08.29	103.66

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Box Butte County is 99%.

2018 Commercial Correlation for Box Butte County

Assessment Actions

Assessment actions taken to address the commercial property class for 2018 consisted of the review and valuation of all pick-up work.

Description of Analysis

The county assessor utilizes three valuation groupings to value commercial property, primarily based on assessor location. Two groupings consist of the city of Alliance and the village of Hemingford, and the third is rural commercial property.

Valuation Grouping	Description
10	Commercial properties located within the city of Alliance.
20	Commercial properties within the village of Hemingford.
80	All other commercial properties that lie outside of the above two groupings.

The commercial statistical profile reveals thirty-nine qualified sales, comprised of all three valuation groupings—but over-represented by Valuation Group 10 (since Alliance is the commercial hub of the county). Only the median overall measure of central tendency is within prescribed range; however, the COD is 31% indicating that there is dispersion in the sample. When as much as 20% of the sales are removed from either side of the ratio array the median fluctuates from 95% to 100%; although this provides evidence that the level of value is within the acceptable range it does not support the use of the median as a precise estimate of the level of value. Review of valuation changes over a ten-year period when growth is excluded, indicates that the movement of commercial valuation is similar to the residential class, providing support for a level of value within the acceptable range.

Only Valuation Group 10 has a sufficient number of sales; commercial properties in Hemingford and the rural area are subject to the same cyclical inspection and reappraisal work that is used within Valuation Group 10, they are assessed within the acceptable range.

Assessment Practice Review

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property. Further, if any incongruities are found, these are noted and discussed with the county assessor for further action.

2018 Commercial Correlation for Box Butte County

One area of the review involves the examination of the assessor’s sales qualification and verification process. The Division’s review inspects the non-qualified sales to ensure that the grounds for disqualification are supported and documented, and that all arm’s-length sales were made available for the measurement of the commercial class. Further, the county’s utilization of commercial sales has been stable for the last four years. Also, the county submits sales on a timely basis and is reporting sales transactions accurately.

The inspection and review cycle was examined and discussed with the assessor. The county is in compliance with the six-year cycle. Commercial properties are revalued with new cost, depreciation, and land tables at the same time they are inspected. Within the commercial class, all properties have been updated since 2015.

Valuation groups were also examined to ensure that the defined group is equally subject to a set of economic forces that affect the value of properties within that particular area. Analysis indicates that the three economic areas are a natural division for the commercial property class.

Equalization and Quality of Assessment

Based on the analysis and assessment practice review commercial values have been kept current in the county with routine inspection and updated appraisal tables. The county complies with professionally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	33	98.90	111.59	111.08	31.76	100.46
20	4	111.51	111.14	104.67	11.01	106.18
80	2	47.19	47.19	45.37	04.64	104.01
<u>ALL</u>	<u>39</u>	98.90	108.24	83.39	30.86	129.80

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Box Butte County is determined to be at the statutorily required level of 100% of market value.

2018 Agricultural Correlation for Box Butte County

Assessment Actions

Assessment actions taken to address agricultural/horticultural land for assessment year 2018 consisted of the assessor reviewing the statistical data for her three market areas, comparing her values to those of surrounding counties, and making no adjustments other than lowering shelterbelt (noted as other agland in the County Abstract Form 45, Compared with the 2017 CTL).

Description of Analysis

Agricultural land in Box Butte County is geographically divided into three market areas. Analysis of the sample indicates thirty-eight qualified sales with two of the three overall measures of central tendency falling within acceptable range (the median and weighted mean). By market area, only agricultural Areas One and Two have a significant sample (with 12 and 18 sales, respectively).

Both Market Area 3 and the county total 80% dryland majority land use (MLU) subclasses contain medians well above the acceptable range; however, these subclass samples are small. The ratios in these small samples have a large amount of dispersion ranging from 61% to an excess of 120%. The soil in Box Butte County's land is more suitable to cropping than the majority of its neighbors, but the assessed values for dryland in Market Areas 2 and 3 are reasonably comparable to both Dawes and Sheridan Counties. There are no irrigated sales in Market Area 3. Box Butte County's grassland in Market Area 3 is reasonably comparable to all adjoining; it is approximately 12% higher than Sioux County Market Area 1, but 5% lower than Dawes and Sheridan Counties.

Based on the comparison of surrounding county values, the statistics are not a reliable measure of market value. Should an adjustment be made based on the statistics, Box Butte's dryland values would be lower than all counties, except Sioux Market Area 1, and the grassland values would be lower than all adjoining counties. This relationship is not consistent with historical trends.

The Box Butte County Assessor's decision to make no adjustment to agricultural land values is consistent within the region; the resulting values are comparable to all adjoining counties. Based on the analysis, agricultural land values in Box Butte County are determined to be within the acceptable range.

Assessment Practice Review

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportion valuation of all property.

One feature of assessment practices addressed is the county's sales qualification and verification process. The review of this assessment practice indicates that the assessor has developed a consistent procedure for both sales qualification and verification. The review of all sales deemed non-qualified was supported and well documented, and revealed that no apparent bias exists in sale qualification. Sales verification is accomplished via mailed questionnaires and follow-up contact by telephone. Further, all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to

2018 Agricultural Correlation for Box Butte County

be paid for the land. The county’s utilization of agricultural sales is relatively stable, and the county submits sales on a timely basis and reports transactions accurately.

The Division also examined the county’s inspection and review cycle for agricultural land and improvements. The last complete land use was completed during 2016 (using GIS and comparing that data with FSA maps), and the last review of agricultural improvements occurred during assessment year 2014.

Agricultural market areas were also reviewed with the county assessor. Agricultural land has been divided into three separate market areas. Area One consists of mostly the southern portion of the county, but includes geocodes 1371 and 1373 in the middle of the county. The majority land use is grass. Area Two is largely comprised of the middle of the county—with the exception of the aforementioned two geocodes belonging to Area One and including the southern half of geocodes 1087 through 1097. It generally has better soils and fairly level to slightly rolling topography. Area Three consists of the northernmost geocodes 847 through 857 and the northern half of geocodes 1087 through 1097. This northern portion has more rolling to steep hilly land in its northernmost portion and well-depth differs from Area Two by about 9%. There is no evidence at present that suggests the designation of three market areas is causing a lack of uniformity.

The last part of the assessment practices review relates to the identification of rural residential and recreational land apart from agricultural land within the county. The county assessor identifies land by primary use and closely monitors this for change in use.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites, within their respective market areas.

Only two market areas show medians within range, the rest of the subclasses do not have reliable samples of sales. The county assessor’s actions were typical for the general economics of the area, and the resulting values are comparable to all adjoining counties.

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	12	69.35	68.33	67.38	11.02	101.41
2	18	72.57	82.37	76.35	28.26	107.88
3	8	95.24	91.14	84.61	18.63	107.72
<u>ALL</u>	38	70.85	79.78	72.35	24.12	110.27

2018 Agricultural Correlation for Box Butte County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	7	68.89	72.38	69.71	15.55	103.83
1	2	64.56	64.56	62.54	06.71	103.23
2	5	69.39	75.51	75.58	18.97	99.91
<u>Dry</u>						
County	10	93.92	93.71	86.06	25.21	108.89
2	5	88.64	95.84	87.26	29.14	109.83
3	5	99.19	91.58	84.72	19.59	108.10
<u>Grass</u>						
County	12	69.35	68.70	61.36	15.07	111.96
1	7	69.24	66.21	61.47	12.94	107.71
2	3	60.45	66.05	56.46	16.33	116.99
3	2	81.41	81.41	74.68	12.14	109.01
<u>ALL</u>	38	70.85	79.78	72.35	24.12	110.27

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Box Butte County is 71%.

2018 Opinions of the Property Tax Administrator for Box Butte 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 (Cum. Supp. 2016). 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
Residential Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Box Butte County

Residential Real Property - Current

Number of Sales	244	Median	98.99
Total Sales Price	\$30,504,640	Mean	100.38
Total Adj. Sales Price	\$30,504,640	Wgt. Mean	96.84
Total Assessed Value	\$29,539,729	Average Assessed Value of the Base	\$81,523
Avg. Adj. Sales Price	\$125,019	Avg. Assessed Value	\$121,064

Confidence Interval - Current

95% Median C.I	98.45 to 99.41
95% Wgt. Mean C.I	94.18 to 99.49
95% Mean C.I	97.99 to 102.77
% of Value of the Class of all Real Property Value in the County	31.96
% of Records Sold in the Study Period	5.08
% of Value Sold in the Study Period	7.55

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	289	94	93.58
2016	339	96	95.61
2015	336	97	96.59
2014	305	98	98.14

2018 Commission Summary for Box Butte County

Commercial Real Property - Current

Number of Sales	39	Median	98.90
Total Sales Price	\$7,086,394	Mean	108.24
Total Adj. Sales Price	\$7,086,394	Wgt. Mean	83.39
Total Assessed Value	\$5,909,678	Average Assessed Value of the Base	\$171,597
Avg. Adj. Sales Price	\$181,702	Avg. Assessed Value	\$151,530

Confidence Interval - Current

95% Median C.I	92.91 to 103.98
95% Wgt. Mean C.I	52.35 to 114.44
95% Mean C.I	92.23 to 124.25
% of Value of the Class of all Real Property Value in the County	11.40
% of Records Sold in the Study Period	4.79
% of Value Sold in the Study Period	4.23

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	30	99	98.95
2016	24	99	101.34
2015	27	97	96.59
2014	24	96	95.81

07 Box Butte

PAD 2018 R&O Statistics (Using 2018 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 244
 Total Sales Price : 30,504,640
 Total Adj. Sales Price : 30,504,640
 Total Assessed Value : 29,539,729
 Avg. Adj. Sales Price : 125,019
 Avg. Assessed Value : 121,064

MEDIAN : 99
 WGT. MEAN : 97
 MEAN : 100
 COD : 08.29
 PRD : 103.66

COV : 18.94
 STD : 19.01
 Avg. Abs. Dev : 08.21
 MAX Sales Ratio : 246.40
 MIN Sales Ratio : 34.43

95% Median C.I. : 98.45 to 99.41
 95% Wgt. Mean C.I. : 94.18 to 99.49
 95% Mean C.I. : 97.99 to 102.77

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	30	99.44	108.17	101.31	11.32	106.77	84.04	184.13	98.54 to 100.59	132,745	134,483
01-JAN-16 To 31-MAR-16	15	99.64	100.06	99.15	02.94	100.92	92.13	110.18	98.42 to 100.78	123,700	122,645
01-APR-16 To 30-JUN-16	16	98.49	98.94	88.66	04.69	111.59	75.52	131.58	97.11 to 99.95	222,906	197,632
01-JUL-16 To 30-SEP-16	44	99.01	97.93	97.94	04.41	99.99	46.29	116.02	97.92 to 99.77	105,523	103,352
01-OCT-16 To 31-DEC-16	34	99.59	103.05	102.15	06.51	100.88	86.65	145.30	98.16 to 100.92	122,821	125,460
01-JAN-17 To 31-MAR-17	23	99.79	102.84	100.77	13.02	102.05	62.75	149.76	98.16 to 102.38	101,459	102,244
01-APR-17 To 30-JUN-17	36	98.26	101.45	93.43	13.89	108.58	55.18	246.40	97.48 to 99.37	120,278	112,371
01-JUL-17 To 30-SEP-17	46	98.04	94.19	94.22	07.12	99.97	34.43	119.36	96.34 to 99.22	122,126	115,073
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	105	99.30	101.32	96.70	06.25	104.78	46.29	184.13	98.63 to 99.68	133,784	129,369
01-OCT-16 To 30-SEP-17	139	98.77	99.67	96.95	09.82	102.81	34.43	246.40	98.11 to 99.39	118,398	114,791
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	109	99.33	99.97	97.01	04.95	103.05	46.29	145.30	98.45 to 99.64	130,651	126,742
<u>ALL</u>	244	98.99	100.38	96.84	08.29	103.66	34.43	246.40	98.45 to 99.41	125,019	121,064

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	206	99.10	101.15	99.31	05.42	101.85	46.29	184.13	98.74 to 99.48	118,242	117,430
20	16	93.09	85.99	85.92	18.52	100.08	34.43	115.81	66.83 to 104.03	76,084	65,375
81	4	81.87	94.06	80.16	30.45	117.34	62.75	149.76	N/A	527,100	422,502
82	14	91.67	95.34	90.68	20.96	105.14	55.18	144.31	73.03 to 116.85	177,321	160,803
83	4	119.32	142.26	106.91	44.07	133.07	83.98	246.40	N/A	84,625	90,470
<u>ALL</u>	244	98.99	100.38	96.84	08.29	103.66	34.43	246.40	98.45 to 99.41	125,019	121,064

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	244	98.99	100.38	96.84	08.29	103.66	34.43	246.40	98.45 to 99.41	125,019	121,064
06											
07											
<u>ALL</u>	244	98.99	100.38	96.84	08.29	103.66	34.43	246.40	98.45 to 99.41	125,019	121,064

**07 Box Butte
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 244
 Total Sales Price : 30,504,640
 Total Adj. Sales Price : 30,504,640
 Total Assessed Value : 29,539,729
 Avg. Adj. Sales Price : 125,019
 Avg. Assessed Value : 121,064

MEDIAN : 99
 WGT. MEAN : 97
 MEAN : 100
 COD : 08.29
 PRD : 103.66

COV : 18.94
 STD : 19.01
 Avg. Abs. Dev : 08.21
 MAX Sales Ratio : 246.40
 MIN Sales Ratio : 34.43

95% Median C.I. : 98.45 to 99.41
 95% Wgt. Mean C.I. : 94.18 to 99.49
 95% Mean C.I. : 97.99 to 102.77

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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	6	128.03	147.17	138.45	34.98	106.30	93.09	246.40	93.09 to 246.40	10,250	14,191	
Less Than 30,000	16	107.05	123.39	114.64	24.92	107.63	66.83	246.40	99.04 to 147.76	20,203	23,161	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	244	98.99	100.38	96.84	08.29	103.66	34.43	246.40	98.45 to 99.41	125,019	121,064	
Greater Than 14,999	238	98.92	99.20	96.75	07.23	102.53	34.43	184.13	98.38 to 99.39	127,912	123,759	
Greater Than 29,999	228	98.85	98.76	96.65	06.77	102.18	34.43	184.13	98.30 to 99.34	132,375	127,935	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	6	128.03	147.17	138.45	34.98	106.30	93.09	246.40	93.09 to 246.40	10,250	14,191	
15,000 TO 29,999	10	104.96	109.12	109.05	14.79	100.06	66.83	147.76	93.77 to 131.58	26,175	28,543	
30,000 TO 59,999	24	98.99	103.21	103.14	19.59	100.07	34.43	184.13	96.98 to 111.09	43,025	44,376	
60,000 TO 99,999	71	99.58	99.60	99.38	05.63	100.22	44.95	143.26	98.78 to 99.79	77,574	77,093	
100,000 TO 149,999	59	99.01	99.44	99.58	04.39	99.86	63.20	149.76	98.10 to 99.47	126,819	126,288	
150,000 TO 249,999	61	98.25	96.60	96.34	05.28	100.27	55.18	144.31	97.96 to 98.93	181,750	175,093	
250,000 TO 499,999	12	95.28	94.55	94.55	03.58	100.00	86.54	99.79	88.99 to 98.79	292,667	276,729	
500,000 TO 999,999												
1,000,000 +	1	75.52	75.52	75.52	00.00	100.00	75.52	75.52	N/A	1,560,000	1,178,126	
<u>ALL</u>	244	98.99	100.38	96.84	08.29	103.66	34.43	246.40	98.45 to 99.41	125,019	121,064	

07 Box Butte

PAD 2018 R&O Statistics (Using 2018 Values)

COMMERCIAL

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 39
 Total Sales Price : 7,086,394
 Total Adj. Sales Price : 7,086,394
 Total Assessed Value : 5,909,678
 Avg. Adj. Sales Price : 181,702
 Avg. Assessed Value : 151,530

MEDIAN : 99
 WGT. MEAN : 83
 MEAN : 108
 COD : 30.86
 PRD : 129.80

COV : 47.14
 STD : 51.02
 Avg. Abs. Dev : 30.52
 MAX Sales Ratio : 286.17
 MIN Sales Ratio : 45.00

95% Median C.I. : 92.91 to 103.98
 95% Wgt. Mean C.I. : 52.35 to 114.44
 95% Mean C.I. : 92.23 to 124.25

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	79.07	79.07	83.70	25.19	94.47	59.15	98.99	N/A	89,250	74,701
01-JUL-15 To 30-SEP-15	2	109.15	109.15	104.39	13.08	104.56	94.87	123.42	N/A	45,000	46,974
01-OCT-15 To 31-DEC-15	3	94.91	91.08	96.53	07.93	94.35	77.87	100.45	N/A	181,667	175,366
01-JAN-16 To 31-MAR-16	2	106.39	106.39	136.02	32.38	78.22	71.94	140.83	N/A	215,000	292,446
01-APR-16 To 30-JUN-16	7	98.90	109.36	101.95	19.07	107.27	75.29	194.40	75.29 to 194.40	135,071	137,707
01-JUL-16 To 30-SEP-16	5	99.59	93.56	51.51	17.70	181.63	45.00	128.41	N/A	601,229	309,698
01-OCT-16 To 31-DEC-16	6	101.00	98.63	85.27	27.55	115.67	49.38	165.95	49.38 to 165.95	114,792	97,882
01-JAN-17 To 31-MAR-17	4	87.33	102.99	96.38	28.86	106.86	71.82	165.46	N/A	135,750	130,837
01-APR-17 To 30-JUN-17	5	103.98	133.43	126.24	49.24	105.70	60.67	286.17	N/A	104,900	132,425
01-JUL-17 To 30-SEP-17	3	138.81	151.57	200.10	53.04	75.75	47.52	268.37	N/A	45,000	90,044
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	4	96.93	94.11	90.63	17.64	103.84	59.15	123.42	N/A	67,125	60,837
01-OCT-15 To 30-SEP-16	17	98.90	101.13	73.55	18.82	137.50	45.00	194.40	77.87 to 102.86	289,803	213,143
01-OCT-16 To 30-SEP-17	18	99.64	118.09	108.02	44.92	109.32	47.52	286.17	71.82 to 138.81	105,069	113,494
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	7	94.91	92.81	94.58	13.70	98.13	59.15	123.42	59.15 to 123.42	116,214	109,921
01-JAN-16 To 31-DEC-16	20	99.25	101.89	72.67	23.01	140.21	45.00	194.40	93.85 to 106.70	253,520	184,231
<u>ALL</u>	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	33	98.90	111.59	111.08	31.76	100.46	47.52	286.17	92.91 to 103.98	117,341	130,343
20	4	111.51	111.14	104.67	11.01	106.18	98.14	123.42	N/A	63,250	66,201
80	2	47.19	47.19	45.37	04.64	104.01	45.00	49.38	N/A	1,480,572	671,776
<u>ALL</u>	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
02	13	94.91	102.07	97.38	14.26	104.82	71.82	194.40	90.90 to 102.86	121,846	118,652
03	26	99.68	111.32	79.37	38.93	140.25	45.00	286.17	75.29 to 123.42	211,631	167,969
04											
<u>ALL</u>	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530

**07 Box Butte
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 39
 Total Sales Price : 7,086,394
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MEDIAN : 99
 WGT. MEAN : 83
 MEAN : 108
 COD : 30.86
 PRD : 129.80

COV : 47.14
 STD : 51.02
 Avg. Abs. Dev : 30.52
 MAX Sales Ratio : 286.17
 MIN Sales Ratio : 45.00

95% Median C.I. : 92.91 to 103.98
 95% Wgt. Mean C.I. : 52.35 to 114.44
 95% Mean C.I. : 92.23 to 124.25

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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												
Less Than 30,000	1	138.81	138.81	138.81	00.00	100.00	138.81	138.81	N/A	20,000	27,762	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530	
Greater Than 14,999	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530	
Greater Than 29,999	38	98.52	107.43	83.24	30.72	129.06	45.00	286.17	92.91 to 102.86	185,958	154,787	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	138.81	138.81	138.81	00.00	100.00	138.81	138.81	N/A	20,000	27,762	
30,000 TO 59,999	8	103.26	107.78	108.67	28.30	99.18	47.52	194.40	47.52 to 194.40	33,125	35,997	
60,000 TO 99,999	15	94.87	120.11	122.17	45.81	98.31	59.15	286.17	75.29 to 165.46	77,283	94,420	
100,000 TO 149,999	7	98.14	97.59	98.15	12.12	99.43	71.82	128.41	71.82 to 128.41	120,000	117,783	
150,000 TO 249,999	1	90.90	90.90	90.90	00.00	100.00	90.90	90.90	N/A	225,000	204,535	
250,000 TO 499,999	6	102.46	99.93	103.35	15.59	96.69	49.38	140.83	49.38 to 140.83	311,000	321,419	
500,000 TO 999,999												
1,000,000 +	1	45.00	45.00	45.00	00.00	100.00	45.00	45.00	N/A	2,711,144	1,220,102	
<u>ALL</u>	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530	

07 Box Butte
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 39
 Total Sales Price : 7,086,394
 Total Adj. Sales Price : 7,086,394
 Total Assessed Value : 5,909,678
 Avg. Adj. Sales Price : 181,702
 Avg. Assessed Value : 151,530

MEDIAN : 99
 WGT. MEAN : 83
 MEAN : 108
 COD : 30.86
 PRD : 129.80

COV : 47.14
 STD : 51.02
 Avg. Abs. Dev : 30.52
 MAX Sales Ratio : 286.17
 MIN Sales Ratio : 45.00

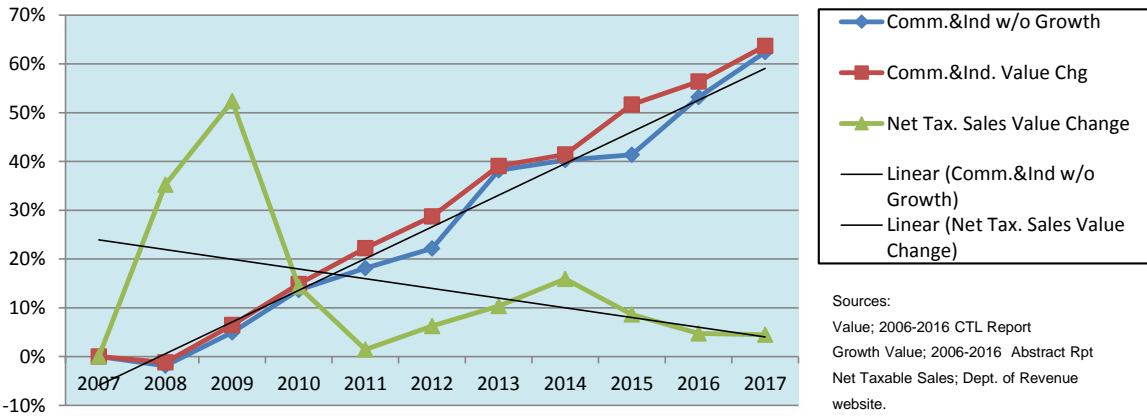
95% Median C.I. : 92.91 to 103.98
 95% Wgt. Mean C.I. : 52.35 to 114.44
 95% Mean C.I. : 92.23 to 124.25

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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	194.40	194.40	194.40	00.00	100.00	194.40	194.40	N/A	35,000	68,040
326	1	71.94	71.94	71.94	00.00	100.00	71.94	71.94	N/A	30,000	21,581
343	1	140.83	140.83	140.83	00.00	100.00	140.83	140.83	N/A	400,000	563,311
344	6	99.64	126.08	60.28	53.55	209.16	45.00	268.37	45.00 to 268.37	552,816	333,259
350	2	180.73	180.73	179.20	58.34	100.85	75.29	286.17	N/A	86,250	154,559
352	12	94.89	94.38	95.19	06.70	99.15	71.82	106.74	90.90 to 102.05	129,083	122,870
353	3	98.14	107.19	111.76	11.34	95.91	95.02	128.41	N/A	90,667	101,328
384	1	99.77	99.77	99.77	00.00	100.00	99.77	99.77	N/A	30,000	29,930
386	2	79.80	79.80	94.28	25.88	84.64	59.15	100.45	N/A	229,250	216,142
406	3	106.70	97.68	100.58	28.52	97.12	47.52	138.81	N/A	61,667	62,022
435	1	165.46	165.46	165.46	00.00	100.00	165.46	165.46	N/A	80,000	132,366
444	2	123.42	123.42	123.42	00.00	100.00	123.42	123.42	N/A	30,000	37,025
447	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	93,000	92,615
470	2	64.20	64.20	64.01	05.50	100.30	60.67	67.73	N/A	77,250	49,445
528	1	49.38	49.38	49.38	00.00	100.00	49.38	49.38	N/A	250,000	123,450
<u>ALL</u>	39	98.90	108.24	83.39	30.86	129.80	45.00	286.17	92.91 to 103.98	181,702	151,530

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 83,370,036	\$ 750,619	0.90%	\$ 82,619,417	-	\$ 86,994,733	-
2008	\$ 82,377,746	\$ 581,869	0.71%	\$ 81,795,877	-1.89%	\$ 117,658,203	35.25%
2009	\$ 88,777,422	\$ 1,281,092	1.44%	\$ 87,496,330	6.21%	\$ 132,561,118	12.67%
2010	\$ 95,751,818	\$ 992,532	1.04%	\$ 94,759,286	6.74%	\$ 99,501,084	-24.94%
2011	\$ 101,897,622	\$ 3,433,855	3.37%	\$ 98,463,767	2.83%	\$ 88,237,684	-11.32%
2012	\$ 107,329,614	\$ 5,461,141	5.09%	\$ 101,868,473	-0.03%	\$ 92,461,328	4.79%
2013	\$ 115,933,048	\$ 718,878	0.62%	\$ 115,214,170	7.35%	\$ 95,995,122	3.82%
2014	\$ 117,894,816	\$ 959,743	0.81%	\$ 116,935,073	0.86%	\$ 100,834,157	5.04%
2015	\$ 126,426,216	\$ 8,569,550	6.78%	\$ 117,856,666	-0.03%	\$ 94,499,518	-6.28%
2016	\$ 130,383,919	\$ 2,673,870	2.05%	\$ 127,710,049	1.02%	\$ 91,145,545	-3.55%
2017	\$ 136,466,467	\$ 1,063,589	0.78%	\$ 135,402,878	3.85%	\$ 90,876,407	-0.30%
Ann %chg	5.05%			Average	2.69%	0.52%	1.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-1.89%	-1.19%	35.25%
2009	4.95%	6.49%	52.38%
2010	13.66%	14.85%	14.38%
2011	18.10%	22.22%	1.43%
2012	22.19%	28.74%	6.28%
2013	38.20%	39.06%	10.35%
2014	40.26%	41.41%	15.91%
2015	41.37%	51.64%	8.63%
2016	53.18%	56.39%	4.77%
2017	62.41%	63.69%	4.46%

County Number: 7
 County Name: Box Butte

07 Box Butte

PAD 2018 R&O Statistics (Using 2018 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 38
 Total Sales Price : 15,985,225
 Total Adj. Sales Price : 15,985,225
 Total Assessed Value : 11,566,024
 Avg. Adj. Sales Price : 420,664
 Avg. Assessed Value : 304,369

MEDIAN : 71
 WGT. MEAN : 72
 MEAN : 80
 COD : 24.12
 PRD : 110.27

COV : 30.16
 STD : 24.06
 Avg. Abs. Dev : 17.09
 MAX Sales Ratio : 158.01
 MIN Sales Ratio : 44.88

95% Median C.I. : 66.66 to 81.44
 95% Wgt. Mean C.I. : 66.69 to 78.02
 95% Mean C.I. : 72.13 to 87.43

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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-14 To 31-DEC-14	3	66.66	65.29	61.50	06.93	106.16	57.68	71.53	N/A	289,656	178,126
01-JAN-15 To 31-MAR-15	5	68.89	68.18	64.49	11.25	105.72	56.39	79.62	N/A	725,670	467,968
01-APR-15 To 30-JUN-15	4	74.39	81.14	86.94	19.03	93.33	64.57	111.23	N/A	360,000	312,992
01-JUL-15 To 30-SEP-15	5	66.23	72.38	77.69	19.76	93.17	54.22	91.93	N/A	361,166	280,580
01-OCT-15 To 31-DEC-15	7	69.24	74.08	61.38	26.95	120.69	44.88	136.86	44.88 to 136.86	274,718	168,635
01-JAN-16 To 31-MAR-16	3	75.72	79.47	74.46	15.72	106.73	63.50	99.19	N/A	305,917	227,774
01-APR-16 To 30-JUN-16	3	81.44	86.59	80.69	15.77	107.31	69.90	108.42	N/A	458,333	369,810
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	1	91.28	91.28	91.28	00.00	100.00	91.28	91.28	N/A	36,000	32,861
01-JAN-17 To 31-MAR-17	1	122.39	122.39	122.39	00.00	100.00	122.39	122.39	N/A	90,000	110,153
01-APR-17 To 30-JUN-17	3	78.09	100.20	82.36	39.92	121.66	64.49	158.01	N/A	291,667	240,227
01-JUL-17 To 30-SEP-17	3	101.84	92.51	72.72	11.58	127.21	70.17	105.53	N/A	1,008,435	733,349
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	17	68.89	71.95	71.41	15.42	100.76	54.22	111.23	60.23 to 79.62	455,479	325,240
01-OCT-15 To 30-SEP-16	13	69.90	78.21	70.53	24.62	110.89	44.88	136.86	60.45 to 99.19	324,290	228,707
01-OCT-16 To 30-SEP-17	8	96.56	98.98	76.09	23.79	130.08	64.49	158.01	64.49 to 158.01	503,288	382,968
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	21	69.24	73.62	70.19	20.29	104.89	44.88	136.86	60.45 to 79.62	418,914	294,055
01-JAN-16 To 31-DEC-16	7	81.44	84.21	78.39	15.74	107.42	63.50	108.42	63.50 to 108.42	332,679	260,802
<u>ALL</u>	38	70.85	79.78	72.35	24.12	110.27	44.88	158.01	66.66 to 81.44	420,664	304,369

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	12	69.35	68.33	67.38	11.02	101.41	44.88	81.44	60.23 to 79.38	686,258	462,376
2	18	72.57	82.37	76.35	28.26	107.88	54.04	158.01	63.50 to 91.93	363,011	277,147
3	8	95.24	91.14	84.61	18.63	107.72	60.89	122.39	60.89 to 122.39	151,992	128,608
<u>ALL</u>	38	70.85	79.78	72.35	24.12	110.27	44.88	158.01	66.66 to 81.44	420,664	304,369

07 Box Butte
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 38
Total Sales Price : 15,985,225
Total Adj. Sales Price : 15,985,225
Total Assessed Value : 11,566,024
Avg. Adj. Sales Price : 420,664
Avg. Assessed Value : 304,369

MEDIAN : 71
WGT. MEAN : 72
MEAN : 80
COD : 24.12
PRD : 110.27

COV : 30.16
STD : 24.06
Avg. Abs. Dev : 17.09
MAX Sales Ratio : 158.01
MIN Sales Ratio : 44.88

95% Median C.I. : 66.66 to 81.44
95% Wgt. Mean C.I. : 66.69 to 78.02
95% Mean C.I. : 72.13 to 87.43

Printed:3/16/2018 7:49:15AM

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
_____Dry_____											
County	9	99.19	96.76	88.06	22.83	109.88	60.89	158.01	64.49 to 122.39	192,044	169,123
2	4	95.24	103.25	91.70	28.01	112.60	64.49	158.01	N/A	207,000	189,815
3	5	99.19	91.58	84.72	19.59	108.10	60.89	122.39	N/A	180,080	152,569
_____Grass_____											
County	9	69.24	66.14	61.64	11.87	107.30	44.88	79.62	54.04 to 79.38	286,816	176,796
1	6	69.35	68.21	63.00	11.46	108.27	44.88	79.62	44.88 to 79.62	295,699	186,293
2	2	57.25	57.25	54.70	05.61	104.66	54.04	60.45	N/A	308,807	168,918
3	1	71.53	71.53	71.53	00.00	100.00	71.53	71.53	N/A	189,534	135,575
_____ALL_____	38	70.85	79.78	72.35	24.12	110.27	44.88	158.01	66.66 to 81.44	420,664	304,369

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
_____Irrigated_____											
County	7	68.89	72.38	69.71	15.55	103.83	57.68	111.23	57.68 to 111.23	677,893	472,532
1	2	64.56	64.56	62.54	06.71	103.23	60.23	68.89	N/A	1,069,000	668,552
2	5	69.39	75.51	75.58	18.97	99.91	57.68	111.23	N/A	521,450	394,125
_____Dry_____											
County	10	93.92	93.71	86.06	25.21	108.89	60.89	158.01	64.49 to 122.39	190,309	163,780
2	5	88.64	95.84	87.26	29.14	109.83	64.49	158.01	N/A	200,538	174,991
3	5	99.19	91.58	84.72	19.59	108.10	60.89	122.39	N/A	180,080	152,569
_____Grass_____											
County	12	69.35	68.70	61.36	15.07	111.96	44.88	91.28	54.22 to 79.62	252,765	155,107
1	7	69.24	66.21	61.47	12.94	107.71	44.88	79.62	44.88 to 79.62	307,148	188,793
2	3	60.45	66.05	56.46	16.33	116.99	54.04	83.65	N/A	219,204	123,765
3	2	81.41	81.41	74.68	12.14	109.01	71.53	91.28	N/A	112,767	84,218
_____ALL_____	38	70.85	79.78	72.35	24.12	110.27	44.88	158.01	66.66 to 81.44	420,664	304,369

Box Butte County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Box Butte	1	n/a	2974	2691	2994	2611	3022	3025	3031	3010
Box Butte	2	n/a	2386	2393	2383	2250	2225	2200	2227	2358
Box Butte	3	n/a	1966	2075	1953	1800	1754	1759	1793	1943
Dawes	4	n/a	2016	n/a	1792	1568	1568	1344	1344	1731
Sheridan	1	n/a	1775	1660	1605	1585	1585	1570	1525	1651
Morrill	2	n/a	2000	2000	2000	n/a	2000	2000	2000	2000
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2254
Sioux	1	n/a	1350	1270	1270	1220	1220	1180	1180	1234

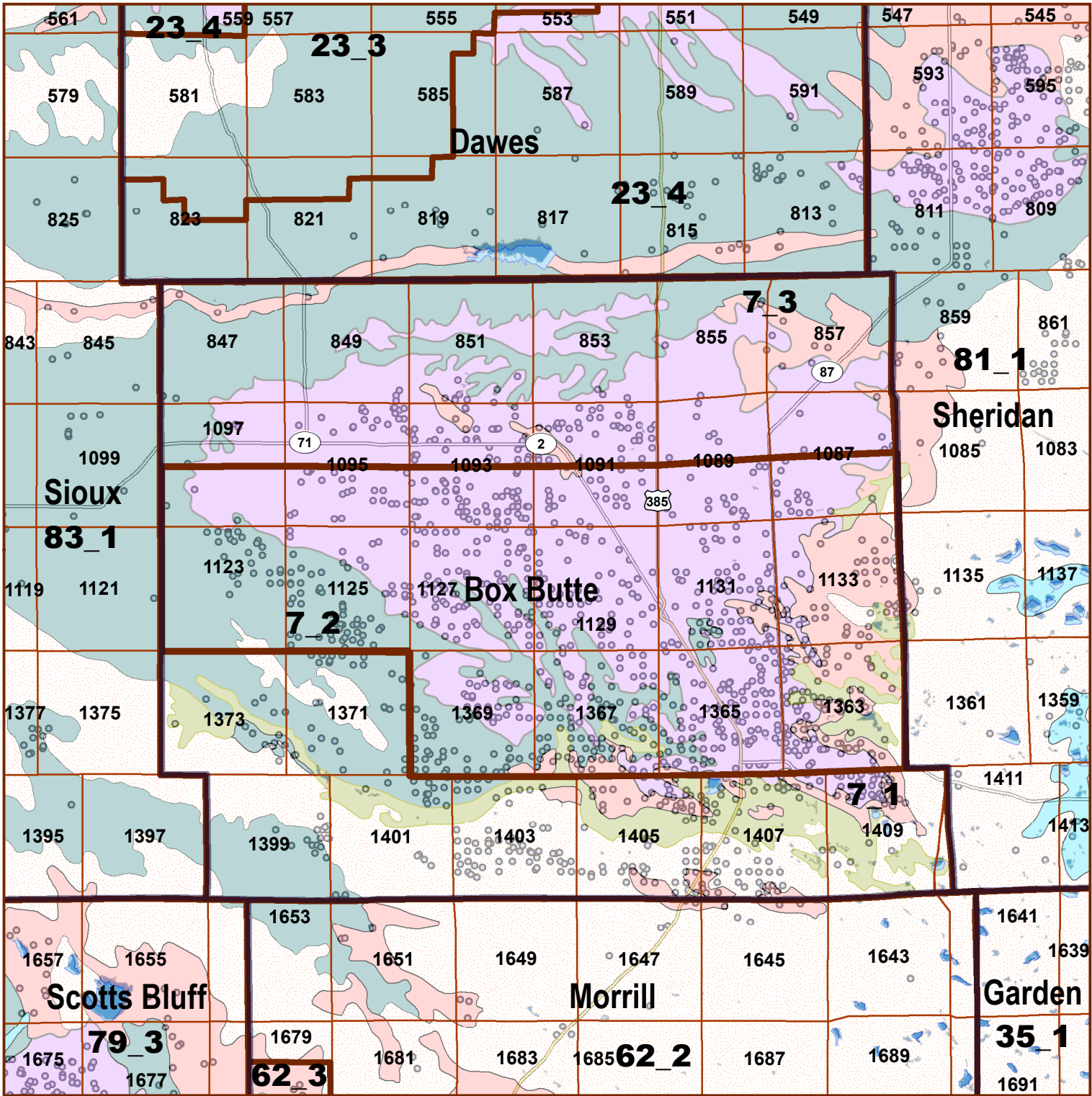
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Box Butte	1	n/a	415	n/a	415	415	415	415	415	415
Box Butte	2	n/a	800	800	800	770	770	770	770	795
Box Butte	3	n/a	720	720	720	650	650	650	650	711
Dawes	4	n/a	825	n/a	775	719	719	656	656	776
Sheridan	1	n/a	690	620	615	600	570	560	550	615
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	437
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	427
Sioux	1	n/a	600	495	450	435	435	430	410	458

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Box Butte	1	n/a	320	320	320	320	320	320	320	320
Box Butte	2	n/a	395	398	396	385	386	385	385	389
Box Butte	3	n/a	426	425	425	425	425	425	425	425
Dawes	4	n/a	510	485	485	465	465	435	435	451
Sheridan	1	n/a	520	485	485	475	475	465	405	450
Morrill	2	n/a	385	385	385	n/a	385	385	385	385
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Sioux	1	n/a	410	395	395	390	390	375	350	369

County	Mkt Area	CRP	TIMBER	WASTE
Box Butte	1	356	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
Dawes	4	n/a	n/a	100
Sheridan	1	n/a	n/a	55
Morrill	2	435	n/a	30
ScottsBluff	3	342	n/a	100
Sioux	1	n/a	350	81

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



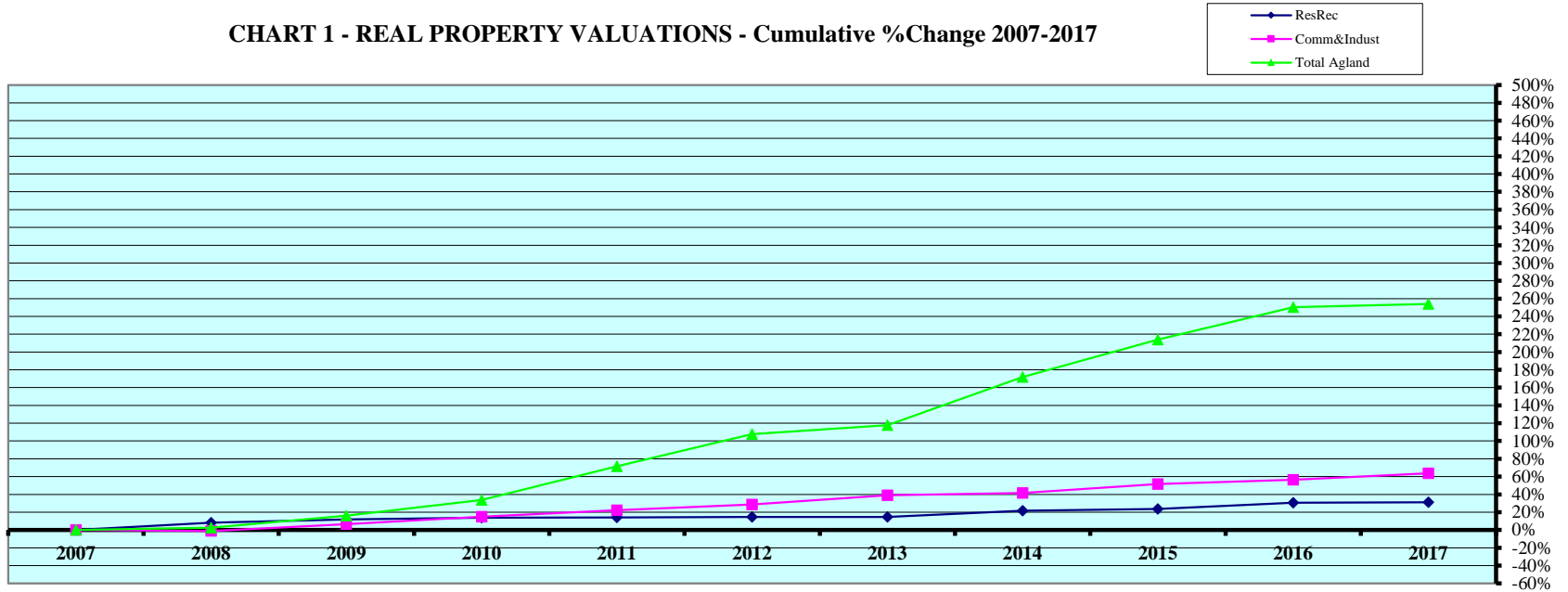
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Box Butte County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	257,215,803	--	--	--	83,370,036	--	--	--	177,137,885	--	--	--
2008	278,498,197	21,282,394	8.27%	8.27%	82,377,746	-992,290	-1.19%	-1.19%	181,502,687	4,364,802	2.46%	2.46%
2009	287,675,370	9,177,173	3.30%	11.84%	88,777,422	6,399,676	7.77%	6.49%	205,374,282	23,871,595	13.15%	15.94%
2010	292,700,126	5,024,756	1.75%	13.80%	95,751,818	6,974,396	7.86%	14.85%	236,725,447	31,351,165	15.27%	33.64%
2011	293,486,705	786,579	0.27%	14.10%	101,897,622	6,145,804	6.42%	22.22%	303,771,790	67,046,343	28.32%	71.49%
2012	295,097,327	1,610,622	0.55%	14.73%	107,329,614	5,431,992	5.33%	28.74%	368,100,254	64,328,464	21.18%	107.80%
2013	294,842,621	-254,706	-0.09%	14.63%	115,933,048	8,603,434	8.02%	39.06%	385,998,789	17,898,535	4.86%	117.91%
2014	313,129,987	18,287,366	6.20%	21.74%	117,894,816	1,961,768	1.69%	41.41%	481,559,726	95,560,937	24.76%	171.86%
2015	317,642,729	4,512,742	1.44%	23.49%	126,426,216	8,531,400	7.24%	51.64%	555,942,543	74,382,817	15.45%	213.85%
2016	335,729,660	18,086,931	5.69%	30.52%	130,383,919	3,957,703	3.13%	56.39%	620,402,520	64,459,977	11.59%	250.24%
2017	337,300,567	1,570,907	0.47%	31.14%	136,466,467	6,082,548	4.67%	63.69%	627,027,545	6,625,025	1.07%	253.98%

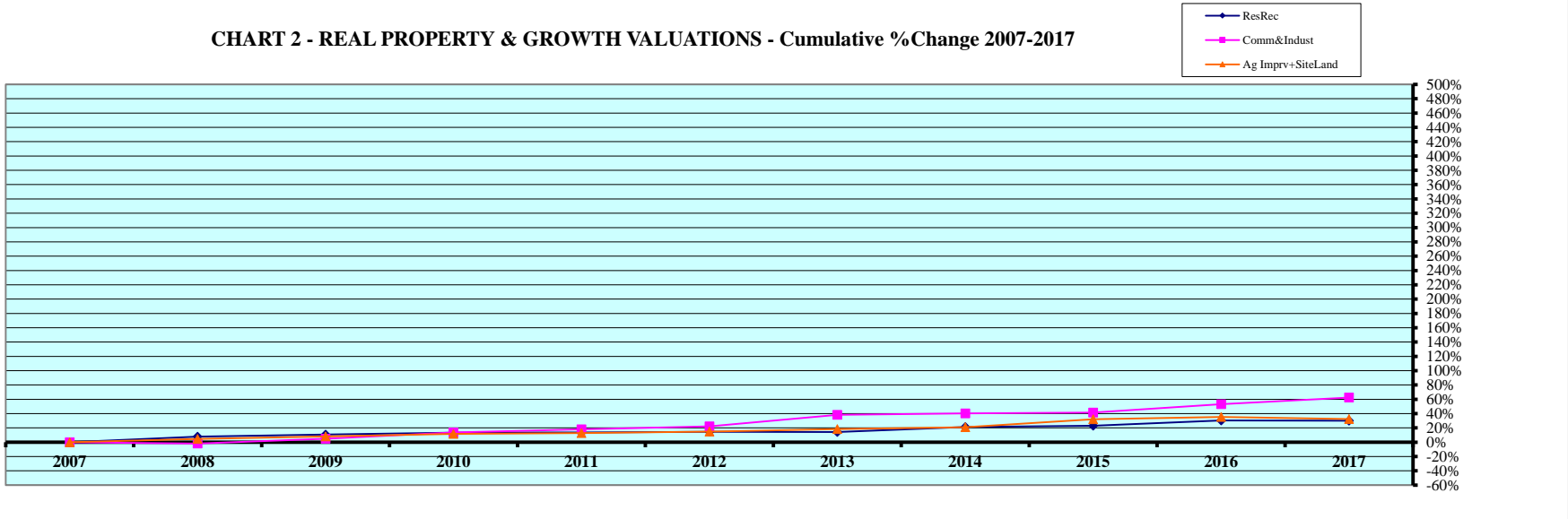
Rate Annual %chg: Residential & Recreational **2.75%** Commercial & Industrial **5.05%** Agricultural Land **13.47%**

Cnty# **7**
County **BOX BUTTE**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	257,215,803	719,550	0.28%	256,496,253	--	--	83,370,036	750,619	0.90%	82,619,417	--	--
2008	278,498,197	1,560,257	0.56%	276,937,940	7.67%	7.67%	82,377,746	581,869	0.71%	81,795,877	-1.89%	-1.89%
2009	287,675,370	2,551,351	0.89%	285,124,019	2.38%	10.85%	88,777,422	1,281,092	1.44%	87,496,330	6.21%	4.95%
2010	292,700,126	927,747	0.32%	291,772,379	1.42%	13.43%	95,751,818	992,532	1.04%	94,759,286	6.74%	13.66%
2011	293,486,705	773,922	0.26%	292,712,783	0.00%	13.80%	101,897,622	3,433,855	3.37%	98,463,767	2.83%	18.10%
2012	295,097,327	733,957	0.25%	294,363,370	0.30%	14.44%	107,329,614	5,461,141	5.09%	101,868,473	-0.03%	22.19%
2013	294,842,621	1,296,948	0.44%	293,545,673	-0.53%	14.12%	115,933,048	718,878	0.62%	115,214,170	7.35%	38.20%
2014	313,129,987	864,898	0.28%	312,265,089	5.91%	21.40%	117,894,816	959,743	0.81%	116,935,073	0.86%	40.26%
2015	317,642,729	1,064,786	0.34%	316,577,943	1.10%	23.08%	126,426,216	8,569,550	6.78%	117,856,666	-0.03%	41.37%
2016	335,729,660	279,230	0.08%	335,450,430	5.61%	30.42%	130,383,919	2,673,870	2.05%	127,710,049	1.02%	53.18%
2017	337,300,567	3,102,412	0.92%	334,198,155	-0.46%	29.93%	136,466,467	1,063,589	0.78%	135,402,878	3.85%	62.41%
Rate Ann%chg	2.75%			2.34%			5.05%			C & I w/o growth 2.69%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	34,760,569	14,236,017	48,996,586	30,320	0.06%	48,966,266	--	--
2008	37,477,842	13,880,006	51,357,848	150,361	0.29%	51,207,487	4.51%	4.51%
2009	37,631,340	16,085,069	53,716,409	709,608	1.32%	53,006,801	3.21%	8.18%
2010	37,889,457	17,923,929	55,813,386	1,071,604	1.92%	54,741,782	1.91%	11.73%
2011	37,692,201	18,550,906	56,243,107	956,639	1.70%	55,286,468	-0.94%	12.84%
2012	38,273,433	18,687,435	56,960,868	757,531	1.33%	56,203,337	-0.07%	14.71%
2013	38,884,270	19,954,005	58,838,275	793,455	1.35%	58,044,820	1.90%	18.47%
2014	40,438,502	20,059,841	60,498,343	1,171,844	1.94%	59,326,499	0.83%	21.08%
2015	44,422,467	21,895,189	66,317,656	1,531,300	2.31%	64,786,356	7.09%	32.23%
2016	43,880,705	23,311,446	67,192,151	905,383	1.35%	66,286,768	-0.05%	35.29%
2017	44,114,370	21,762,325	65,876,695	1,049,075	1.59%	64,827,620	-3.52%	32.31%
Rate Ann%chg	2.41%	4.34%	3.00%	Ag Imprv+Site w/o growth		1.49%		

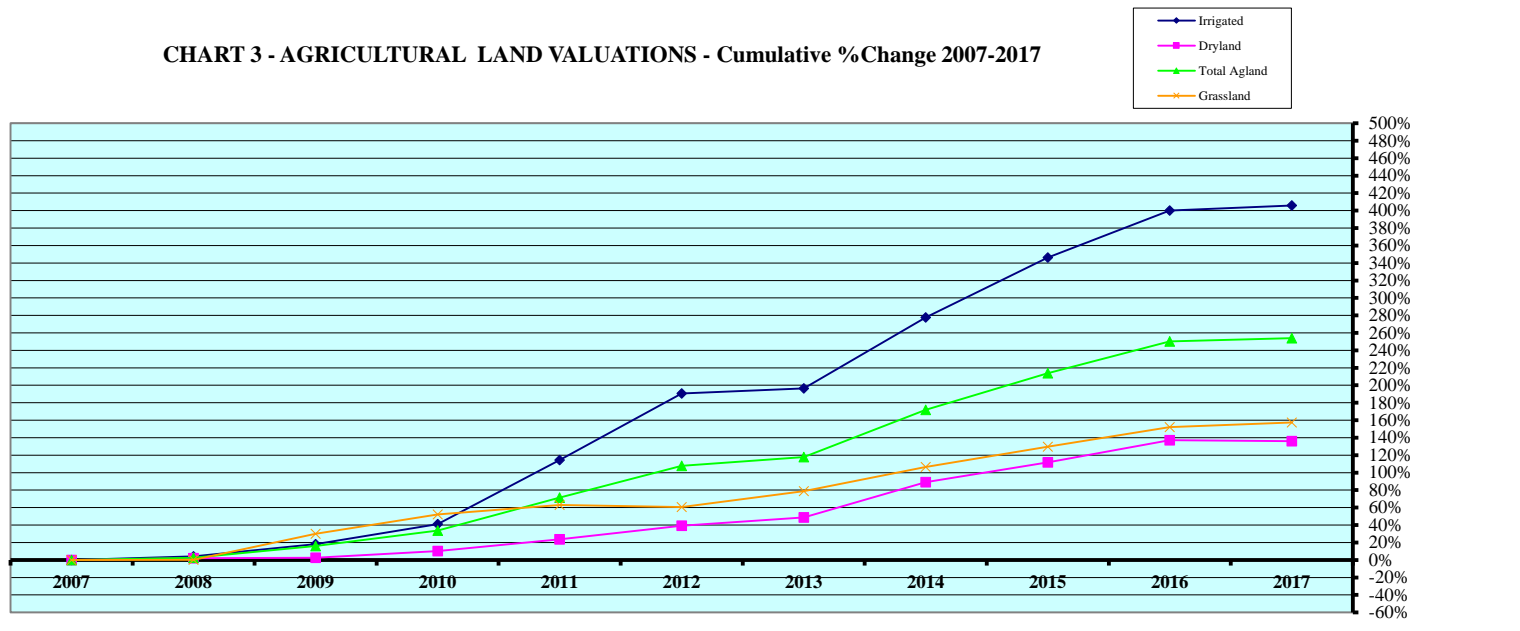
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# **7**
County **BOX BUTTE**

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	73,306,359	--	--	--	57,826,820	--	--	--	45,022,168	--	--	--
2008	76,404,943	3,098,584	4.23%	4.23%	59,043,512	1,216,692	2.10%	2.10%	45,068,331	46,163	0.10%	0.10%
2009	86,535,331	10,130,388	13.26%	18.05%	59,280,994	237,482	0.40%	2.51%	58,532,517	13,464,186	29.88%	30.01%
2010	103,333,181	16,797,850	19.41%	40.96%	63,749,167	4,468,173	7.54%	10.24%	68,484,658	9,952,141	17.00%	52.11%
2011	157,098,438	53,765,257	52.03%	114.30%	71,471,672	7,722,505	12.11%	23.60%	73,318,209	4,833,551	7.06%	62.85%
2012	213,004,710	55,906,272	35.59%	190.57%	80,502,789	9,031,117	12.64%	39.21%	72,282,613	-1,035,596	-1.41%	60.55%
2013	217,262,784	4,258,074	2.00%	196.38%	85,968,831	5,466,042	6.79%	48.67%	80,453,867	8,171,254	11.30%	78.70%
2014	276,844,639	59,581,855	27.42%	277.65%	109,382,371	23,413,540	27.23%	89.16%	93,009,218	12,555,351	15.61%	106.59%
2015	327,180,345	50,335,706	18.18%	346.32%	122,522,856	13,140,485	12.01%	111.88%	103,376,792	10,367,574	11.15%	129.61%
2016	366,544,437	39,364,092	12.03%	400.02%	137,153,465	14,630,609	11.94%	137.18%	113,464,662	10,087,870	9.76%	152.02%
2017	370,797,696	4,253,259	1.16%	405.82%	136,563,895	-589,570	-0.43%	136.16%	115,905,710	2,441,048	2.15%	157.44%

Rate Ann.%chg: Irrigated **17.60%** Dryland **8.97%** Grassland **9.92%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	80,604	--	--	--	901,934	--	--	--	177,137,885	--	--	--
2008	79,809	-795	-0.99%	-0.99%	906,092	4,158	0.46%	0.46%	181,502,687	4,364,802	2.46%	2.46%
2009	109,502	29,693	37.21%	35.85%	915,938	9,846	1.09%	1.55%	205,374,282	23,871,595	13.15%	15.94%
2010	148,326	38,824	35.46%	84.02%	1,010,115	94,177	10.28%	11.99%	236,725,447	31,351,165	15.27%	33.64%
2011	136,410	-11,916	-8.03%	69.23%	1,747,061	736,946	72.96%	93.70%	303,771,790	67,046,343	28.32%	71.49%
2012	120,332	-16,078	-11.79%	49.29%	2,189,810	442,749	25.34%	142.79%	368,100,254	64,328,464	21.18%	107.80%
2013	120,079	-253	-0.21%	48.97%	2,193,228	3,418	0.16%	143.17%	385,998,789	17,898,535	4.86%	117.91%
2014	120,945	866	0.72%	50.05%	2,202,553	9,325	0.43%	144.20%	481,559,726	95,560,937	24.76%	171.86%
2015	201,819	80,874	66.87%	150.38%	2,660,731	458,178	20.80%	195.00%	555,942,543	74,382,817	15.45%	213.85%
2016	394,690	192,871	95.57%	389.67%	2,845,266	184,535	6.94%	215.46%	620,402,520	64,459,977	11.59%	250.24%
2017	378,552	-16,138	-4.09%	369.64%	3,381,692	536,426	18.85%	274.94%	627,027,545	6,625,025	1.07%	253.98%

Cnty# **7**
County **BOX BUTTE**

Rate Ann.%chg: Total Agric Land **13.47%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	73,273,153	149,251	491			57,970,703	194,117	299			45,014,186	305,944	147		
2008	76,400,742	149,158	512	4.33%	4.33%	59,048,716	193,148	306	2.37%	2.37%	45,081,256	305,853	147	0.18%	0.18%
2009	86,694,772	148,989	582	13.60%	18.53%	59,360,060	193,379	307	0.41%	2.79%	58,668,687	306,517	191	29.86%	30.09%
2010	103,172,479	149,615	690	18.51%	40.46%	63,906,187	192,768	332	8.00%	11.01%	68,405,030	305,017	224	17.17%	52.42%
2011	156,968,255	150,145	1,045	51.60%	112.95%	71,511,133	187,355	382	15.13%	27.81%	73,342,332	307,523	238	6.34%	62.09%
2012	213,040,413	150,720	1,413	35.20%	187.91%	80,510,109	187,361	430	12.58%	43.89%	72,275,866	307,490	235	-1.44%	59.76%
2013	217,359,491	150,798	1,441	1.97%	193.60%	85,957,554	187,025	460	6.96%	53.90%	80,147,199	307,973	260	10.72%	76.88%
2014	276,848,585	150,827	1,836	27.34%	273.88%	109,334,716	186,946	585	27.25%	95.84%	93,050,467	308,721	301	15.82%	104.85%
2015	327,319,722	150,829	2,170	18.23%	342.04%	122,746,121	187,837	653	11.73%	118.82%	103,245,023	307,754	335	11.30%	128.01%
2016	366,848,122	150,733	2,434	12.15%	395.74%	137,341,514	187,324	733	12.20%	145.51%	113,335,510	307,504	369	9.86%	150.50%
2017	370,797,696	150,355	2,466	1.33%	402.33%	136,540,792	184,703	739	0.83%	147.54%	115,795,801	309,764	374	1.43%	154.07%

Rate Annual %chg Average Value/Acre: **17.52%**

9.49%

9.77%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	80,634	5,359	15			906,838	5,818	156			177,245,514	660,488	268		
2008	79,809	5,304	15	0.00%	0.00%	906,094	5,799	156	0.24%	0.24%	181,516,617	659,262	275	2.60%	2.60%
2009	110,340	5,508	20	33.13%	33.14%	918,563	5,860	157	0.32%	0.56%	205,752,422	660,253	312	13.18%	16.12%
2010	151,611	5,012	30	51.00%	101.04%	1,010,630	6,153	164	4.79%	5.37%	236,645,937	658,565	359	15.31%	33.90%
2011	136,178	4,503	30	-0.04%	100.96%	1,745,089	9,460	184	12.31%	18.35%	303,702,987	658,985	461	28.25%	71.74%
2012	120,332	4,010	30	-0.77%	99.41%	2,189,858	9,770	224	21.51%	43.81%	368,136,578	659,351	558	21.15%	108.06%
2013	120,079	4,002	30	0.00%	99.41%	2,155,730	9,542	226	0.79%	44.94%	385,740,053	659,340	585	4.78%	118.01%
2014	120,089	4,002	30	0.00%	99.41%	2,196,046	9,772	225	-0.52%	44.18%	481,549,903	660,268	729	24.66%	171.78%
2015	201,359	4,026	50	66.70%	232.41%	2,605,401	9,795	266	18.35%	70.64%	556,117,626	660,240	842	15.49%	213.87%
2016	394,689	3,947	100	99.92%	564.55%	2,843,480	9,952	286	7.42%	83.30%	620,763,315	659,460	941	11.76%	250.77%
2017	378,552	3,786	100	0.00%	564.55%	3,398,491	9,725	349	22.32%	124.21%	626,911,332	658,332	952	1.16%	254.86%

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BOX BUTTE

Rate Annual %chg Average Value/Acre: **13.50%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Aglmprv&FS	Minerals	Total Value
11,308	BOX BUTTE	75,011,313	38,278,389	136,282,896	336,932,602	124,417,361	12,049,106	367,965	627,027,545	44,114,370	21,762,325	0	1,416,243,872
<i>cnty sectorvalue % of total value:</i>		5.30%	2.70%	9.62%	23.79%	8.79%	0.85%	0.03%	44.27%	3.11%	1.54%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	Aglmprv&FS	Minerals	Total Value
8,491	ALLIANCE	9,947,072	21,745,511	75,123,339	258,228,401	78,708,458	0	49,150	0	0	0	0	443,801,931
75.09%	<i>%sector of county sector</i>	13.26%	56.81%	55.12%	76.64%	63.26%		13.36%					31.34%
	<i>%sector of municipality</i>	2.24%	4.90%	16.93%	58.19%	17.74%		0.01%					100.00%
803	HEMINGFORD	2,463,467	640,710	1,567,019	17,686,329	18,756,349	0	0	0	0	0	0	41,113,874
7.10%	<i>%sector of county sector</i>	3.28%	1.67%	1.15%	5.25%	15.08%							2.90%
	<i>%sector of municipality</i>	5.99%	1.56%	3.81%	43.02%	45.62%							100.00%
9,294	Total Municipalities	12,410,539	22,386,221	76,690,358	275,914,730	97,464,807	0	49,150	0	0	0	0	484,915,805
82.19%	<i>%all municip.sectors of cnty</i>	16.54%	58.48%	56.27%	81.89%	78.34%		13.36%					34.24%

7 BOX BUTTE

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

Total Real Property Sum Lines 17, 25, & 30	Records : 8,498	Value : 1,224,918,209	Growth 3,474,135	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	229	1,816,377	1	15,190	496	1,407,632	726	3,239,199	
02. Res Improve Land	3,135	23,877,984	1	7,841	479	8,829,668	3,615	32,715,493	
03. Res Improvements	3,519	304,117,352	1	67,850	553	50,964,410	4,073	355,149,612	
04. Res Total	3,748	329,811,713	2	90,881	1,049	61,201,710	4,799	391,104,304	1,303,748
% of Res Total	78.10	84.33	0.04	0.02	21.86	15.65	56.47	31.93	37.53
05. Com UnImp Land	137	3,714,150	0	0	20	504,991	157	4,219,141	
06. Com Improve Land	514	11,585,635	0	0	54	3,792,841	568	15,378,476	
07. Com Improvements	537	84,764,271	0	0	110	23,269,221	647	108,033,492	
08. Com Total	674	100,064,056	0	0	130	27,567,053	804	127,631,109	2,137,137
% of Com Total	83.83	78.40	0.00	0.00	16.17	21.60	9.46	10.42	61.52
09. Ind UnImp Land	0	0	0	0	4	119,120	4	119,120	
10. Ind Improve Land	0	0	0	0	6	602,546	6	602,546	
11. Ind Improvements	0	0	0	0	6	11,327,440	6	11,327,440	
12. Ind Total	0	0	0	0	10	12,049,106	10	12,049,106	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.12	0.98	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	1	24,000	0	0	2	47,495	3	71,495	
15. Rec Improvements	1	28,650	0	0	2	271,320	3	299,970	
16. Rec Total	1	52,650	0	0	2	318,815	3	371,465	0
% of Rec Total	33.33	14.17	0.00	0.00	66.67	85.83	0.04	0.03	0.00
Res & Rec Total	3,749	329,864,363	2	90,881	1,051	61,520,525	4,802	391,475,769	1,303,748
% of Res & Rec Total	78.07	84.26	0.04	0.02	21.89	15.72	56.51	31.96	37.53
Com & Ind Total	674	100,064,056	0	0	140	39,616,159	814	139,680,215	2,137,137
% of Com & Ind Total	82.80	71.64	0.00	0.00	17.20	28.36	9.58	11.40	61.52
17. Taxable Total	4,423	429,928,419	2	90,881	1,191	101,136,684	5,616	531,155,984	3,440,885
% of Taxable Total	78.76	80.94	0.04	0.02	21.21	19.04	66.09	43.36	99.04

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	424,566	16,755,017	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	424,566	16,755,017
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	424,566	16,755,017

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	358	0	142	500

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,246	468,358,818	2,246	468,358,818
28. Ag-Improved Land	0	0	0	0	585	169,577,912	585	169,577,912
29. Ag Improvements	0	0	0	0	636	55,825,495	636	55,825,495
30. Ag Total							2,882	693,762,225

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	214	218.95	1,015,600	214	218.95	1,015,600	
32. HomeSite Improv Land	375	389.65	5,027,950	375	389.65	5,027,950	
33. HomeSite Improvements	384	0.00	38,588,415	384	0.00	38,588,415	0
34. HomeSite Total				598	608.60	44,631,965	
35. FarmSite UnImp Land	67	161.13	181,949	67	161.13	181,949	
36. FarmSite Improv Land	490	2,408.79	4,119,067	490	2,408.79	4,119,067	
37. FarmSite Improvements	606	0.00	17,237,080	606	0.00	17,237,080	33,250
38. FarmSite Total				673	2,569.92	21,538,096	
39. Road & Ditches	1,829	5,971.79	0	1,829	5,971.79	0	
40. Other- Non Ag Use	3	79.63	220,075	3	79.63	220,075	
41. Total Section VI				1,271	9,229.94	66,390,136	33,250

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	0	0.00	0	0	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	0.00	0.00%	0	0.00%	0.00
46. 1A	5,272.00	15.09%	15,679,907	14.91%	2,974.19
47. 2A1	67.18	0.19%	180,794	0.17%	2,691.19
48. 2A	5,908.77	16.91%	17,688,008	16.81%	2,993.52
49. 3A1	65.12	0.19%	169,999	0.16%	2,610.55
50. 3A	9,242.30	26.45%	27,927,550	26.55%	3,021.71
51. 4A1	10,049.85	28.76%	30,399,296	28.90%	3,024.85
52. 4A	4,339.97	12.42%	13,152,608	12.50%	3,030.58
53. Total	34,945.19	100.00%	105,198,162	100.00%	3,010.38
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,624.26	29.23%	1,089,068	29.23%	415.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	2,898.11	32.28%	1,202,722	32.28%	415.00
58. 3D1	24.29	0.27%	10,081	0.27%	415.03
59. 3D	999.86	11.14%	414,942	11.14%	415.00
60. 4D1	1,768.15	19.69%	733,782	19.69%	415.00
61. 4D	663.25	7.39%	275,249	7.39%	415.00
62. Total	8,977.92	100.00%	3,725,844	100.00%	415.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,918.58	3.06%	1,278,543	3.11%	326.28
65. 2G1	61.58	0.05%	19,705	0.05%	319.99
66. 2G	7,430.09	5.81%	2,403,730	5.86%	323.51
67. 3G1	121.13	0.09%	38,876	0.09%	320.94
68. 3G	18,478.32	14.44%	5,931,006	14.45%	320.97
69. 4G1	57,675.31	45.06%	18,473,028	45.00%	320.29
70. 4G	40,302.61	31.49%	12,901,818	31.43%	320.12
71. Total	127,987.62	100.00%	41,046,706	100.00%	320.71
Irrigated Total					
	34,945.19	20.07%	105,198,162	69.98%	3,010.38
Dry Total					
	8,977.92	5.16%	3,725,844	2.48%	415.00
Grass Total					
	127,987.62	73.51%	41,046,706	27.30%	320.71
72. Waste	1,272.93	0.73%	127,293	0.08%	100.00
73. Other	924.04	0.53%	230,510	0.15%	249.46
74. Exempt	0.23	0.00%	0	0.00%	0.00
75. Market Area Total	174,107.70	100.00%	150,328,515	100.00%	863.42

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	54,890.37	54.79%	130,977,548	55.46%	2,386.17
47. 2A1	4,169.39	4.16%	9,975,399	4.22%	2,392.53
48. 2A	25,120.11	25.08%	59,858,778	25.34%	2,382.90
49. 3A1	80.75	0.08%	181,692	0.08%	2,250.06
50. 3A	4,545.63	4.54%	10,116,288	4.28%	2,225.50
51. 4A1	9,513.25	9.50%	20,926,931	8.86%	2,199.77
52. 4A	1,859.56	1.86%	4,142,169	1.75%	2,227.50
53. Total	100,179.06	100.00%	236,178,805	100.00%	2,357.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	48,667.98	51.66%	38,934,384	51.99%	800.00
56. 2D1	3,413.23	3.62%	2,730,584	3.65%	800.00
57. 2D	25,922.46	27.51%	20,737,968	27.69%	800.00
58. 3D1	114.54	0.12%	88,199	0.12%	770.03
59. 3D	2,633.99	2.80%	2,028,193	2.71%	770.01
60. 4D1	12,038.40	12.78%	9,269,613	12.38%	770.00
61. 4D	1,421.98	1.51%	1,094,937	1.46%	770.01
62. Total	94,212.58	100.00%	74,883,878	100.00%	794.84
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	12,648.63	14.75%	5,238,876	15.38%	414.19
65. 2G1	423.03	0.49%	169,730	0.50%	401.22
66. 2G	19,222.25	22.42%	7,808,851	22.93%	406.24
67. 3G1	148.08	0.17%	58,941	0.17%	398.03
68. 3G	8,208.03	9.57%	3,197,051	9.39%	389.50
69. 4G1	29,698.49	34.64%	11,652,873	34.21%	392.37
70. 4G	15,393.41	17.95%	5,934,828	17.42%	385.54
71. Total	85,741.92	100.00%	34,061,150	100.00%	397.25
Irrigated Total					
Irrigated Total	100,179.06	34.89%	236,178,805	67.96%	2,357.57
Dry Total					
Dry Total	94,212.58	32.81%	74,883,878	21.55%	794.84
Grass Total					
Grass Total	85,741.92	29.86%	34,061,150	9.80%	397.25
72. Waste	1,296.55	0.45%	129,655	0.04%	100.00
73. Other	5,689.90	1.98%	2,269,895	0.65%	398.93
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	287,120.01	100.00%	347,523,383	100.00%	1,210.38

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,752.04	63.13%	19,168,105	63.85%	1,965.55
47. 2A1	68.25	0.44%	141,619	0.47%	2,075.00
48. 2A	4,199.69	27.19%	8,200,733	27.32%	1,952.70
49. 3A1	4.37	0.03%	7,866	0.03%	1,800.00
50. 3A	458.33	2.97%	803,840	2.68%	1,753.85
51. 4A1	885.40	5.73%	1,557,670	5.19%	1,759.28
52. 4A	79.71	0.52%	142,932	0.48%	1,793.15
53. Total	15,447.79	100.00%	30,022,765	100.00%	1,943.50
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	49,459.18	60.73%	35,610,584	61.53%	720.00
56. 2D1	176.74	0.22%	127,255	0.22%	720.01
57. 2D	20,926.40	25.69%	15,067,006	26.03%	720.00
58. 3D1	144.92	0.18%	94,202	0.16%	650.03
59. 3D	3,242.79	3.98%	2,107,876	3.64%	650.02
60. 4D1	6,797.32	8.35%	4,418,419	7.63%	650.02
61. 4D	699.02	0.86%	454,410	0.79%	650.07
62. Total	81,446.37	100.00%	57,879,752	100.00%	710.65
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,926.94	12.40%	5,018,232	12.30%	420.75
65. 2G1	129.81	0.13%	55,170	0.14%	425.01
66. 2G	16,863.01	17.53%	7,131,435	17.49%	422.90
67. 3G1	111.12	0.12%	46,825	0.11%	421.39
68. 3G	9,460.93	9.84%	4,014,592	9.84%	424.33
69. 4G1	20,501.53	21.31%	8,702,613	21.34%	424.49
70. 4G	37,198.69	38.67%	15,815,559	38.78%	425.16
71. Total	96,192.03	100.00%	40,784,426	100.00%	423.99
<hr/>					
Irrigated Total	15,447.79	7.83%	30,022,765	23.18%	1,943.50
Dry Total	81,446.37	41.26%	57,879,752	44.69%	710.65
Grass Total	96,192.03	48.73%	40,784,426	31.49%	423.99
72. Waste	1,213.55	0.61%	121,355	0.09%	100.00
73. Other	3,084.89	1.56%	711,893	0.55%	230.77
74. Exempt	0.24	0.00%	0	0.00%	0.00
75. Market Area Total	197,384.63	100.00%	129,520,191	100.00%	656.18

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	150,572.04	371,399,732	150,572.04	371,399,732
77. Dry Land	0.00	0	0.00	0	184,636.87	136,489,474	184,636.87	136,489,474
78. Grass	0.00	0	0.00	0	309,921.57	115,892,282	309,921.57	115,892,282
79. Waste	0.00	0	0.00	0	3,783.03	378,303	3,783.03	378,303
80. Other	0.00	0	0.00	0	9,698.83	3,212,298	9,698.83	3,212,298
81. Exempt	0.00	0	0.00	0	0.47	0	0.47	0
82. Total	0.00	0	0.00	0	658,612.34	627,372,089	658,612.34	627,372,089

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	150,572.04	22.86%	371,399,732	59.20%	2,466.59
Dry Land	184,636.87	28.03%	136,489,474	21.76%	739.23
Grass	309,921.57	47.06%	115,892,282	18.47%	373.94
Waste	3,783.03	0.57%	378,303	0.06%	100.00
Other	9,698.83	1.47%	3,212,298	0.51%	331.20
Exempt	0.47	0.00%	0	0.00%	0.00
Total	658,612.34	100.00%	627,372,089	100.00%	952.57

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Alliance Commercial	0	0	1	16,875	1	15,650	1	32,525	0
83.2 Alliance Residential	195	1,691,864	2,797	21,994,289	3,149	288,377,287	3,344	312,063,440	762,373
83.3 Hemingford Residential	34	124,513	339	1,898,661	369	15,723,585	403	17,746,759	58,175
83.4 Rainbow Acres	108	339,350	68	510,840	76	4,117,490	184	4,967,680	0
83.5 Rural Commercial	0	0	1	30,720	1	20,170	1	50,890	0
83.6 Rural Residential 1	142	396,038	128	2,827,254	155	14,214,120	297	17,437,412	171,195
83.7 Rural Residential 2	247	687,434	284	5,508,349	325	32,981,280	572	39,177,063	312,005
84 Residential Total	726	3,239,199	3,618	32,786,988	4,076	355,449,582	4,802	391,475,769	1,303,748

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alliance Commercial	118	2,944,881	444	10,758,300	462	66,751,606	580	80,454,787	815,252
85.2	Hemingford Commercial	16	365,089	69	806,510	74	17,740,550	90	18,912,149	131,795
85.3	Industrial	1	76,500	8	757,546	8	13,760,745	9	14,594,791	0
85.4	Rural Commercial	26	951,791	53	3,658,666	109	21,108,031	135	25,718,488	1,190,090
86	Commercial Total	161	4,338,261	574	15,981,022	653	119,360,932	814	139,680,215	2,137,137

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,303.60	2.62%	1,057,151	2.62%	320.00
89. 2G1	61.58	0.05%	19,705	0.05%	319.99
90. 2G	6,794.82	5.40%	2,175,032	5.40%	320.10
91. 3G1	117.33	0.09%	37,545	0.09%	319.99
92. 3G	17,975.97	14.28%	5,755,176	14.28%	320.16
93. 4G1	57,401.13	45.59%	18,377,058	45.59%	320.15
94. 4G	40,257.16	31.97%	12,885,909	31.97%	320.09
95. Total	125,911.59	100.00%	40,307,576	100.00%	320.13
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	614.98	29.62%	221,392	29.95%	360.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	635.27	30.60%	228,698	30.94%	360.00
100. 3C1	3.80	0.18%	1,331	0.18%	350.26
101. 3C	502.35	24.20%	175,830	23.79%	350.01
102. 4C1	274.18	13.21%	95,970	12.98%	350.03
103. 4C	45.45	2.19%	15,909	2.15%	350.03
104. Total	2,076.03	100.00%	739,130	100.00%	356.03
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	125,911.59	98.38%	40,307,576	98.20%	320.13
CRP Total	2,076.03	1.62%	739,130	1.80%	356.03
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	127,987.62	100.00%	41,046,706	100.00%	320.71

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,239.16	12.97%	4,046,186	13.19%	395.17
89. 2G1	407.89	0.52%	162,235	0.53%	397.74
90. 2G	17,160.75	21.75%	6,788,405	22.12%	395.58
91. 3G1	130.57	0.17%	50,274	0.16%	385.03
92. 3G	7,952.01	10.08%	3,070,321	10.01%	386.11
93. 4G1	27,708.24	35.11%	10,667,694	34.77%	385.00
94. 4G	15,317.57	19.41%	5,897,284	19.22%	385.00
95. Total	78,916.19	100.00%	30,682,399	100.00%	388.80
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2,409.47	35.30%	1,192,690	35.30%	495.00
98. 2C1	15.14	0.22%	7,495	0.22%	495.05
99. 2C	2,061.50	30.20%	1,020,446	30.20%	495.00
100. 3C1	17.51	0.26%	8,667	0.26%	494.97
101. 3C	256.02	3.75%	126,730	3.75%	495.00
102. 4C1	1,990.25	29.16%	985,179	29.16%	495.00
103. 4C	75.84	1.11%	37,544	1.11%	495.04
104. Total	6,825.73	100.00%	3,378,751	100.00%	495.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	78,916.19	92.04%	30,682,399	90.08%	388.80
CRP Total	6,825.73	7.96%	3,378,751	9.92%	495.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	85,741.92	100.00%	34,061,150	100.00%	397.25

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	9,157.22	10.12%	3,896,490	10.13%	425.51
89. 2G1	129.81	0.14%	55,170	0.14%	425.01
90. 2G	15,071.97	16.66%	6,406,064	16.65%	425.03
91. 3G1	90.96	0.10%	38,660	0.10%	425.02
92. 3G	9,143.37	10.10%	3,885,978	10.10%	425.01
93. 4G1	19,830.84	21.92%	8,430,981	21.91%	425.14
94. 4G	37,061.37	40.96%	15,759,944	40.96%	425.24
95. Total	90,485.54	100.00%	38,473,287	100.00%	425.19
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2,769.72	48.54%	1,121,742	48.54%	405.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	1,791.04	31.39%	725,371	31.39%	405.00
100. 3C1	20.16	0.35%	8,165	0.35%	405.01
101. 3C	317.56	5.56%	128,614	5.56%	405.01
102. 4C1	670.69	11.75%	271,632	11.75%	405.00
103. 4C	137.32	2.41%	55,615	2.41%	405.00
104. Total	5,706.49	100.00%	2,311,139	100.00%	405.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	90,485.54	94.07%	38,473,287	94.33%	425.19
CRP Total	5,706.49	5.93%	2,311,139	5.67%	405.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	96,192.03	100.00%	40,784,426	100.00%	423.99

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

07 Box Butte

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	336,932,602	391,104,304	54,171,702	16.08%	1,303,748	15.69%
02. Recreational	367,965	371,465	3,500	0.95%	0	0.95%
03. Ag-Homesite Land, Ag-Res Dwelling	44,114,370	44,631,965	517,595	1.17%	0	1.17%
04. Total Residential (sum lines 1-3)	381,414,937	436,107,734	54,692,797	14.34%	1,303,748	14.00%
05. Commercial	124,417,361	127,631,109	3,213,748	2.58%	2,137,137	0.87%
06. Industrial	12,049,106	12,049,106	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	136,466,467	139,680,215	3,213,748	2.35%	2,137,137	0.79%
08. Ag-Farmsite Land, Outbuildings	21,455,835	21,538,096	82,261	0.38%	33,250	0.23%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	306,490	220,075	-86,415	-28.20%		
11. Total Non-Agland (sum lines 8-10)	21,762,325	21,758,171	-4,154	-0.02%	33,250	-0.17%
12. Irrigated	370,797,696	371,399,732	602,036	0.16%		
13. Dryland	136,563,895	136,489,474	-74,421	-0.05%		
14. Grassland	115,905,710	115,892,282	-13,428	-0.01%		
15. Wasteland	378,552	378,303	-249	-0.07%		
16. Other Agland	3,381,692	3,212,298	-169,394	-5.01%		
17. Total Agricultural Land	627,027,545	627,372,089	344,544	0.05%		
18. Total Value of all Real Property (Locally Assessed)	1,166,671,274	1,224,918,209	58,246,935	4.99%	3,474,135	4.69%

2018 Assessment Survey for Box Butte County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$224,250
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$36,550 for Pictometry.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	None.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,500 for travel, mileage, dues, subscriptions, registration and training.
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$3,465.42

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	No.
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, the web address is http://boxbutte.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop.
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Alliance and Hemingford.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS for CAMA, administrative and personal property software; Pictometry.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2018 Residential Assessment Survey for Box Butte County

1.	Valuation data collection done by:														
	The Assessor.														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="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;">10</td> <td>Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: all residential properties within the town of Hemingford and the immediate area around it.</td> </tr> <tr> <td style="text-align: center;">81</td> <td>Rural Residential 1: all rural residential properties that are close in proximity to paved roads within the County (that would include Hwy 385, Hwy 2, Hwy 87, Hwy 71, 10th Street west and County Road 70).</td> </tr> <tr> <td style="text-align: center;">82</td> <td>Rural Residential 2: the rural residential properties that do not meet the geographic criteria of valuation grouping 81, nor lie within any of the "Rainbow Acres" subdivisions.</td> </tr> <tr> <td style="text-align: center;">83</td> <td>Rainbow Acres: Only the rural residential properties that are within the Rainbow Acres subdivisions.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).	20	Hemingford: all residential properties within the town of Hemingford and the immediate area around it.	81	Rural Residential 1: all rural residential properties that are close in proximity to paved roads within the County (that would include Hwy 385, Hwy 2, Hwy 87, Hwy 71, 10th Street west and County Road 70).	82	Rural Residential 2: the rural residential properties that do not meet the geographic criteria of valuation grouping 81, nor lie within any of the "Rainbow Acres" subdivisions.	83	Rainbow Acres: Only the rural residential properties that are within the Rainbow Acres subdivisions.	AG	Agricultural homes and outbuildings.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
10	Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).														
20	Hemingford: all residential properties within the town of Hemingford and the immediate area around it.														
81	Rural Residential 1: all rural residential properties that are close in proximity to paved roads within the County (that would include Hwy 385, Hwy 2, Hwy 87, Hwy 71, 10th Street west and County Road 70).														
82	Rural Residential 2: the rural residential properties that do not meet the geographic criteria of valuation grouping 81, nor lie within any of the "Rainbow Acres" subdivisions.														
83	Rainbow Acres: Only the rural residential properties that are within the Rainbow Acres subdivisions.														
AG	Agricultural homes and outbuildings.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach using Marshall-Swift depreciation tables found in CAMA. Alliance's depreciation utilizes the market. All residential properties use the market approach to ensure accurate assessed values.														
4.	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?														
	The county uses the tables provided by the CAMA vendor which are Marshall-Swift tables. Alliance has a market depreciation table established by the assessor.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes.														
6.	Describe the methodology used to determine the residential lot values?														
	Qualified sales are reviewed and stratified by age and size and then the lots are valued by the square foot method.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	Currently, there are no vacant lots being held for sale or resale.														

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2017	2017	2017	2017
20	2016	2016	2017	2017
81	2015	2015	2015	2016
82	2015	2015	2015	2016
83	2015	2015	2015	2016
AG	2015	2015	2015	2014

2018 Commercial Assessment Survey for Box Butte County

1.	Valuation data collection done by:																							
	The Assessor.																							
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: all commercial properties within the city of Alliance and those that would be classified as suburban, since there is no evidence of a suburban commercial market.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: the commercial properties within the town of Hemingford and the immediate area surrounding the town.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: all rural commercial properties.</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Alliance: all commercial properties within the city of Alliance and those that would be classified as suburban, since there is no evidence of a suburban commercial market.	20	Hemingford: the commercial properties within the town of Hemingford and the immediate area surrounding the town.	80	Rural: all rural commercial properties.												
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80	Rural: all rural commercial properties.																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The income approach was used for commercial property in the city of Alliance; all other valuation groupings are valued by the cost approach.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The Assessor does not know of any unique commercial properties within the County. If a unique property was established in the County, the Assessor would consult a certified general appraiser.																							
4.	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?																							
	During the reappraisal by valuation group, a market depreciation is developed.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	Yes																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The market approach is used to determine commercial lot values, and then the lots are valued by the square foot method.																							
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10	2017	2017	2017	2017																				
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2018 Agricultural Assessment Survey for Box Butte County

1.	Valuation data collection done by:													
	The Assessor.													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of land located primarily in the southern part of the County (and includes geocodes 1371 and 1373) that consists mostly of sandhills; the majority land use is grass.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This market area is located in the central portion of the County and has richer soils and fairly level to slightly rolling topography.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This market area is located in the northern portion of the County and has more rolling to steep hilly land (in its uppermost portion), and according to the Assessor the wells within this area are deeper than those in Market Area 2.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Consists of land located primarily in the southern part of the County (and includes geocodes 1371 and 1373) that consists mostly of sandhills; the majority land use is grass.	2016	2	This market area is located in the central portion of the County and has richer soils and fairly level to slightly rolling topography.	2016	3	This market area is located in the northern portion of the County and has more rolling to steep hilly land (in its uppermost portion), and according to the Assessor the wells within this area are deeper than those in Market Area 2.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>												
1	Consists of land located primarily in the southern part of the County (and includes geocodes 1371 and 1373) that consists mostly of sandhills; the majority land use is grass.	2016												
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3	This market area is located in the northern portion of the County and has more rolling to steep hilly land (in its uppermost portion), and according to the Assessor the wells within this area are deeper than those in Market Area 2.	2016												
	Land use update is accomplished by GIS comparisons and land use questionnaires sent to taxpayers.													
3.	Describe the process used to determine and monitor market areas.													
	Sales within each market area are reviewed and special attention is given to those sales that border the adjacent market area. Land use is also monitored in each agricultural market area.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Primary use of the land is used to identify rural residential and recreational land. Recreational use is considered when use is primarily for the purposes of recreation and/or hunting.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes, according to their location within the respective three market areas. There are also differences in well-depth that are taken into account when the sites in these areas are valued.													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	There is no land currently enrolled in the Wetland Reserve Program.													
	<i><u>If your county has special value applications, please answer the following</u></i>													
7a.	How many special valuation applications are on file?													
	N/A													
7b.	What process was used to determine if non-agricultural influences exist in the county?													
	N/A													
	<i><u>If your county recognizes a special value, please answer the following</u></i>													
7c.	Describe the non-agricultural influences recognized within the county.													

	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A



2017 Box Butte County Three Year Plan of Assessment

Michelle Robinson
County Assessor

308-762-6100

bbassor@telecomwest.net
boxbutte.gisworkshop.com

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Statutory Requirement

77-1311.02

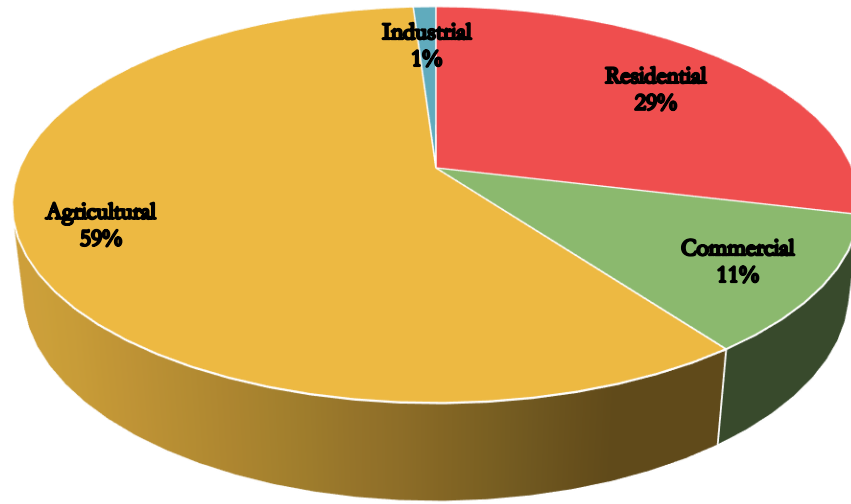
THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVELS OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY ASSESSOR MAY AMEND THE PLAN, IF NECESSARY, AFTER THE BUDGET IS APPROVED BY THE COUNTY BOARD. A COPY OF THE PLAN AND ANY AMENDMENTS THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

Description of Real Property

Per 2017 County Abstract, the county consists of the following property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,826	56.71	28.74
Commercial	801	9.41	11.16
Industrial	10	0.12	1.03
Recreational	3	0.03	0.03
Agricultural	2,870	33.73	59.04
Totals	8,510	100.00	100.00

Value Breakdown



■ Residential ■ Commercial ■ Agricultural ■ Industrial ■

Levels of Value

	Median
Residential	94%
Commercial	99%
Agricultural	69%

County Description

The following information is taken from the Reports & Opinions of the Property Tax Administrator.

Box Butte County is comprised of 1,075 miles with 11,337 residents, per the Census Bureau Quick Facts for 2015. Reports indicate that 66% of county residents are homeowners and 84% of residents occupy the same residence as in the prior year (Census Quick Facts). The majority of the commercial properties in Box Butte [County] convene in and around Alliance, the county seat. Per the latest information available from the U.S. Census Bureau, there are 309 employer establishments in Box Butte [County]. County-wide employment is at 5,642 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor). The agricultural economy has remained another strong anchor for Box Butte [County] that has fortified the local rural area economies. The county is included in the Upper Niobrara White Natural Resources District (NRD).

The residential property class consists of five valuation groupings based on the city and village (10 Alliance; 20 Hemingford) assessor locations and the rural subclass that is divided into three separate groupings described in the following table:

Valuation Grouping	Description
10	All residential properties within the City of Alliance and suburban parcels
20	All residential properties within the Village of Hemingford and suburban parcels
81	Rural residential properties in close proximity to paved roads
82	Rural residential properties that do not have close proximity to paved roads
83	Rainbow Acres subdivision

The commercial property class consists of three valuation groupings based on assessor location described in the following table:

Valuation Grouping	Description
10	Commercial properties within the City of Alliance and suburban parcels
20	Commercial properties within the Village of Hemingford and suburban parcels
80	All rural commercial properties outside the City and Village jurisdictions

Current Resources

Staff

Assessor-current certification and 111.7 hours of continuing education.

Deputy Assessor-current certification and 61.25 hours of continuing education.

Clerical-two full-time

Budget

The county's fiscal year is July 1 through June 30. My adopted budget for 2016-2017 was \$224,248 with \$4,056.32 left over as of July 1, 2017. The county is currently in the process of budget workshop. When the new budget is set, this plan of assessment will be amended.

The 2017-2018 budget has been adopted by the County Commissioners, it is \$224,250.

Budget amounts are for the following:

Pictometry, oblique imagery, - \$36,550 annually.

Dues/registration/training - \$1,500 for all offices in Box Butte County. This is not enough for educational purposes.

Travel expense/hotel - \$1,000. This is not enough for educational purposes.

Mileage allowance - \$1,000. This is not enough for educational purposes.

Equipment

CAMA program with MIPS. 2013 server shared with the Treasurer's and Clerk's offices. Internet access with Telecomwest, which will be changing per County Commissioners' decision. Four workstations with Dell dual monitors. GIS contracted with GIS Workshop, Inc. Oblique imagery contracted with Pictometry. Microsoft Surface Pro 4 tablet loaded with Mobile Assessment and camera for field reviews.

Education

The assessor and deputy annually attend Nebraska Association of County Assessors (NACA) workshop where educational hours are provided. In addition to workshop, monthly assessor meetings may provide educational opportunities given by the Department of Revenue.

The assessor attended the North Central Regional Association of Assessing Officers (NCRAAO) convention in Wichita representing NACA as 2nd Vice President. NCRAAO convention offered educational hours along with networking opportunities.

Education is a valuable part of the assessment process. It comes in the form of local, state, and regional options. Educational classes benefit everyone in the assessor's office. Unfortunately, there are budgetary restrictions that do not allow everyone to gain the experience and knowledge to make the office superior in service.

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

Ownership is updated monthly via real estate transfers Forms 521 and deeds from the Register of Deeds in the Clerk's office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year.

Record maintenance is being performed via GIS, Pictometry, building permits, and field reviews. Field reviews are now performed using the Microsoft Surface Pro 4 tablet which enables the office staff to make instant changes to a property therefore reducing paper waste. Another way of reducing paper waste is the implementation of scanning and attaching all documents associated with a parcel. Site plans of all improved parcels are attached using Pictometry imagery. The office is moving forward to become fully electronic.

Mapping is kept current electronically via GIS and verified with owners of land use changes.

Administrative Reports

Intent To Tax statements - sent to governmental entities that own property not used for public purpose

Cemetery report to county board

Abstracts – Real and Personal Property

COVs – Change of Valuation notices sent to property owners by June 1 annually

Real Estate Transfers Forms 521 and sales supplements electronically sent to Department of Revenue monthly

Three Year Plan of Assessment

Certification of Value to political subdivisions

Homestead Exemption Tax Loss

Certificate of Taxes Levied

Personal Property

Process personal property returns filed in office, on line, via email/mail. Filing date is January 1 through May 1 each year. All filers receive exemption up to \$10,000 in taxable value if filed by May 1. Personal property filers who are late, after May 1, receive a 10% penalty. If there is no filing and there is an active schedule, a Failure to File Notice is sent. After July 1, if a personal property return is not filed on active schedules, then the Failure to File Notice is sent with a 25% penalty. Penalties for late filing do not receive the tax exemption.

Homestead Exemption

Eligible applicants file between February 1 and June 30. We had 422 presort applicants. The exact count will be updated in October.

Permissive Exemptions

Organizations that meet certain criteria for tax exemption file a Form 451 or Form 451A. The application is reviewed by the assessor and county board in order to qualify.

Tax Increment Financing (TIF)

Receive application from entity requesting TIF by August 1. Manage information for tax purposes to Treasurer and Community Development Projects, typically via City of Alliance, for Box Butte County.

Centrally Assessed Properties

Review and maintain information given by the Department of Revenue Property Assessment Division for railroads and public service entities.

Taxing Districts and Tax Rates

Maintain records of school districts and other taxing districts to ensure accurate information for levy purposes. Consolidate all entities' levies for each tax district.

Tax List Corrections (Correction Book)

Prepare tax list corrections for Board of Equalization and Treasurer for items such as accelerated taxes of mobile homes moving out of tax district, personal property sale/out of business, or other types of corrections.

Protest Process with County Board of Equalization

June 1 starts the protest process for owners of property. The office staff explains the current assessment actions for the valuation change, if there were changes. The office staff also explains the statutory requirements for assessed values. Prepare information for CBOE for each protest filed. Attend all hearings.

Tax Equalization and Review Commission (TERC)

Statewide equalization occurs after assessment actions taken in March. TERC may request a Show Cause Hearing to determine if a county needs a change in the Level of Value for any given type of property. If an adjustment is ordered, the Department of Revenue Property Assessment Division ensures the order has been implemented.

Assessor usually attends appeal hearings to TERC from CBOE action taken at the local level.

Approaches To Value

Approaches to Value are used in accordance with IAAO mass appraisal techniques.

Market Approach

Sales of like properties are analyzed and used to establish values. Examples include dry land sales in each agricultural market area in the county are studied and used to set assessed values for each area. Residential and commercial properties are separated by Assessor Locations to set values. Sales help establish market depreciation for each Assessor Location.

Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable.

Cost Approach

Marshall & Swift cost index is utilized. This approach is best used for new construction. Each reappraisal cycle implements an updated cost index.

3 Year Appraisal Plan

2018

Residential: Alliance reappraisal will have a 2017 cost index and market depreciation applied. Questionnaires have been mailed to owners. Properties will be physically inspected if there are indications on the questionnaire of differing information and/or if we notice a change on Pictometry. Hemingford and rural sales will be studied and adjustments made if necessary. All building permits will be checked and verify changes made by assessor and staff.

Commercial: Alliance reappraisal is anticipated to be completed with a 2017 cost index but may have to be extended for 2018. Questionnaires have been mailed to owners. Income and expense information is requested. Data collected for income and expenses are kept in a confidential location and is not public. The Assessor is completing the commercial reappraisal herself. Hemingford and rural sales will be studied and adjustments made if necessary. All building permits will be checked and verify changes made by assessor and staff.

Agricultural Land: All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery.

The next Pictometry flight for the county will be the Spring of 2018.

2019

Residential: Review any changes from Change Finder via Pictometry. No reappraisal process is anticipated for this subclass of property for 2019. Review property changes through building permits and discovery.

Commercial: Implement Alliance reappraisal if not completed for 2018. Otherwise, review changes from Change Finder via Pictometry. Review property changes through building permits and discovery.

Agricultural: All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery. If statutory law changes on how ag property is to be assessed, this will be adjusted accordingly.

2020

Residential: Alliance and Hemingford sales will be studied and adjustments made if necessary. Rural reappraisal will be implemented using questionnaires and Pictometry. Properties will be physically inspected if there are indications on the questionnaire of differing information. A new cost index will be implemented. All building permits will be checked and verify changes made by assessor and staff.

Commercial: Alliance and Hemingford sales will be studied and adjustments made if necessary. Rural reappraisal will be implemented using questionnaires. Properties will be physically inspected if there are indications on the questionnaire of differing information. A new cost index will be implemented. All building permits will be checked and verify changes made by assessor and staff.

Agricultural: All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery. If statutory law changes on how ag property is to be assessed, this will be adjusted accordingly.

Conclusion

Motto: The Box Butte County Assessor's Office is to serve the citizens of Box Butte County in a professional manner that is in accordance with the laws of the State of Nebraska. We work efficiently in an ethical manner to provide the highest quality of work that is fair and just.