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DEPARTMENT OF REVENUE

**2019 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOONE COUNTY



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Boone 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 Boone 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: Barb Hanson, Boone 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 transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does 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 groups and market areas are also examined to identify whether the groups 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.

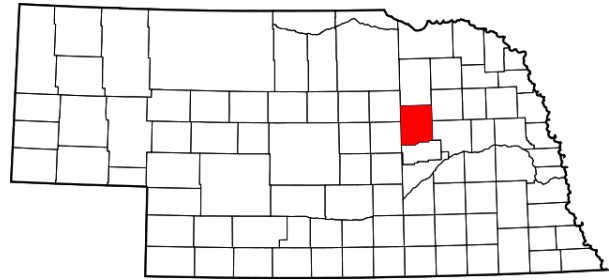
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

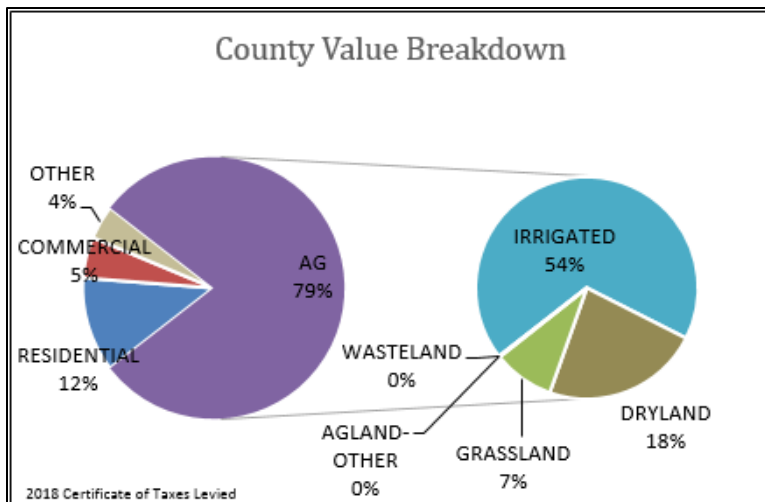
**Further information may be found in Exhibit 94*

County Overview

With a total area of 687 square miles, Boone County has 5,352 residents, per the Census Bureau Quick Facts for 2017, a 3% population decline from the 2010 U.S. Census. Reports indicate that 78% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$105,011 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boone County are located in and around Albion, the county seat. Per the latest information available from the U.S. Census Bureau, there are 203 employer establishments with total employment of 1,471 people, for 3% employment growth from the last year.



NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
ALBION	1,799	1,658	-7.8%
CEDAR RAPIDS	407	382	-6.1%
PETERSBURG	374	333	-11.0%
PRIMROSE	69	61	-11.6%
ST EDWARD	796	705	-11.4%

The majority of Boone County's valuation base comes from agricultural land. A mix of irrigated and grass land makes up the majority of the land in the county. Boone County is included in both the Lower Loup and Lower Platte North Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Boone County ranks fifth in rye for grain. In value of sales by commodity group, Boone County ranks third in hogs and pigs (USDA AgCensus).

The ethanol plant located in Albion is another contributory factor to the economy.

2019 Residential Correlation for Boone County

Assessment Actions

Annually the county assessor conducts a market analysis that includes the qualified residential sales that occurred during the current study period October 1, 2016 through September 30, 2018. In preparing for the 2019 assessment period, sales and questionnaires were reviewed for qualification in the sales file and some interviews were conducted. The valuation groups were reviewed for statistical compliance resulting in the following changes per Valuation Groups 1, 2, 3, and 6.

A completed reappraisal was finished in the rural villages and the acreages for 2019. The market analysis completed by the county assessor concluded that various adjustments were needed to various ages of homes, including the quality, and condition ranging from 10% to 20% in Albion and Petersburg. Adjustments were made to Cedar Rapids based on age, quality, and condition. Lot values were reviewed in all towns. The town of St. Edward received no adjustments for 2019.

Assessment Practice Review

Annually a review of the assessment practices is completed to establish the practices within the county, result in uniform and proportionate valuation of all property classes.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to assure the county is submitting all sales. The Form 521 has been submitted accurately and the supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and if the non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. Review of the sales file indicates good documentation and a reasonable percentage of qualified sales are in the sales file.

The valuation groups were reviewed, the review confirms that they are defined by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The county is in compliance with the six-year inspection and review requirement. The costing information is 2014 and depreciation analysis was completed with the inspection and review process.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not currently have a formal written methodology.

2019 Residential Correlation for Boone County

Description of Analysis

There are six valuation groups for the residential class of property. These groups represent the assessor locations in the county.

Valuation Group	Description
1	Albion
2	Cedar Rapids
3	Petersburg
5	St. Edward
6	Acreage
7	Rural Villages

The six residential valuation groups identified are reflective of the economic areas in the county and are represented in the statistical profile. There are 109 sales representing all of the valuation groups. Analyses of these sales was completed to determine if the overall statistical profile is reliable for measurement purposes.

An analysis of the sample shows that all measures of central tendency are within the acceptable range for the residential class. The Coefficient of Dispersion (COD) and the Price Related Differential (PRD) are considered reasonable. Analysis of each of the valuation groups with an adequate sample are within the acceptable range. A review of the 2019 County Abstract of Assessment for Real Property, Form 45 affirms the assessment actions.

2019 Residential Correlation for Boone County

Equalization and Quality of Assessment

The assessment practices have been reviewed and the statistical profile indicates all the valuation groups with an adequate number of sales are within the acceptable level of value range.

The residential class of property in the county has been determined to comply with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	58	95.05	100.72	96.23	19.37	104.67
2	7	96.50	97.47	91.77	06.57	106.21
3	7	93.73	97.04	94.62	13.28	102.56
5	27	97.58	104.76	95.80	23.94	109.35
6	9	97.63	91.41	91.56	09.53	99.84
7	1	92.47	92.47	92.47	00.00	100.00
____ALL____	109	95.67	100.43	95.25	18.49	105.44

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Boone County is 96%.

2019 Commercial Correlation for Boone County

Assessment Actions

Annually the county assessor conducts a market analysis that includes the qualified sales that occurred during the current study period of October 1, 2015 through September 30, 2018. In preparing for the 2019 assessment period, sales and questionnaires were reviewed and some interviews were conducted. The valuation groups were reviewed for statistical compliance. Minimal changes were made in the commercial class. The pick-up work was completed for the commercial class.

Assessment Practice Review

Assessment practices are reviewed for all counties annually to establish that the practices within the county result in the uniform and proportionate valuation of all property classes.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to assure the county is submitting all sales. The Form 521 has been submitted accurately and the supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

The valuation groups were reviewed, the county has five valuation groups for the commercial class. The review confirms that the valuation groups are defined by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done in each of the valuation groups. Boone County has been on schedule with the six-year inspection and review for the commercial class of property. The cost tables are 2011, but the county completed a reappraisal of the commercial class in 2018.

The county assessor believes that the assessment process can be explained to a taxpayer, however, does not currently have a formal written methodology.

2019 Commercial Correlation for Boone County

Description of Analysis

The county has defined five valuation groups for the commercial class. These groups represent the assessor locations, which are defined by the towns within the county as shown below.

Valuation Group	Description
1	Albion
2	Cedar Rapids
3	Petersburg
5	St. Edward
6	Rural Villages

There are 15 sales in the sales file representing all the defined valuation groups. The valuation group with the most sales is Albion the median 98% and the mean and weighted mean are far from the median. The overall COD and PRD are also extreme. In this sample there are small dollar sales as well as a sale over one million dollars responsible for the extreme COD and PRD.

SALE PRICE *		COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE							
___ Low \$ Ranges ___							
Less Than	5,000	2	111.08	111.08	119.73	42.38	92.78
Less Than	15,000	4	130.76	138.13	146.50	41.64	94.29
Less Than	30,000	7	119.30	138.81	133.99	42.91	103.60
___ Ranges Excl. Low \$ ___							
Greater Than	4,999	13	100.26	110.03	65.27	32.34	168.58
Greater Than	14,999	11	96.04	100.01	64.69	27.21	154.60
Greater Than	29,999	8	94.61	85.12	63.25	16.34	134.58
___ Incremental Ranges ___							
0	TO 4,999	2	111.08	111.08	119.73	42.38	92.78
5,000	TO 14,999	2	165.18	165.18	159.19	37.43	103.76
15,000	TO 29,999	3	119.30	139.71	128.79	39.26	108.48
30,000	TO 59,999	1	96.04	96.04	96.04	00.00	100.00
60,000	TO 99,999	2	98.61	98.61	98.80	05.52	99.81
100,000	TO 149,999	3	100.26	91.86	91.53	09.53	100.36
150,000	TO 249,999						
250,000	TO 499,999						
500,000	TO 999,999	1	61.28	61.28	61.28	00.00	100.00
1,000,000	+	1	50.84	50.84	50.84	00.00	100.00
___ ALL ___		15	100.26	110.17	65.42	34.29	168.40

The comparison of the value from the 2019 Certificate of Taxes Levied (CTL), Form 45 to the Abstract of Assessment indicates a decrease in value excluding growth, which is supportive of the assessment actions in the county.

2019 Commercial Correlation for Boone County

Equalization and Quality of Assessment

The review of the assessment actions and the decline in the sold parcels is a good indication that the statistical profile is less than reliable. The assessment actions in past years included a reappraisal of the commercial class for 2018. Little movement in the property sales or the valuation of the county assessor support a stable market.

The quality of assessment of the commercial class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	6	98.15	87.98	60.28	14.84	145.95
2	4	161.08	153.29	121.47	43.64	126.20
3	1	158.16	158.16	158.16	00.00	100.00
5	3	93.17	91.25	66.99	20.76	136.21
6	1	79.66	79.66	79.66	00.00	100.00
____ALL____	15	100.26	110.17	65.42	34.29	168.40

Level of Value

Based on analysis of all available information, Boone County has achieved the statutory level of value of 100% for the commercial class of real property.

2019 Agricultural Correlation for Boone County

Assessment Actions

Annually the county conducts a market analysis that includes the qualified sales that occurred during the current study period of October 1, 2015 to September 30, 2018.

In preparing for the 2019 assessment period, sales and questionnaires were reviewed and some interviews were conducted.

The market analysis for the 2019 assessment year indicated that the market is stable and no changes were made to the land values. The pick-up work was completed for the agricultural class of property.

Assessment Practice Review

Annually a review of the assessment practices is conducted for the county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of each class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to assure the county is submitting all sales. The Form 521 has been submitted accurately and the supplemental data was submitted accurately and timely. An audit of the county's Assessed Value Update (AVU) records showed no errors.

The sales verification process was also reviewed to determine if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. A review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

Review of the market areas determined that they are essential to the market in the county. The process to review the agricultural land values and land use was verified along with the assessment of improvements. The review concluded the six-year inspection and review cycle are current and up to date.

The county assessor believes that the assessment process can be explained to the taxpayer, however, does not have a current formal written methodology.

Description of Analysis

Boone County is divided into two market areas. The largest, area contains approximately 87% of the acres in the county. Market Area 1 is approximately 54% irrigated, 25% dry, and grass represents about 21%. Comparison of the values is reasonable compared to the surrounding counties of Antelope, Greeley, Nance, Platte and Madison. Market Area 2 is located in the northwestern corner of the county and blends with Wheeler and Antelope county sand soils. In the

2019 Agricultural Correlation for Boone County

area, 70% is defined as grass; the rest is irrigated land, and dryland with very limited sales occurring in this area.

A review of the statistics with sufficient sales, along with all other information, and the assessment practices suggest that the assessments within the county are valued within the acceptable parameters. A comparison of the Boone County values with adjoining counties indicates the value are reasonably comparable.

Equalization and Quality of Assessment

Agricultural homes and rural residential acreages have all been valued the same using the same depreciation and costing. The quality of the assessment of agricultural land in Boone County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	26	68.82	72.76	72.32	10.33	100.61
1	24	69.78	73.41	72.88	10.56	100.73
2	2	64.95	64.95	65.01	02.60	99.91
<u>Dry</u>						
County	6	71.03	73.11	71.48	07.43	102.28
1	6	71.03	73.11	71.48	07.43	102.28
<u>Grass</u>						
County	6	53.97	53.43	53.58	20.97	99.72
1	5	56.67	57.27	56.28	16.06	101.76
2	1	34.26	34.26	34.26	00.00	100.00
<u>ALL</u>	48	69.78	71.16	71.50	13.90	99.52

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Boone County is 70%.

2019 Opinions of the Property Tax Administrator for Boone County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). 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	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal techniques.	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 5th day of April, 2019.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Boone County

Residential Real Property - Current

Number of Sales	109	Median	95.67
Total Sales Price	\$13,231,555	Mean	100.43
Total Adj. Sales Price	\$13,231,555	Wgt. Mean	95.25
Total Assessed Value	\$12,603,715	Average Assessed Value of the Base	\$85,478
Avg. Adj. Sales Price	\$121,390	Avg. Assessed Value	\$115,630

Confidence Interval - Current

95% Median C.I	93.69 to 98.96
95% Wgt. Mean C.I	91.10 to 99.41
95% Mean C.I	94.38 to 106.48
% of Value of the Class of all Real Property Value in the County	9.39
% of Records Sold in the Study Period	4.34
% of Value Sold in the Study Period	5.87

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	129	97	96.76
2017	113	97	97.37
2016	101	94	94.16
2015	108	92	92.42

2019 Commission Summary for Boone County

Commercial Real Property - Current

Number of Sales	15	Median	100.26
Total Sales Price	\$2,536,856	Mean	110.17
Total Adj. Sales Price	\$2,536,856	Wgt. Mean	65.42
Total Assessed Value	\$1,659,720	Average Assessed Value of the Base	\$254,141
Avg. Adj. Sales Price	\$169,124	Avg. Assessed Value	\$110,648

Confidence Interval - Current

95% Median C.I	73.33 to 119.30
95% Wgt. Mean C.I	46.66 to 84.18
95% Mean C.I	80.86 to 139.48
% of Value of the Class of all Real Property Value in the County	5.06
% of Records Sold in the Study Period	3.30
% of Value Sold in the Study Period	1.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	26	100	100.96
2017	20	100	77.06
2016	21	100	93.56
2015	21	100	95.53

06 Boone
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 109
 Total Sales Price : 13,231,555
 Total Adj. Sales Price : 13,231,555
 Total Assessed Value : 12,603,715
 Avg. Adj. Sales Price : 121,390
 Avg. Assessed Value : 115,630

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 100
 COD : 18.49
 PRD : 105.44

COV : 32.11
 STD : 32.25
 Avg. Abs. Dev : 17.69
 MAX Sales Ratio : 276.14
 MIN Sales Ratio : 40.20

95% Median C.I. : 93.69 to 98.96
 95% Wgt. Mean C.I. : 91.10 to 99.41
 95% Mean C.I. : 94.38 to 106.48

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	8	100.95	118.20	107.16	22.39	110.30	93.89	233.33	93.89 to 233.33	112,888	120,972
01-JAN-17 To 31-MAR-17	15	98.44	104.24	91.75	26.11	113.61	66.71	234.40	75.73 to 121.00	111,423	102,233
01-APR-17 To 30-JUN-17	22	97.77	97.60	96.47	08.38	101.17	79.33	117.02	91.33 to 103.13	128,141	123,611
01-JUL-17 To 30-SEP-17	10	97.28	96.25	96.66	11.79	99.58	61.51	116.13	87.62 to 115.56	107,400	103,809
01-OCT-17 To 31-DEC-17	8	95.02	95.13	96.58	20.47	98.50	66.18	139.22	66.18 to 139.22	185,094	178,763
01-JAN-18 To 31-MAR-18	19	97.60	112.67	102.59	24.03	109.83	75.58	276.14	93.69 to 102.18	90,053	92,387
01-APR-18 To 30-JUN-18	17	91.00	83.34	84.27	16.26	98.90	40.20	115.47	71.34 to 95.29	149,721	126,163
01-JUL-18 To 30-SEP-18	10	89.42	100.94	98.80	16.72	102.17	78.00	149.81	86.15 to 142.60	102,700	101,466
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	55	98.43	102.16	96.77	15.95	105.57	61.51	234.40	94.38 to 102.70	117,592	113,797
01-OCT-17 To 30-SEP-18	54	93.71	98.66	93.80	20.62	105.18	40.20	276.14	89.43 to 97.60	125,259	117,498
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	55	97.96	98.81	95.40	15.53	103.57	61.51	234.40	91.33 to 102.53	128,095	122,203
<u>ALL</u>	109	95.67	100.43	95.25	18.49	105.44	40.20	276.14	93.69 to 98.96	121,390	115,630

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	58	95.05	100.72	96.23	19.37	104.67	41.66	276.14	91.00 to 99.48	147,763	142,195
2	7	96.50	97.47	91.77	06.57	106.21	83.95	116.13	83.95 to 116.13	55,357	50,799
3	7	93.73	97.04	94.62	13.28	102.56	73.02	117.02	73.02 to 117.02	121,821	115,266
5	27	97.58	104.76	95.80	23.94	109.35	40.20	234.40	88.20 to 112.43	52,832	50,615
6	9	97.63	91.41	91.56	09.53	99.84	66.18	104.36	71.71 to 103.62	208,622	191,019
7	1	92.47	92.47	92.47	00.00	100.00	92.47	92.47	N/A	117,000	108,190
<u>ALL</u>	109	95.67	100.43	95.25	18.49	105.44	40.20	276.14	93.69 to 98.96	121,390	115,630

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	109	95.67	100.43	95.25	18.49	105.44	40.20	276.14	93.69 to 98.96	121,390	115,630
06											
07											
<u>ALL</u>	109	95.67	100.43	95.25	18.49	105.44	40.20	276.14	93.69 to 98.96	121,390	115,630

06 Boone
RESIDENTIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 109
 Total Sales Price : 13,231,555
 Total Adj. Sales Price : 13,231,555
 Total Assessed Value : 12,603,715
 Avg. Adj. Sales Price : 121,390
 Avg. Assessed Value : 115,630

MEDIAN : 96
 WGT. MEAN : 95
 MEAN : 100
 COD : 18.49
 PRD : 105.44

COV : 32.11
 STD : 32.25
 Avg. Abs. Dev : 17.69
 MAX Sales Ratio : 276.14
 MIN Sales Ratio : 40.20

95% Median C.I. : 93.69 to 98.96
 95% Wgt. Mean C.I. : 91.10 to 99.41
 95% Mean C.I. : 94.38 to 106.48

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	234.40	234.40	234.40	00.00	100.00	234.40	234.40	N/A	3,750	8,790
Less Than 15,000	9	115.33	128.05	118.99	26.79	107.61	75.58	234.40	95.00 to 181.19	8,873	10,558
Less Than 30,000	15	101.34	112.91	100.21	28.55	112.67	40.20	234.40	91.33 to 125.86	15,024	15,056
Ranges Excl. Low \$											
Greater Than 4,999	108	95.56	99.19	95.22	17.34	104.17	40.20	276.14	93.69 to 98.63	122,480	116,620
Greater Than 14,999	100	95.19	97.94	95.11	16.75	102.98	40.20	276.14	91.33 to 98.44	131,517	125,087
Greater Than 29,999	94	95.19	98.44	95.17	16.56	103.44	41.66	276.14	91.18 to 98.63	138,364	131,680
Incremental Ranges											
0 TO 4,999	1	234.40	234.40	234.40	00.00	100.00	234.40	234.40	N/A	3,750	8,790
5,000 TO 14,999	8	113.88	114.75	113.30	17.46	101.28	75.58	181.19	75.58 to 181.19	9,513	10,779
15,000 TO 29,999	6	94.46	90.19	89.91	19.81	100.31	40.20	127.79	40.20 to 127.79	24,250	21,803
30,000 TO 59,999	16	100.92	121.31	120.90	34.23	100.34	61.51	276.14	91.18 to 142.60	43,156	52,177
60,000 TO 99,999	16	95.27	92.45	91.98	11.70	100.51	71.34	121.00	77.40 to 102.18	81,672	75,120
100,000 TO 149,999	23	92.47	96.65	96.53	12.32	100.12	76.93	149.81	88.27 to 99.08	120,500	116,313
150,000 TO 249,999	29	94.16	92.74	93.38	13.63	99.31	66.18	139.22	83.43 to 102.15	184,214	172,027
250,000 TO 499,999	10	96.87	92.07	92.47	09.47	99.57	41.66	104.36	89.45 to 102.53	289,525	267,715
500,000 TO 999,999											
1,000,000 +											
ALL	109	95.67	100.43	95.25	18.49	105.44	40.20	276.14	93.69 to 98.96	121,390	115,630

06 Boone
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 15
Total Sales Price : 2,536,856
Total Adj. Sales Price : 2,536,856
Total Assessed Value : 1,659,720
Avg. Adj. Sales Price : 169,124
Avg. Assessed Value : 110,648

MEDIAN : 100
WGT. MEAN : 65
MEAN : 110
COD : 34.29
PRD : 168.40

COV : 48.03
STD : 52.92
Avg. Abs. Dev : 34.38
MAX Sales Ratio : 227.00
MIN Sales Ratio : 50.84

95% Median C.I. : 73.33 to 119.30
95% Wgt. Mean C.I. : 46.66 to 84.18
95% Mean C.I. : 80.86 to 139.48

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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>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	1	158.16	158.16	158.16	00.00	100.00	158.16	158.16	N/A	4,350	6,880	
01-JAN-16 To 31-MAR-16	1	73.33	73.33	73.33	00.00	100.00	73.33	73.33	N/A	125,001	91,660	
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16	1	93.17	93.17	93.17	00.00	100.00	93.17	93.17	N/A	84,500	78,725	
01-OCT-16 To 31-DEC-16	1	227.00	227.00	227.00	00.00	100.00	227.00	227.00	N/A	7,000	15,890	
01-JAN-17 To 31-MAR-17												
01-APR-17 To 30-JUN-17	4	103.01	105.34	102.83	06.15	102.44	96.04	119.30	N/A	62,564	64,331	
01-JUL-17 To 30-SEP-17	2	82.32	82.32	61.95	25.56	132.88	61.28	103.35	N/A	266,750	165,250	
01-OCT-17 To 31-DEC-17												
01-JAN-18 To 31-MAR-18	3	79.66	76.92	55.72	20.68	138.05	50.84	100.26	N/A	504,750	281,265	
01-APR-18 To 30-JUN-18	2	142.09	142.09	194.14	54.96	73.19	64.00	220.17	N/A	9,000	17,473	
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	3	93.17	108.22	82.89	30.35	130.56	73.33	158.16	N/A	71,284	59,088	
01-OCT-16 To 30-SEP-17	7	103.35	116.14	76.35	26.41	152.12	61.28	227.00	61.28 to 227.00	112,965	86,245	
01-OCT-17 To 30-SEP-18	5	79.66	102.99	57.35	51.62	179.58	50.84	220.17	N/A	306,450	175,748	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	3	93.17	131.17	86.04	54.97	152.45	73.33	227.00	N/A	72,167	62,092	
01-JAN-17 To 31-DEC-17	6	102.67	97.67	75.00	10.94	130.23	61.28	119.30	61.28 to 119.30	130,626	97,971	
<u>ALL</u>	15	100.26	110.17	65.42	34.29	168.40	50.84	227.00	73.33 to 119.30	169,124	110,648	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	6	98.15	87.98	60.28	14.84	145.95	50.84	104.04	50.84 to 104.04	292,168	176,113	
2	4	161.08	153.29	121.47	43.64	126.20	64.00	227.00	N/A	32,500	39,478	
3	1	158.16	158.16	158.16	00.00	100.00	158.16	158.16	N/A	4,350	6,880	
5	3	93.17	91.25	66.99	20.76	136.21	61.28	119.30	N/A	208,167	139,445	
6	1	79.66	79.66	79.66	00.00	100.00	79.66	79.66	N/A	25,000	19,915	
<u>ALL</u>	15	100.26	110.17	65.42	34.29	168.40	50.84	227.00	73.33 to 119.30	169,124	110,648	

06 Boone
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 15
 Total Sales Price : 2,536,856
 Total Adj. Sales Price : 2,536,856
 Total Assessed Value : 1,659,720
 Avg. Adj. Sales Price : 169,124
 Avg. Assessed Value : 110,648

MEDIAN : 100
 WGT. MEAN : 65
 MEAN : 110
 COD : 34.29
 PRD : 168.40

COV : 48.03
 STD : 52.92
 Avg. Abs. Dev : 34.38
 MAX Sales Ratio : 227.00
 MIN Sales Ratio : 50.84

95% Median C.I. : 73.33 to 119.30
 95% Wgt. Mean C.I. : 46.66 to 84.18
 95% Mean C.I. : 80.86 to 139.48

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	15	100.26	110.17	65.42	34.29	168.40	50.84	227.00	73.33 to 119.30	169,124	110,648
04											
<u>ALL</u>	15	100.26	110.17	65.42	34.29	168.40	50.84	227.00	73.33 to 119.30	169,124	110,648

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	2	111.08	111.08	119.73	42.38	92.78	64.00	158.16	N/A	3,675	4,400
Less Than 15,000	4	130.76	138.13	146.50	41.64	94.29	64.00	227.00	N/A	5,713	8,369
Less Than 30,000	7	119.30	138.81	133.99	42.91	103.60	64.00	227.00	64.00 to 227.00	11,121	14,901
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	13	100.26	110.03	65.27	32.34	168.58	50.84	227.00	73.33 to 119.30	194,577	126,994
Greater Than 14,999	11	96.04	100.01	64.69	27.21	154.60	50.84	220.17	61.28 to 119.30	228,546	147,840
Greater Than 29,999	8	94.61	85.12	63.25	16.34	134.58	50.84	104.04	50.84 to 104.04	307,376	194,426
<u>Incremental Ranges</u>											
0 TO 4,999	2	111.08	111.08	119.73	42.38	92.78	64.00	158.16	N/A	3,675	4,400
5,000 TO 14,999	2	165.18	165.18	159.19	37.43	103.76	103.35	227.00	N/A	7,750	12,338
15,000 TO 29,999	3	119.30	139.71	128.79	39.26	108.48	79.66	220.17	N/A	18,333	23,612
30,000 TO 59,999	1	96.04	96.04	96.04	00.00	100.00	96.04	96.04	N/A	39,520	37,955
60,000 TO 99,999	2	98.61	98.61	98.80	05.52	99.81	93.17	104.04	N/A	87,618	86,563
100,000 TO 149,999	3	100.26	91.86	91.53	09.53	100.36	73.33	101.98	N/A	121,667	111,360
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999	1	61.28	61.28	61.28	00.00	100.00	61.28	61.28	N/A	525,000	321,715
1,000,000 +	1	50.84	50.84	50.84	00.00	100.00	50.84	50.84	N/A	1,354,250	688,535
<u>ALL</u>	15	100.26	110.17	65.42	34.29	168.40	50.84	227.00	73.33 to 119.30	169,124	110,648

06 Boone
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 15
 Total Sales Price : 2,536,856
 Total Adj. Sales Price : 2,536,856
 Total Assessed Value : 1,659,720
 Avg. Adj. Sales Price : 169,124
 Avg. Assessed Value : 110,648

MEDIAN : 100
 WGT. MEAN : 65
 MEAN : 110
 COD : 34.29
 PRD : 168.40

COV : 48.03
 STD : 52.92
 Avg. Abs. Dev : 34.38
 MAX Sales Ratio : 227.00
 MIN Sales Ratio : 50.84

95% Median C.I. : 73.33 to 119.30
 95% Wgt. Mean C.I. : 46.66 to 84.18
 95% Mean C.I. : 80.86 to 139.48

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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
150	1	220.17	220.17	220.17	00.00	100.00	220.17	220.17	N/A	15,000	33,025
319	1	50.84	50.84	50.84	00.00	100.00	50.84	50.84	N/A	1,354,250	688,535
344	1	100.26	100.26	100.26	00.00	100.00	100.26	100.26	N/A	135,000	135,345
352	1	101.98	101.98	101.98	00.00	100.00	101.98	101.98	N/A	105,000	107,075
353	2	88.69	88.69	86.24	17.32	102.84	73.33	104.04	N/A	107,868	93,030
384	1	158.16	158.16	158.16	00.00	100.00	158.16	158.16	N/A	4,350	6,880
386	1	93.17	93.17	93.17	00.00	100.00	93.17	93.17	N/A	84,500	78,725
406	6	99.70	114.89	104.43	35.10	110.02	64.00	227.00	64.00 to 227.00	16,337	17,060
493	1	61.28	61.28	61.28	00.00	100.00	61.28	61.28	N/A	525,000	321,715
<u>ALL</u>	15	100.26	110.17	65.42	34.29	168.40	50.84	227.00	73.33 to 119.30	169,124	110,648

06 Boone
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 48
Total Sales Price : 38,438,710
Total Adj. Sales Price : 38,438,710
Total Assessed Value : 27,485,120
Avg. Adj. Sales Price : 800,806
Avg. Assessed Value : 572,607

MEDIAN : 70
WGT. MEAN : 72
MEAN : 71
COD : 13.90
PRD : 99.52

COV : 19.69
STD : 14.01
Avg. Abs. Dev : 09.70
MAX Sales Ratio : 113.36
MIN Sales Ratio : 34.26

95% Median C.I. : 67.37 to 73.44
95% Wgt. Mean C.I. : 68.22 to 74.79
95% Mean C.I. : 67.20 to 75.12

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	1	70.63	70.63	70.63	00.00	100.00	70.63	70.63	N/A	812,500	573,855
01-JAN-16 To 31-MAR-16	9	67.85	66.70	67.05	05.35	99.48	58.08	74.74	58.84 to 70.62	1,067,473	715,758
01-APR-16 To 30-JUN-16	5	67.96	66.53	65.49	08.11	101.59	51.26	73.44	N/A	609,987	399,502
01-JUL-16 To 30-SEP-16	4	64.05	59.68	68.09	22.20	87.65	34.26	76.38	N/A	665,000	452,815
01-OCT-16 To 31-DEC-16	4	73.12	78.52	77.07	12.45	101.88	67.34	100.50	N/A	899,801	693,513
01-JAN-17 To 31-MAR-17	5	75.31	73.32	78.56	16.80	93.33	40.83	95.78	N/A	822,136	645,864
01-APR-17 To 30-JUN-17	3	77.16	77.30	76.98	10.28	100.42	65.48	89.27	N/A	445,917	343,272
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	4	74.62	80.35	77.64	23.12	103.49	58.82	113.36	N/A	667,509	518,234
01-JAN-18 To 31-MAR-18	11	67.37	69.29	69.02	11.01	100.39	50.22	89.73	60.41 to 81.14	842,046	581,215
01-APR-18 To 30-JUN-18	1	91.09	91.09	91.09	00.00	100.00	91.09	91.09	N/A	332,000	302,405
01-JUL-18 To 30-SEP-18	1	86.15	86.15	86.15	00.00	100.00	86.15	86.15	N/A	996,840	858,785
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	19	67.96	65.39	67.11	09.28	97.44	34.26	76.38	58.84 to 71.42	848,931	569,708
01-OCT-16 To 30-SEP-17	12	75.02	76.05	77.74	14.05	97.83	40.83	100.50	67.34 to 89.27	753,970	586,099
01-OCT-17 To 30-SEP-18	17	68.93	74.17	72.60	16.35	102.16	50.22	113.36	63.26 to 86.15	780,082	566,323
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	22	68.24	67.53	68.85	10.71	98.08	34.26	100.50	65.51 to 72.68	859,836	592,029
01-JAN-17 To 31-DEC-17	12	76.24	76.66	78.00	17.26	98.28	40.83	113.36	65.48 to 89.27	676,539	527,673
<u>ALL</u>	48	69.78	71.16	71.50	13.90	99.52	34.26	113.36	67.37 to 73.44	800,806	572,607

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	45	70.63	72.26	72.13	13.14	100.18	40.83	113.36	67.46 to 74.73	807,345	582,375
2	3	63.26	54.72	60.63	17.06	90.25	34.26	66.63	N/A	702,731	426,088
<u>ALL</u>	48	69.78	71.16	71.50	13.90	99.52	34.26	113.36	67.37 to 73.44	800,806	572,607

06 Boone
AGRICULTURAL LAND

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 48
 Total Sales Price : 38,438,710
 Total Adj. Sales Price : 38,438,710
 Total Assessed Value : 27,485,120
 Avg. Adj. Sales Price : 800,806
 Avg. Assessed Value : 572,607

MEDIAN : 70
 WGT. MEAN : 72
 MEAN : 71
 COD : 13.90
 PRD : 99.52

COV : 19.69
 STD : 14.01
 Avg. Abs. Dev : 09.70
 MAX Sales Ratio : 113.36
 MIN Sales Ratio : 34.26

95% Median C.I. : 67.37 to 73.44
 95% Wgt. Mean C.I. : 68.22 to 74.79
 95% Mean C.I. : 67.20 to 75.12

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	9	73.20	75.75	75.54	13.39	100.28	58.84	95.78	66.09 to 89.27	758,357	572,839
1	9	73.20	75.75	75.54	13.39	100.28	58.84	95.78	66.09 to 89.27	758,357	572,839
_____Dry_____											
County	5	70.63	73.20	71.32	08.40	102.64	65.48	91.09	N/A	676,900	482,765
1	5	70.63	73.20	71.32	08.40	102.64	65.48	91.09	N/A	676,900	482,765
_____Grass_____											
County	6	53.97	53.43	53.58	20.97	99.72	34.26	77.16	34.26 to 77.16	407,006	218,054
1	5	56.67	57.27	56.28	16.06	101.76	40.83	77.16	N/A	428,407	241,112
2	1	34.26	34.26	34.26	00.00	100.00	34.26	34.26	N/A	300,000	102,765
_____ALL_____	48	69.78	71.16	71.50	13.90	99.52	34.26	113.36	67.37 to 73.44	800,806	572,607

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	26	68.82	72.76	72.32	10.33	100.61	58.08	95.78	67.34 to 75.31	978,931	708,011
1	24	69.78	73.41	72.88	10.56	100.73	58.08	95.78	67.37 to 76.38	985,167	718,033
2	2	64.95	64.95	65.01	02.60	99.91	63.26	66.63	N/A	904,097	587,750
_____Dry_____											
County	6	71.03	73.11	71.48	07.43	102.28	65.48	91.09	65.48 to 91.09	636,583	454,999
1	6	71.03	73.11	71.48	07.43	102.28	65.48	91.09	65.48 to 91.09	636,583	454,999
_____Grass_____											
County	6	53.97	53.43	53.58	20.97	99.72	34.26	77.16	34.26 to 77.16	407,006	218,054
1	5	56.67	57.27	56.28	16.06	101.76	40.83	77.16	N/A	428,407	241,112
2	1	34.26	34.26	34.26	00.00	100.00	34.26	34.26	N/A	300,000	102,765
_____ALL_____	48	69.78	71.16	71.50	13.90	99.52	34.26	113.36	67.37 to 73.44	800,806	572,607

Boone County 2019 Average Acre Value Comparison

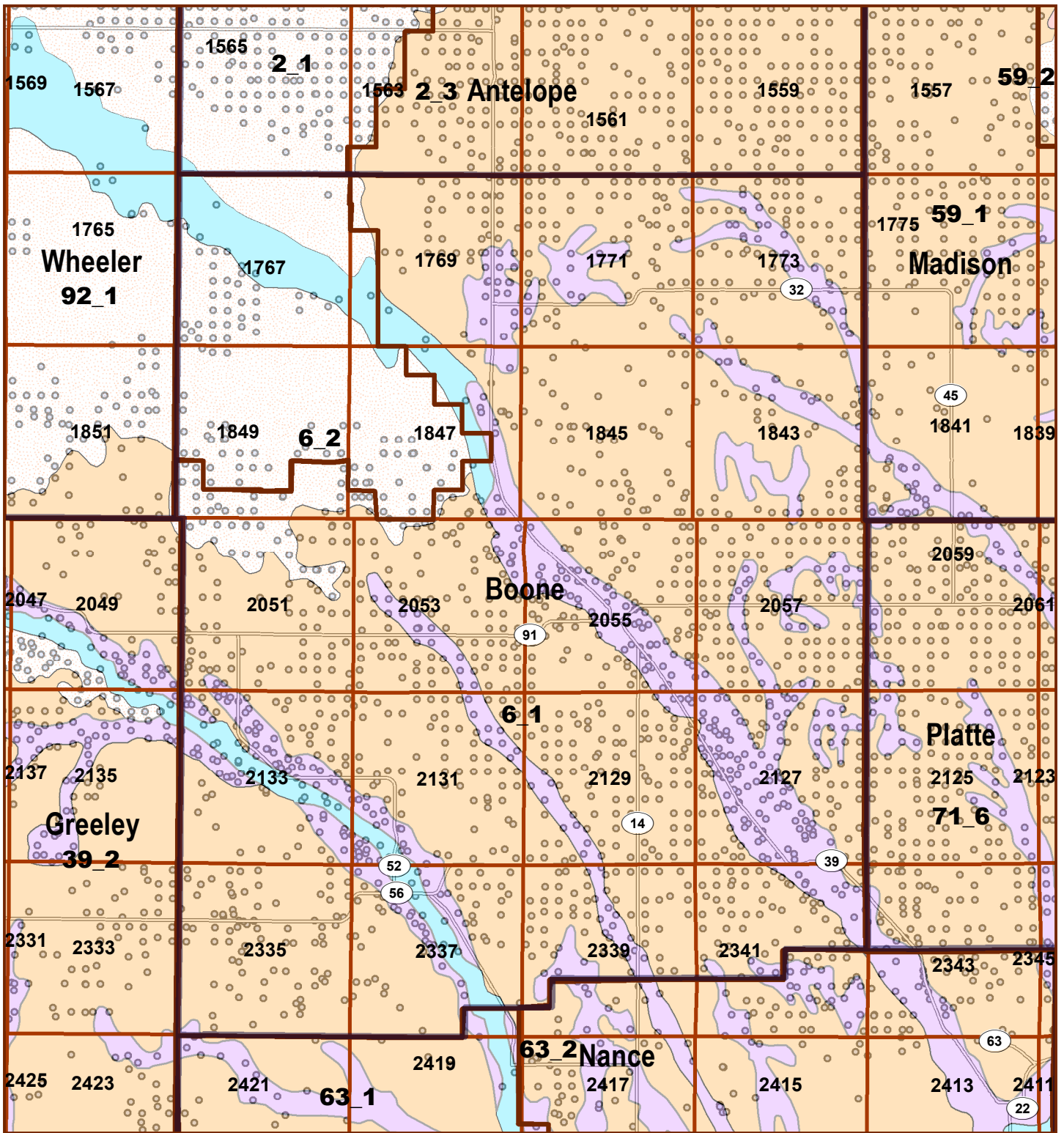
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	6045	6045	6000	6006	5934	5947	5848	5848	5955
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4465
Nance	1	5156	5150	5142	5128	5065	5058	5033	5032	5105
Nance	2	5500	5450	5450	5425	5425	5375	5375	5325	5429
Madison	1	6954	6613	6173	5867	5536	5313	4296	3575	5929
Platte	6	8669	8150	7378	6957	6680	6260	5840	5210	7213
Boone	2	5805	5596	4542	4857	4565	4507	4551	4421	4607
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264
Antelope	1	4725	4725	4700	4600	4550	4550	3700	3430	4428

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	4479
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2299
Nance	1	2673	2675	2647	2618	2618	2558	2500	2450	2588
Nance	2	4100	4053	4050	4050	3977	3951	3906	3901	3999
Madison	1	5858	5690	5294	5011	4715	4491	3492	2675	5001
Platte	6	7296	6950	6298	6048	5800	5249	4350	3300	5911
Boone	2	1410	2291	1367	1423	1307	1161	1128	1101	1294
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1358
Antelope	1	3150	3050	2765	2765	2450	2450	1860	1530	2527















County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1855	1855	1846	1841	1842	1841	1545	1518	1677
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1275
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1415
Nance	2	1776	1747	1727	1696	1670	1631	1600	1590	1629
Madison	1	2250	2150	2050	2000	1896	1875	1548	1396	1845
Platte	6	1593	1600	1492	1507	1450	1447	1375	1360	1446
Boone	2	1322	1206	1140	985	957	862	868	861	872
Wheeler	1	1375	1295	1220	1150	1070	999	970	878	930
Antelope	1	1400	1375	1375	1375	1375	1375	1250	1190	1281

County	Mkt Area	CRP	TIMBER	WASTE
Boone	1	2359	680	500
Greeley	2	1312	n/a	n/a
Nance	1	1603	1300	221
Nance	2	2000	1600	182
Madison	1	3442	733	150
Platte	6	3439	1318	100
Boone	2	1170	370	95
Wheeler	1	1470	n/a	442
Antelope	1	1650	500	176

Source: 2019 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.



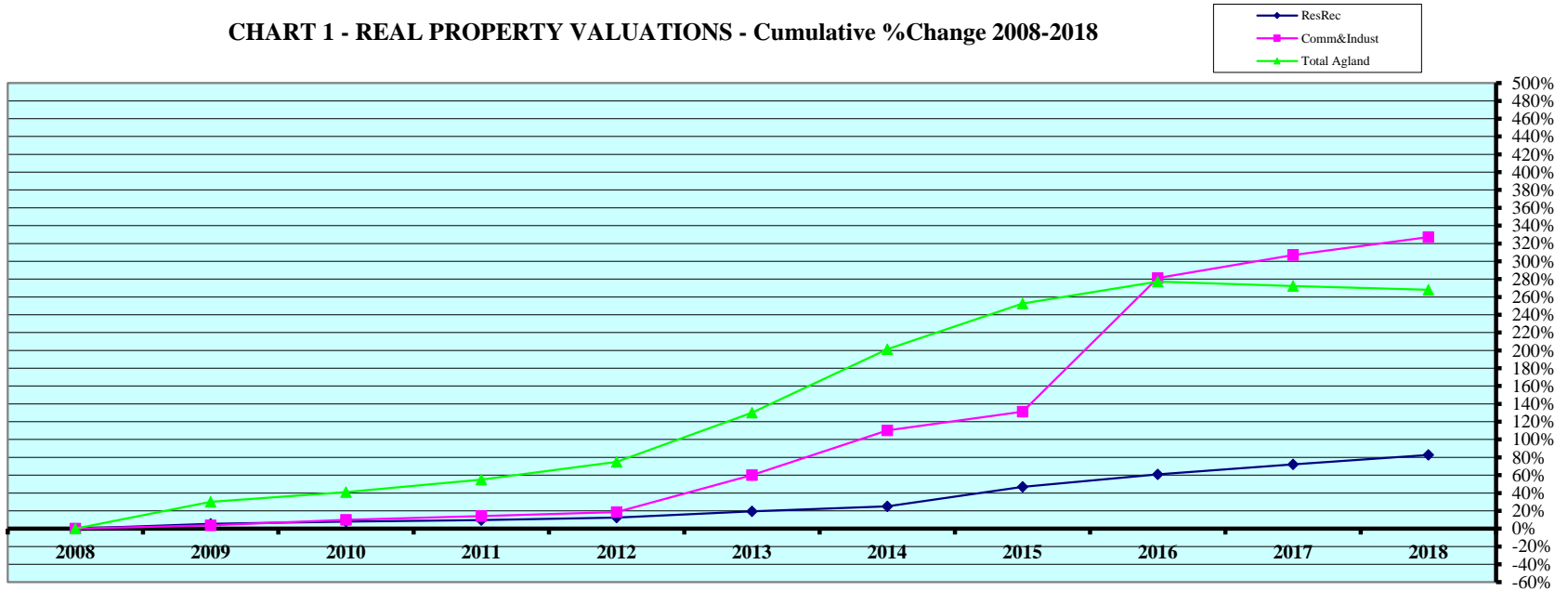
Legend

-  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
-  Major Roads
-  Irrigation Wells

Boone County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018



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
2008	110,498,815	--	--	--	26,906,385	--	--	--	486,862,505	--	--	--
2009	116,403,445	5,904,630	5.34%	5.34%	27,876,700	970,315	3.61%	3.61%	632,694,785	145,832,280	29.95%	29.95%
2010	119,333,240	2,929,795	2.52%	8.00%	29,538,295	1,661,595	5.96%	9.78%	686,720,525	54,025,740	8.54%	41.05%
2011	121,010,290	1,677,050	1.41%	9.51%	30,687,055	1,148,760	3.89%	14.05%	754,092,385	67,371,860	9.81%	54.89%
2012	124,302,366	3,292,076	2.72%	12.49%	31,936,521	1,249,466	4.07%	18.69%	851,336,950	97,244,565	12.90%	74.86%
2013	131,975,785	7,673,419	6.17%	19.44%	43,057,185	11,120,664	34.82%	60.03%	1,120,852,365	269,515,415	31.66%	130.22%
2014	138,158,565	6,182,780	4.68%	25.03%	56,529,485	13,472,300	31.29%	110.10%	1,467,057,630	346,205,265	30.89%	201.33%
2015	162,159,920	24,001,355	17.37%	46.75%	62,195,115	5,665,630	10.02%	131.15%	1,717,265,890	250,208,260	17.06%	252.72%
2016	177,832,220	15,672,300	9.66%	60.94%	102,555,460	40,360,345	64.89%	281.16%	1,836,403,355	119,137,465	6.94%	277.19%
2017	190,290,875	12,458,655	7.01%	72.21%	109,510,067	6,954,607	6.78%	307.00%	1,812,656,660	-23,746,695	-1.29%	272.31%
2018	201,829,935	11,539,060	6.06%	82.65%	114,925,530	5,415,463	4.95%	327.13%	1,791,446,935	-21,209,725	-1.17%	267.96%

Rate Annual %chg: Residential & Recreational **6.21%** Commercial & Industrial **15.63%** Agricultural Land **13.91%**

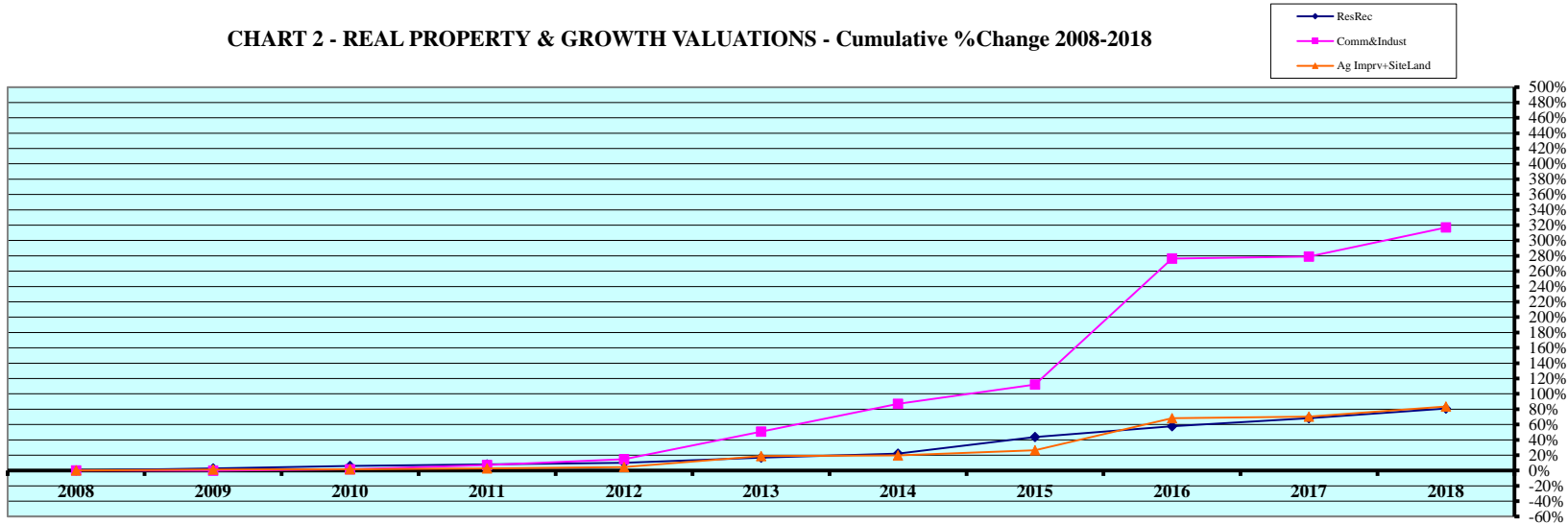
Cnty# **6**
County **BOONE**

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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



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		
2008	110,498,815	1,959,210	1.77%	108,539,605	--	--	26,906,385	1,517,495	5.64%	25,388,890	--	--		
2009	116,403,445	2,780,936	2.39%	113,622,509	2.83%	2.83%	27,876,700	1,016,539	3.65%	26,860,161	-0.17%	-0.17%		
2010	119,333,240	2,144,610	1.80%	117,188,630	0.67%	6.05%	29,538,295	2,245,541	7.60%	27,292,754	-2.09%	1.44%		
2011	121,010,290	1,728,006	1.43%	119,282,284	-0.04%	7.95%	30,687,055	1,872,460	6.10%	28,814,595	-2.45%	7.09%		
2012	124,302,366	2,787,155	2.24%	121,515,211	0.42%	9.97%	31,936,521	1,104,193	3.46%	30,832,328	0.47%	14.59%		
2013	131,975,785	2,957,474	2.24%	129,018,311	3.79%	16.76%	43,057,185	2,513,125	5.84%	40,544,060	26.95%	50.69%		
2014	138,158,565	3,171,590	2.30%	134,986,975	2.28%	22.16%	56,529,485	6,187,320	10.95%	50,342,165	16.92%	87.10%		
2015	162,159,920	3,456,500	2.13%	158,703,420	14.87%	43.62%	62,195,115	5,156,755	8.29%	57,038,360	0.90%	111.99%		
2016	177,832,220	3,691,623	2.08%	174,140,597	7.39%	57.59%	102,555,460	1,260,435	1.23%	101,295,025	62.87%	276.47%		
2017	190,290,875	4,250,622	2.23%	186,040,253	4.62%	68.36%	109,510,067	7,518,542	6.87%	101,991,525	-0.55%	279.06%		
2018	201,829,935	1,999,857	0.99%	199,830,078	5.01%	80.84%	114,925,530	2,743,355	2.39%	112,182,175	2.44%	316.94%		
Rate Ann%chg	6.21%						4.18%	15.63%						10.53%

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					
2008	28,040,570	57,744,325	85,784,895	1,155,183	1.35%	84,629,712	--	--
2009	28,518,380	59,962,320	88,480,700	1,600,318	1.81%	86,880,382	1.28%	1.28%
2010	28,654,380	59,949,675	88,604,055	1,443,645	1.63%	87,160,410	-1.49%	1.60%
2011	27,681,290	62,784,435	90,465,725	2,265,453	2.50%	88,200,272	-0.46%	2.82%
2012	27,344,855	69,273,110	96,617,965	6,982,429	7.23%	89,635,536	-0.92%	4.49%
2013	27,648,119	76,662,570	104,310,689	2,405,840	2.31%	101,904,849	5.47%	18.79%
2014	28,282,865	77,424,545	105,707,410	2,999,099	2.84%	102,708,311	-1.54%	19.73%
2015	31,699,605	79,524,866	111,224,471	2,772,240	2.49%	108,452,231	2.60%	26.42%
2016	61,154,105	86,373,470	147,527,575	3,319,568	2.25%	144,208,007	29.65%	68.10%
2017	61,907,480	88,125,035	150,032,515	3,907,785	2.60%	146,124,730	-0.95%	70.34%
2018	64,515,155	95,317,440	159,832,595	2,421,745	1.52%	157,410,850	4.92%	83.49%
Rate Ann%chg	8.69%	5.14%	6.42%	Ag Imprv+Site w/o growth			3.86%	

(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.

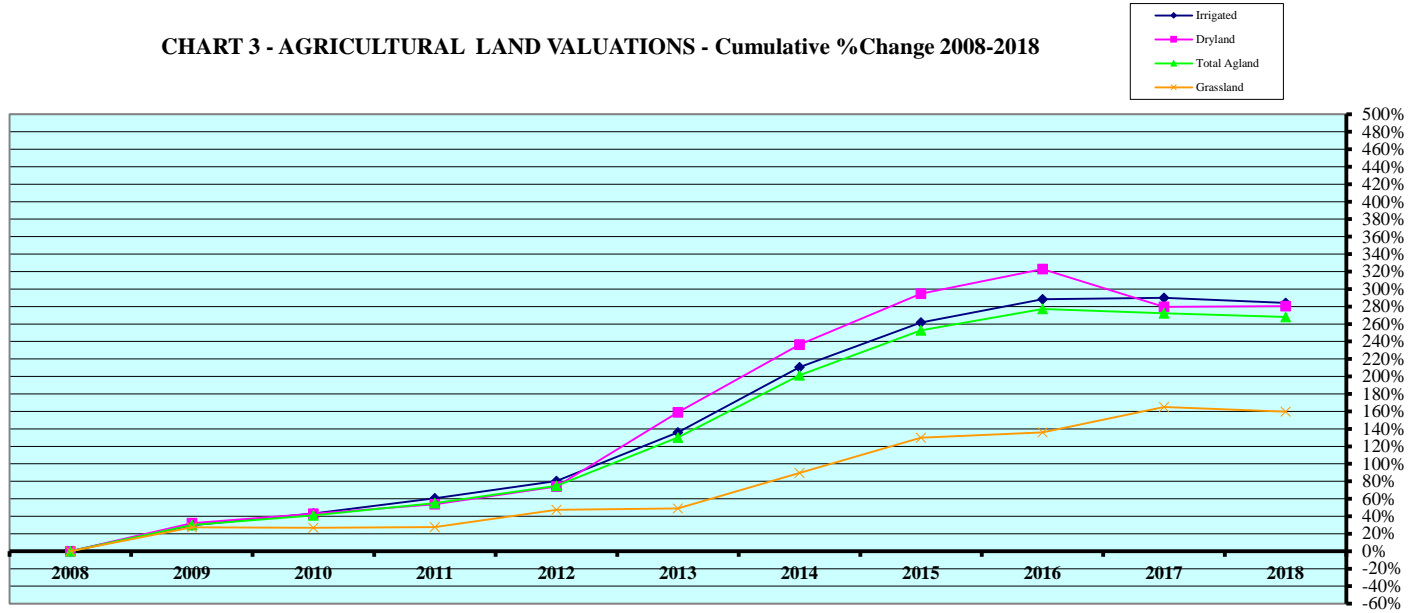
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2019

Cnty#	6
County	BOONE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	317,047,245	--	--	--	108,118,265	--	--	--	61,523,545	--	--	--
2009	410,932,400	93,885,155	29.61%	29.61%	142,680,130	34,561,865	31.97%	31.97%	78,350,000	16,826,455	27.35%	27.35%
2010	453,493,935	42,561,535	10.36%	43.04%	154,543,135	11,863,005	8.31%	42.94%	77,963,670	-386,330	-0.49%	26.72%
2011	508,692,900	55,198,965	12.17%	60.45%	166,095,940	11,552,805	7.48%	53.62%	78,500,395	536,725	0.69%	27.59%
2012	571,889,210	63,196,310	12.42%	80.38%	188,037,530	21,941,590	13.21%	73.92%	90,593,515	12,093,120	15.41%	47.25%
2013	748,422,315	176,533,105	30.87%	136.06%	279,958,635	91,921,105	48.88%	158.94%	91,623,590	1,030,075	1.14%	48.92%
2014	984,748,355	236,326,040	31.58%	210.60%	363,602,460	83,643,825	29.88%	236.30%	116,689,555	25,065,965	27.36%	89.67%
2015	1,146,714,935	161,966,580	16.45%	261.69%	426,854,345	63,251,885	17.40%	294.80%	141,468,800	24,779,245	21.24%	129.94%
2016	1,231,226,020	84,511,085	7.37%	288.34%	457,148,625	30,294,280	7.10%	322.82%	145,180,435	3,711,635	2.62%	135.98%
2017	1,236,386,290	5,160,270	0.42%	289.97%	410,597,190	-46,551,435	-10.18%	279.77%	163,050,810	17,870,375	12.31%	165.02%
2018	1,217,634,000	-18,752,290	-1.52%	284.05%	411,372,150	774,960	0.19%	280.48%	159,728,325	-3,322,485	-2.04%	159.62%

Rate Ann.%chg: Irrigated **14.40%** Dryland **14.30%** Grassland **10.01%**

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
2008	122,170	--	--	--	51,280	--	--	--	486,862,505	--	--	--
2009	545,815	423,645	346.77%	346.77%	186,440	135,160	263.57%	263.57%	632,694,785	145,832,280	29.95%	29.95%
2010	525,665	-20,150	-3.69%	330.27%	194,120	7,680	4.12%	278.55%	686,720,525	54,025,740	8.54%	41.05%
2011	563,535	37,870	7.20%	361.27%	239,615	45,495	23.44%	367.27%	754,092,385	67,371,860	9.81%	54.89%
2012	577,280	13,745	2.44%	372.52%	239,415	-200	-0.08%	366.88%	851,336,950	97,244,565	12.90%	74.86%
2013	592,745	15,465	2.68%	385.18%	255,080	15,665	6.54%	397.43%	1,120,852,365	269,515,415	31.66%	130.22%
2014	1,458,860	866,115	146.12%	1094.12%	558,400	303,320	118.91%	988.92%	1,467,057,630	346,205,265	30.89%	201.33%
2015	1,455,555	-3,305	-0.23%	1091.42%	772,255	213,855	38.30%	1405.96%	1,717,265,890	250,208,260	17.06%	252.72%
2016	1,479,235	23,680	1.63%	1110.80%	1,369,040	596,785	77.28%	2569.73%	1,836,403,355	119,137,465	6.94%	277.19%
2017	1,279,440	-199,795	-13.51%	947.26%	1,342,930	-26,110	-1.91%	2518.82%	1,812,656,660	-23,746,695	-1.29%	272.31%
2018	1,330,650	51,210	4.00%	989.18%	1,381,810	38,880	2.90%	2594.64%	1,791,446,935	-21,209,725	-1.17%	267.96%

Cnty# **6**
County **BOONE**

Rate Ann.%chg: Total Agric Land **13.91%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (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
2008	316,676,000	187,027	1,693			108,152,895	97,329	1,111			61,590,085	131,077	470		
2009	410,822,185	188,292	2,182	28.86%	28.86%	142,739,430	96,611	1,477	32.96%	32.96%	78,384,935	130,619	600	27.71%	27.71%
2010	452,132,360	188,678	2,396	9.83%	41.53%	154,802,670	96,403	1,606	8.69%	44.51%	78,554,675	130,914	600	-0.01%	27.70%
2011	505,937,475	191,719	2,639	10.13%	55.86%	166,638,425	94,547	1,762	9.76%	58.61%	79,110,800	128,967	613	2.23%	30.55%
2012	562,753,905	194,349	2,896	9.72%	71.01%	190,413,325	93,932	2,027	15.02%	82.43%	92,379,155	126,958	728	18.62%	54.86%
2013	747,048,445	200,357	3,729	28.77%	120.21%	279,316,990	91,149	3,064	51.17%	175.77%	92,059,375	123,798	744	2.20%	58.26%
2014	977,306,760	201,209	4,857	30.27%	186.86%	367,492,030	91,928	3,998	30.45%	259.75%	117,536,930	122,116	962	29.43%	104.84%
2015	1,147,522,575	204,087	5,623	15.76%	232.07%	429,393,585	92,184	4,658	16.52%	319.18%	140,632,305	118,709	1,185	23.08%	152.12%
2016	1,230,028,370	204,055	6,028	7.21%	256.01%	458,118,510	95,561	4,794	2.92%	331.42%	145,421,165	114,220	1,273	7.47%	170.96%
2017	1,236,392,045	205,140	6,027	-0.01%	255.95%	410,617,450	95,043	4,320	-9.88%	288.79%	163,049,060	113,546	1,436	12.79%	205.60%
2018	1,217,272,715	206,438	5,897	-2.17%	248.25%	411,333,805	94,565	4,350	0.68%	291.44%	159,800,340	113,981	1,402	-2.37%	198.37%

Rate Annual %chg Average Value/Acre: 13.29%

14.62%

11.55%

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
2008	122,120	5,559	22			51,200	1,534	33			486,592,300	422,526	1,152		
2009	543,835	5,572	98	344.30%	344.30%	186,380	1,533	122	264.40%	264.40%	632,676,765	422,627	1,497	29.99%	29.99%
2010	527,055	5,034	105	7.27%	376.58%	189,295	1,542	123	0.98%	267.99%	686,206,055	422,571	1,624	8.48%	41.01%
2011	564,280	5,618	100	-4.07%	357.19%	239,110	1,737	138	12.11%	312.56%	752,490,090	422,588	1,781	9.66%	54.62%
2012	578,970	5,614	103	2.68%	369.46%	241,865	1,722	140	2.04%	320.97%	846,367,220	422,575	2,003	12.48%	73.92%
2013	591,825	5,608	106	2.33%	380.38%	238,055	1,700	140	-0.30%	319.70%	1,119,254,690	422,612	2,648	32.23%	129.97%
2014	1,450,640	5,605	259	145.25%	1078.11%	550,760	1,744	316	125.53%	846.53%	1,464,337,120	422,603	3,465	30.83%	200.88%
2015	1,450,995	5,548	262	1.06%	1090.54%	699,855	2,008	349	10.37%	944.68%	1,719,699,315	422,536	4,070	17.46%	253.41%
2016	1,410,695	4,904	288	9.98%	1209.40%	1,545,780	3,123	495	41.99%	1383.33%	1,836,524,520	421,864	4,353	6.96%	278.02%
2017	1,296,405	5,309	244	-15.11%	1011.56%	1,390,355	2,804	496	0.18%	1385.95%	1,812,745,315	421,843	4,297	-1.29%	273.14%
2018	1,320,225	5,087	260	6.30%	1081.54%	1,376,830	2,754	500	0.84%	1398.41%	1,791,103,915	422,824	4,236	-1.42%	267.83%

6
BOONE

Rate Annual %chg Average Value/Acre: 13.91%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 6,060	Value : 2,285,579,915	Growth 7,269,525	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	201	1,619,075	118	950,565	293	4,678,140	612	7,247,780	
02. Res Improve Land	1,449	18,738,220	100	1,800,000	304	4,763,620	1,853	25,301,840	
03. Res Improvements	1,451	112,801,670	126	22,015,440	321	47,182,360	1,898	181,999,470	
04. Res Total	1,652	133,158,965	244	24,766,005	614	56,624,120	2,510	214,549,090	2,014,825
% of Res Total	65.82	62.06	9.72	11.54	24.46	26.39	41.42	9.39	27.72
05. Com UnImp Land	63	418,335	10	117,310	6	5,753,665	79	6,289,310	
06. Com Improve Land	318	3,024,575	26	1,103,165	22	15,443,580	366	19,571,320	
07. Com Improvements	319	25,877,085	26	14,180,150	29	9,158,410	374	49,215,645	
08. Com Total	382	29,319,995	36	15,400,625	35	30,355,655	453	75,076,275	988,030
% of Com Total	84.33	39.05	7.95	20.51	7.73	40.43	7.48	3.28	13.59
09. Ind UnImp Land	0	0	1	100,030	0	0	1	100,030	
10. Ind Improve Land	1	742,490	0	0	0	0	1	742,490	
11. Ind Improvements	1	39,715,140	0	0	0	0	1	39,715,140	
12. Ind Total	1	40,457,630	1	100,030	0	0	2	40,557,660	0
% of Ind Total	50.00	99.75	50.00	0.25	0.00	0.00	0.03	1.77	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,652	133,158,965	244	24,766,005	614	56,624,120	2,510	214,549,090	2,014,825
% of Res & Rec Total	65.82	62.06	9.72	11.54	24.46	26.39	41.42	9.39	27.72
Com & Ind Total	383	69,777,625	37	15,500,655	35	30,355,655	455	115,633,935	988,030
% of Com & Ind Total	84.18	60.34	8.13	13.40	7.69	26.25	7.51	5.06	13.59

17. Taxable Total	2,035	202,936,590	281	40,266,660	649	86,979,775	2,965	330,183,025	3,002,855
% of Taxable Total	68.63	61.46	9.48	12.20	21.89	26.34	48.93	14.45	41.31

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	22	639,085	2,242,730	0	0	0
19. Commercial	111	5,751,645	7,943,560	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	22	639,085	2,242,730
19. Commercial	0	0	0	111	5,751,645	7,943,560
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				133	6,390,730	10,186,290

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	180	14	100	294

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	31,420	8	175,580	1,964	1,066,535,750	1,973	1,066,742,750
28. Ag-Improved Land	0	0	0	0	1,042	746,545,090	1,042	746,545,090
29. Ag Improvements	0	0	0	0	1,122	142,109,050	1,122	142,109,050

30. Ag Total					3,095	1,955,396,890
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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	2	2.26	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	8	8.00	144,000	8	8.00	144,000	
32. HomeSite Improv Land	568	569.00	10,242,000	568	569.00	10,242,000	
33. HomeSite Improvements	596	0.00	55,999,470	596	0.00	55,999,470	1,122,570
34. HomeSite Total				604	577.00	66,385,470	
35. FarmSite UnImp Land	21	31.42	124,460	21	31.42	124,460	
36. FarmSite Improv Land	983	2,863.99	10,500,985	983	2,863.99	10,500,985	
37. FarmSite Improvements	1,086	0.00	86,109,580	1,086	0.00	86,109,580	3,144,100
38. FarmSite Total				1,107	2,895.41	96,735,025	
39. Road & Ditches	2,526	7,623.87	0	2,528	7,626.13	0	
40. Other- Non Ag Use	9	218.71	186,430	9	218.71	186,430	
41. Total Section VI				1,711	11,317.25	163,306,925	4,266,670

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	0	1	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	19,766.86	9.99%	119,490,680	10.14%	6,045.00
46. 1A	34,406.92	17.39%	207,989,780	17.65%	6,045.00
47. 2A1	15,801.72	7.99%	94,804,665	8.05%	5,999.64
48. 2A	3,880.96	1.96%	23,308,220	1.98%	6,005.79
49. 3A1	17,469.89	8.83%	103,673,545	8.80%	5,934.41
50. 3A	61,230.08	30.95%	364,114,315	30.90%	5,946.66
51. 4A1	29,070.89	14.69%	170,006,455	14.43%	5,848.00
52. 4A	16,231.02	8.20%	94,924,260	8.06%	5,848.32
53. Total	197,858.34	100.00%	1,178,311,920	100.00%	5,955.33
Dry					
54. 1D1	9,443.54	10.45%	44,054,150	10.88%	4,665.00
55. 1D	8,579.06	9.49%	40,021,340	9.89%	4,665.00
56. 2D1	7,910.51	8.75%	34,938,735	8.63%	4,416.75
57. 2D	1,653.44	1.83%	7,308,085	1.81%	4,419.93
58. 3D1	8,902.42	9.85%	39,305,920	9.71%	4,415.19
59. 3D	30,008.84	33.20%	133,481,705	32.97%	4,448.08
60. 4D1	17,182.05	19.01%	76,124,905	18.81%	4,430.49
61. 4D	6,706.30	7.42%	29,574,750	7.31%	4,410.00
62. Total	90,386.16	100.00%	404,809,590	100.00%	4,478.67
Grass					
63. 1G1	1,706.01	2.27%	3,177,490	2.53%	1,862.53
64. 1G	2,965.21	3.94%	5,401,310	4.30%	1,821.56
65. 2G1	4,063.18	5.40%	6,920,795	5.51%	1,703.30
66. 2G	2,687.77	3.57%	4,527,605	3.60%	1,684.52
67. 3G1	7,763.94	10.31%	14,367,425	11.43%	1,850.53
68. 3G	17,289.23	22.96%	32,385,250	25.77%	1,873.15
69. 4G1	11,333.86	15.05%	17,754,325	14.13%	1,566.49
70. 4G	27,478.59	36.50%	41,133,820	32.73%	1,496.94
71. Total	75,287.79	100.00%	125,668,020	100.00%	1,669.17
Irrigated Total					
	197,858.34	53.84%	1,178,311,920	68.88%	5,955.33
Dry Total					
	90,386.16	24.60%	404,809,590	23.66%	4,478.67
Grass Total					
	75,287.79	20.49%	125,668,020	7.35%	1,669.17
72. Waste	2,124.21	0.58%	1,062,105	0.06%	500.00
73. Other	1,832.02	0.50%	916,010	0.05%	500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	367,488.52	100.00%	1,710,767,645	100.00%	4,655.30

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	18.92	0.21%	109,830	0.26%	5,804.97
46. 1A	469.37	5.19%	2,626,770	6.31%	5,596.37
47. 2A1	808.45	8.94%	3,672,125	8.82%	4,542.18
48. 2A	1,144.47	12.66%	5,558,840	13.34%	4,857.13
49. 3A1	895.14	9.90%	4,085,900	9.81%	4,564.54
50. 3A	2,545.73	28.15%	11,472,400	27.54%	4,506.53
51. 4A1	1,231.62	13.62%	5,605,705	13.46%	4,551.49
52. 4A	1,928.27	21.33%	8,523,950	20.46%	4,420.52
53. Total	9,041.97	100.00%	41,655,520	100.00%	4,606.91
Dry					
54. 1D1	6.62	0.17%	9,335	0.19%	1,410.12
55. 1D	86.95	2.29%	199,170	4.05%	2,290.63
56. 2D1	605.63	15.95%	827,975	16.85%	1,367.13
57. 2D	865.62	22.80%	1,232,090	25.08%	1,423.36
58. 3D1	463.17	12.20%	605,235	12.32%	1,306.72
59. 3D	1,395.92	36.76%	1,621,040	33.00%	1,161.27
60. 4D1	263.34	6.94%	296,990	6.05%	1,127.78
61. 4D	109.81	2.89%	120,910	2.46%	1,101.08
62. Total	3,797.06	100.00%	4,912,745	100.00%	1,293.83
Grass					
63. 1G1	18.80	0.05%	24,845	0.07%	1,321.54
64. 1G	27.15	0.07%	30,150	0.09%	1,110.50
65. 2G1	287.47	0.75%	327,750	0.96%	1,140.12
66. 2G	1,198.95	3.11%	1,153,525	3.39%	962.11
67. 3G1	1,072.63	2.78%	1,013,780	2.98%	945.13
68. 3G	6,789.44	17.61%	5,828,535	17.14%	858.47
69. 4G1	5,805.80	15.06%	5,002,765	14.71%	861.68
70. 4G	23,355.12	60.58%	20,622,550	60.65%	883.00
71. Total	38,555.36	100.00%	34,003,900	100.00%	881.95
Irrigated Total					
	9,041.97	16.34%	41,655,520	51.22%	4,606.91
Dry Total					
	3,797.06	6.86%	4,912,745	6.04%	1,293.83
Grass Total					
	38,555.36	69.67%	34,003,900	41.81%	881.95
72. Waste	3,015.22	5.45%	284,940	0.35%	94.50
73. Other	930.43	1.68%	465,215	0.57%	500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	55,340.04	100.00%	81,322,320	100.00%	1,469.50

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	206,900.31	1,219,967,440	206,900.31	1,219,967,440
77. Dry Land	6.95	31,420	25.07	111,655	94,151.20	409,579,260	94,183.22	409,722,335
78. Grass	0.00	0	37.12	63,925	113,806.03	159,607,995	113,843.15	159,671,920
79. Waste	0.00	0	0.00	0	5,139.43	1,347,045	5,139.43	1,347,045
80. Other	0.00	0	0.00	0	2,762.45	1,381,225	2,762.45	1,381,225
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	6.95	31,420	62.19	175,580	422,759.42	1,791,882,965	422,828.56	1,792,089,965

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	206,900.31	48.93%	1,219,967,440	68.08%	5,896.40
Dry Land	94,183.22	22.27%	409,722,335	22.86%	4,350.27
Grass	113,843.15	26.92%	159,671,920	8.91%	1,402.56
Waste	5,139.43	1.22%	1,347,045	0.08%	262.10
Other	2,762.45	0.65%	1,381,225	0.08%	500.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	422,828.56	100.00%	1,792,089,965	100.00%	4,238.34

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 Acreage	382	5,564,940	355	6,414,235	398	66,358,835	780	78,338,010	631,595
83.2 Albion	62	1,009,235	689	14,517,450	689	70,857,615	751	86,384,300	709,290
83.3 Cedar Rapids	32	105,475	208	667,230	209	10,440,350	241	11,213,055	128,640
83.4 Petersburg	35	220,255	179	1,784,250	180	12,251,640	215	14,256,145	340,330
83.5 Rural Villages	45	118,395	91	263,040	91	4,291,500	136	4,672,935	7,320
83.6 St Edward	56	229,480	331	1,655,635	331	17,799,530	387	19,684,645	197,650
84 Residential Total	612	7,247,780	1,853	25,301,840	1,898	181,999,470	2,510	214,549,090	2,014,825

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	Albion	21	248,545	149	2,978,540	149	56,070,280	170	59,297,365	575,905
85.2	Cedar Rapids	9	20,430	45	205,995	46	1,880,420	55	2,106,845	0
85.3	Petersburg	13	49,685	50	265,665	50	3,610,440	63	3,925,790	121,410
85.4	Rural	6	5,852,785	15	15,372,710	22	4,474,185	28	25,699,680	77,005
85.5	Rural Villages	7	4,090	23	26,105	23	1,049,960	30	1,080,155	93,855
85.6	St Edward	14	96,495	57	299,640	57	3,261,400	71	3,657,535	0
85.7	Suburban Commercial	10	117,310	28	1,165,155	28	18,584,100	38	19,866,565	119,855
86	Commercial Total	80	6,389,340	367	20,313,810	375	88,930,785	455	115,633,935	988,030

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	1,324.59	1.91%	2,457,070	2.12%	1,854.97
88. 1G	2,679.23	3.87%	4,969,800	4.28%	1,854.94
89. 2G1	3,415.12	4.93%	6,302,755	5.43%	1,845.54
90. 2G	2,166.29	3.13%	3,988,070	3.44%	1,840.97
91. 3G1	7,554.49	10.91%	13,917,275	11.99%	1,842.25
92. 3G	15,720.14	22.71%	28,945,620	24.94%	1,841.31
93. 4G1	10,302.28	14.88%	15,921,780	13.72%	1,545.46
94. 4G	26,067.41	37.65%	39,571,270	34.09%	1,518.04
95. Total	69,229.55	100.00%	116,073,640	100.00%	1,676.65
CRP					
96. 1C1	245.46	7.53%	619,790	8.06%	2,525.01
97. 1C	123.18	3.78%	311,040	4.04%	2,525.09
98. 2C1	77.60	2.38%	195,945	2.55%	2,525.06
99. 2C	86.08	2.64%	217,355	2.83%	2,525.03
100. 3C1	166.88	5.12%	421,385	5.48%	2,525.08
101. 3C	1,284.32	39.40%	3,242,945	42.16%	2,525.03
102. 4C1	796.81	24.44%	1,685,250	21.91%	2,115.00
103. 4C	479.60	14.71%	997,565	12.97%	2,079.99
104. Total	3,259.93	100.00%	7,691,275	100.00%	2,359.34
Timber					
105. 1T1	135.96	4.86%	100,630	5.29%	740.14
106. 1T	162.80	5.82%	120,470	6.33%	739.99
107. 2T1	570.46	20.39%	422,095	22.18%	739.92
108. 2T	435.40	15.56%	322,180	16.93%	739.96
109. 3T1	42.57	1.52%	28,765	1.51%	675.71
110. 3T	284.77	10.18%	196,685	10.33%	690.68
111. 4T1	234.77	8.39%	147,295	7.74%	627.40
112. 4T	931.58	33.29%	564,985	29.69%	606.48
113. Total	2,798.31	100.00%	1,903,105	100.00%	680.09
Grass Total					
	69,229.55	91.95%	116,073,640	92.37%	1,676.65
CRP Total					
	3,259.93	4.33%	7,691,275	6.12%	2,359.34
Timber Total					
	2,798.31	3.72%	1,903,105	1.51%	680.09
114. Market Area Total	75,287.79	100.00%	125,668,020	100.00%	1,669.17

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	18.80	0.05%	24,845	0.08%	1,321.54
88. 1G	23.69	0.07%	28,575	0.09%	1,206.21
89. 2G1	287.47	0.79%	327,750	1.04%	1,140.12
90. 2G	1,150.47	3.18%	1,133,040	3.59%	984.85
91. 3G1	1,051.47	2.91%	1,005,735	3.19%	956.50
92. 3G	6,496.74	17.95%	5,597,900	17.75%	861.65
93. 4G1	5,724.41	15.82%	4,970,865	15.76%	868.36
94. 4G	21,435.76	59.23%	18,453,840	58.50%	860.89
95. Total	36,188.81	100.00%	31,542,550	100.00%	871.61
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	157.14	7.93%	183,860	7.93%	1,170.04
102. 4C1	4.63	0.23%	5,415	0.23%	1,169.55
103. 4C	1,820.55	91.84%	2,130,050	91.84%	1,170.00
104. Total	1,982.32	100.00%	2,319,325	100.00%	1,170.01
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	3.46	0.90%	1,575	1.11%	455.20
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	48.48	12.62%	20,485	14.42%	422.55
109. 3T1	21.16	5.51%	8,045	5.66%	380.20
110. 3T	135.56	35.28%	46,775	32.93%	345.05
111. 4T1	76.76	19.98%	26,485	18.65%	345.04
112. 4T	98.81	25.72%	38,660	27.22%	391.26
113. Total	384.23	100.00%	142,025	100.00%	369.64
<hr/>					
Grass Total	36,188.81	93.86%	31,542,550	92.76%	871.61
CRP Total	1,982.32	5.14%	2,319,325	6.82%	1,170.01
Timber Total	384.23	1.00%	142,025	0.42%	369.64
<hr/>					
114. Market Area Total	38,555.36	100.00%	34,003,900	100.00%	881.95

**2019 County Abstract of Assessment for Real Property, Form 45
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

06 Boone

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	201,829,935	214,549,090	12,719,155	6.30%	2,014,825	5.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	64,515,155	66,385,470	1,870,315	2.90%	1,122,570	1.16%
04. Total Residential (sum lines 1-3)	266,345,090	280,934,560	14,589,470	5.48%	3,137,395	4.30%
05. Commercial	74,367,870	75,076,275	708,405	0.95%	988,030	-0.38%
06. Industrial	40,557,660	40,557,660	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	114,925,530	115,633,935	708,405	0.62%	988,030	-0.24%
08. Ag-Farmsite Land, Outbuildings	95,131,010	96,735,025	1,604,015	1.69%	3,144,100	-1.62%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	186,430	186,430	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	95,317,440	96,921,455	1,604,015	1.68%	3,144,100	-1.62%
12. Irrigated	1,217,634,000	1,219,967,440	2,333,440	0.19%		
13. Dryland	411,372,150	409,722,335	-1,649,815	-0.40%		
14. Grassland	159,728,325	159,671,920	-56,405	-0.04%		
15. Wasteland	1,330,650	1,347,045	16,395	1.23%		
16. Other Agland	1,381,810	1,381,225	-585	-0.04%		
17. Total Agricultural Land	1,791,446,935	1,792,089,965	643,030	0.04%		
18. Total Value of all Real Property (Locally Assessed)	2,268,034,995	2,285,579,915	17,544,920	0.77%	7,269,525	0.45%

2019 Assessment Survey for Boone County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	NA
3.	Other full-time employees:
	2
4.	Other part-time employees:
	0
5.	Number of shared employees:
	NA
6.	Assessor's requested budget for current fiscal year:
	\$275,702
7.	Adopted budget, or granted budget if different from above:
	NA
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$121,350
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,500
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$29,660.86

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Deputy Assessor and Part time assistant
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes @ boone.gworks.com
7.	Who maintains the GIS software and maps?
	gWorks Inc., Office staff
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?
	All
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	gWorks Inc.
3.	Other services:
	County Board contracts with Stanard Appraisal as a referee for CBOE

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Boone County

1.	Valuation data collection done by:																
	Contract lister for Valuation Groupings 03, 06, 07 and Ag. Stanard Appraisal for Valuation Groups 01, 02, and 05																
2.	List the valuation group recognized by 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 Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable. Close to Columbus</td> </tr> <tr> <td style="text-align: center;">6</td> <td>Acreage - All rural residential properties throughout the county</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Rural Villages - Unincorporated communities of Boone, Loretto, Raeville and Primrose</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.	2	Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.	3	Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.	5	St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable. Close to Columbus	6	Acreage - All rural residential properties throughout the county	7	Rural Villages - Unincorporated communities of Boone, Loretto, Raeville and Primrose	Ag	Agricultural Homes and Outbuildings
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6	Acreage - All rural residential properties throughout the county																
7	Rural Villages - Unincorporated communities of Boone, Loretto, Raeville and Primrose																
Ag	Agricultural Homes and Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales comparison; style, year, quality, and condition																
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?																
	Depreciation tables are developed using local market information																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison; lots are analyzed by the square foot																
7.	How are rural residential site values developed?																
	Analyze the sales of small unimproved land sales. Compare values on home site and farm site to surrounding counties. Also checked to find out the cost to add amenities to a vacant parcel.																

8. Describe the methodology used to determine value for vacant lots being held for sale or resale?

All lots are treated the same; no applications to combine lots have been received

<u>Valuation Group</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>
1	2017	2014	2016	2017
2	2017	2014	2017	2017
3	2016	2014	2015	2016
5	2017	2014	2015	2017
6	2015	2014	2015	2015
7	2015	2014	2018	2015
Ag	2016	2014	2015	2016

The vacant lot sales are minimal and make it difficult to complete a full lot study, therefore the lots are considered correct for the revaluation and reappraisal.

2019 Commercial Assessment Survey for Boone County

1.	Valuation data collection done by:	
	Stanard Appraisal	
2.	List the valuation group recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center.
	2	Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business.
	3	Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business.
	5	St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business.
	6	Rural - All rural residential properties throughout the county, includes all small villages
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Sales comparison, cost, and income approaches	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The appraiser is responsible for establishing values of unique commercial properties	
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?	
	Depreciation tables are developed based on local market information	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
6.	Describe the methodology used to determine the commercial lot values.	
	Sales comparison approach	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2011	2018	2017
	2	2018	2011	2018	2017
	3	2018	2011	2018	2017
	5	2018	2011	2018	2017
	6	2018	2011	2018	2017

NA

2019 Agricultural Assessment Survey for Boone County

1.	Valuation data collection done by:	
	Contract lister = annual pickup work	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	01	Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland
	02	Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.
	NA	
3.	Describe the process used to determine and monitor market areas.	
	Sales are plotted and verified; areas are defined by land use, soil symbols, and capability groups	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Sales are reviewed through use of questionnaires and interviews with buyers, realtors, title agents and/or attorneys that handled the sale.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	Nothing is identified at this time.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Sales are reviewed through use of questionnaire and and interview with buyers and sellers	
	<i><u>If your county has special value applications, please answer the following</u></i>	
8a.	How many special valuation applications are on file?	
	NA	
8b.	What process was used to determine if non-agricultural influences exist in the county?	

	NA
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	NA
8d.	Where is the influenced area located within the county?
	NA
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

BOONE COUNTY 3 YEAR PLAN OF ASSESSMENT

Residential

2019

Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to residential parcels.
Standard Appraisal with do a complete reval of the Acreages & Rural Villages.
Complete a lot study for the Rural Villages and review the lot values applied to the Acreages in 2018.

2020

Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to residential parcels,
with a primary focus on the rural homes and outbuildings in Range 5 & 7.

2021

Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to residential parcels,
with a primary focus on rural homes and outbuildings in Range 6 & 8.

Commercial

2019

Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to commercial parcels.

2020

Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to commercial parcels.

2021

Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to commercial parcels.

Agricultural

2019


Complete pickup work for new construction and demolition and enter information into CAMA.
Review ag land sales reports for any changes in land use and update as indicated.
Land use updates will be monitored using sales reports, GIS, FSA, NRD records, AgriData, Google Earth and property inspections if necessary, with a primary focus on Township 18.
Review sales and statistical analysis to determine if any adjustments are needed to maintain compliance with state requirements.

2020

Complete pickup work for new construction and demolition and enter information into CAMA.
Review ag land sales reports for any changes in land use and update as indicated.
Land use updates will be monitored using sales reports, GIS, FSA, NRD records, Agri Data, Google Earth and property inspections if necessary, with a primary focus on Township 19.
Review sales and statistical analysis to determine if any adjustments are needed to maintain compliance with state requirements.

2021

Complete pickup work for new construction and demolition and enter information into CAMA.
Review ag land sales reports for any changes in land use and update as indicated.
Land use updates will be monitored using sales reports, GIS, FSA, NRD records, AgriData, Google Earth and property inspections if necessary, with a primary focus on Township 20.
Review sales and statistical analysis to determine if any adjustments are needed to maintain compliance with state requirements.



Barb Hanson
Boone County Assessor