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DEPARTMENT OF REVENUE

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

BOX BUTTE 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 Box Butte County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Box Butte County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Michelle Robinson, Box Butte County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all 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.

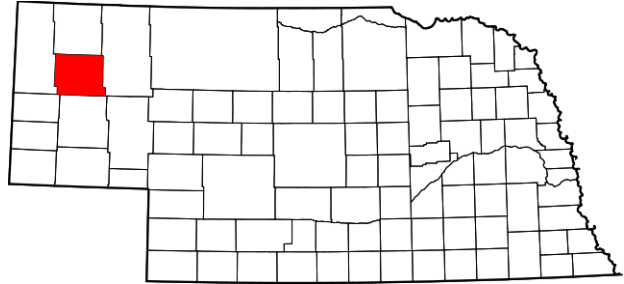
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

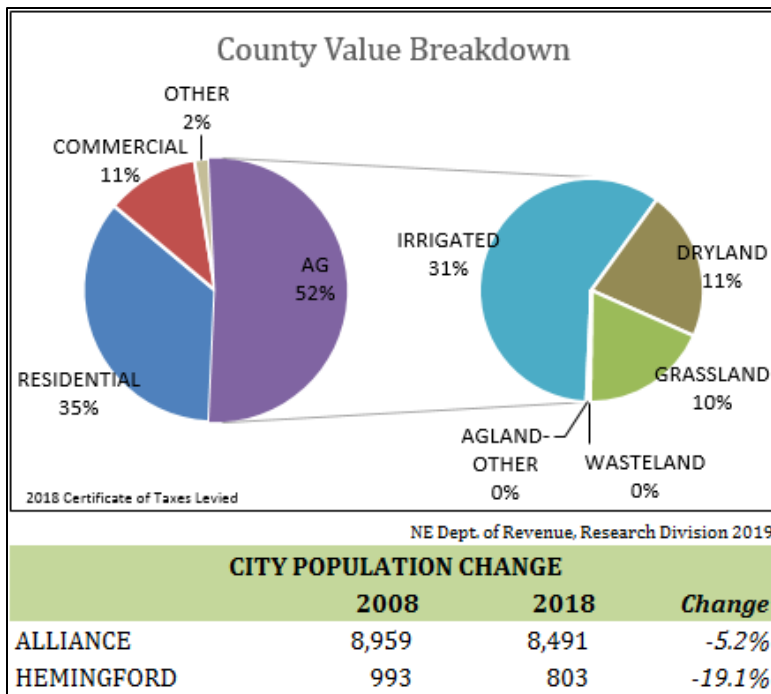
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,075 square miles, Box Butte County has 10,886 residents, per the Census Bureau Quick Facts for 2017, a 4% population decrease from the 2010 U.S. Census. Reports indicate that 72% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$95,737 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. According to the latest information available from the U.S. Census Bureau, there are 315 employer establishments with total employment of 2,791.



Agriculture land makes up approximately 52% of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county. Box Butte County is included in the Upper Niobrara White Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Box Butte County ranks first in sugar beets for sugar, second in dry edible beans, and third for winter wheat.

2019 Residential Correlation for Box Butte County

Assessment Actions

Assessment actions taken by the county assessor to address the residential property class included the desk-top review of mobile homes, with the implementation of a new cost index and depreciation schedule. Valuation group 20 (Hemingford) had a 31% increase to improvements only to bring this subclass into range. Valuation Group 82 received a 6% increase to improvements only. Valuation Group 83 (Rainbow Acres) after a site review received an increase from \$8,000 for the home site to \$10,000.

Assessment Practice Review

An annual comprehensive review of assessment practices is performed for each county. The purpose of the review is to examine specific assessment practices to determine if the county's valuation processes and activities produce uniform and proportionate valuation of real property in the county.

Several areas are reviewed to ensure that all available qualified sales are utilized and submitted in a timely manner. One area addressed is the timeliness of all Real Estate Transfer Statements (Form 521). Box Butte has a record of twelve monthly sales transfers. A review of the values reported on the Assessed Value Update (AVU) showed only one error. Any discrepancies between the Form 521 and the sales in the State's file were addressed and corrected. An inspection of the non-qualified sales was undertaken to ensure that the assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. The qualification review indicates that there is a high usability of residential sales.

Valuation groups are another area reviewed. Of the three rural valuation groups, the main difference is the land value applied to the rural properties in close proximity to paved roads (Valuation Group 81). All improvements are valued using the same cost index and Computer Assisted Mass Appraisal (CAMA) depreciation. For this reason, all three valuation groups will be measured as a whole by the Property Assessment Division (Division).

An integral part of the assessment practices review is the county's six-year inspection and review cycle. With the completion of the Alliance commercial review for assessment year 2019 and the scheduled review of all rural properties (to be completed in 2020), Box Butte County is current in its inspection and review cycle.

The county assessor is in the process of developing a written valuation methodology, and currently has produced a "Revaluation Steps and Procedures" manual coupled with an expansion of her three-year plan narrative to serve as the basic framework.

2019 Residential Correlation for Box Butte County

Description of Analysis

Five valuation groups have been used to define residential property within the county. These are primarily based on assessor location, and the three rural groups reflect unique geographic market characteristics.

Valuation Group	Description
10	All residential properties within the city of Alliance and suburban parcels.
20	Residential properties in the village of Hemingford.
81	Rural residential properties in the bulk of the county, not in close proximity to paved roads.
82	Rural residential properties in close proximity to paved roads.
83	Rural residential properties in the “Rainbow Acres” subdivisions.

The statistical profile for the residential class contains 277 sales deemed qualified by the county assessor that encompasses all five valuation groups. Not surprisingly, Valuation Group 10 is over-represented in the sample, since Alliance exhibits the most viable, competitive residential market within the county. Two of the three overall measures of central tendency are within range (the median and the weighted mean). The mean is above the upper limits of acceptable range and is skewed by extreme outliers above 200%.

By valuation group, the three groups with double-digit samples also have at least two of three measures of central tendency within range. Valuation Group 10, the largest portion of the statistical profile exhibits a median of 99%, with a COD of 13% that confirms this measure. Valuation Group 81 with only seven sales is the only group below range. A further examination of all seven sales reveals that none have an assessment-to-sale ratio within range and ratios vary from 62% to 150%. Thus, the sample is unreliable for measurement purposes.

Assessment actions taken to address residential property are generally reflected in the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied. Excluding growth, the residential class increased in value by 2%. Valuation Group 20 (Hemingford) and Valuation Groups 82 and 83 constitute only 17% of total residential value. Regarding Line 02 Recreational, it should be noted that there are only three parcels within the county (see Schedule I of the Abstract) and any update by pickup work would produce the 10% change to value.

Equalization and Quality of Assessment

Overall and by valuation group with a significant number of sales, all are statistically within acceptable range. As stated in the Assessment Practice Review section above, the county assessor

2019 Residential Correlation for Box Butte County

is current with the six-year inspection and review cycle. Therefore, it is believed that all subclasses of residential property are equalized.

Based on all relevant information, the quality of assessment for the residential property class complies with generally accepted mass appraisal techniques and is determined to be in general compliance.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	228	98.69	105.10	98.79	13.41	106.39
20	24	94.69	93.05	91.03	32.43	102.22
81	7	88.28	98.88	88.07	29.75	112.27
82	13	91.63	93.62	88.61	21.10	105.65
83	5	93.90	134.01	88.23	66.54	151.89
____ALL____	277	98.34	103.88	96.93	16.72	107.17

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Box Butte County is 98%.

2019 Commercial Correlation for Box Butte County

Assessment Actions

The county assessor addressed the commercial property class by reviewing Valuation Group 10 (Alliance), conducted a lot study and implemented the new values as well as updated the income approach that is used to value Alliance commercial property. Occupancy code 352 (multi-family, apartment complexes) were reviewed and new values were established accordingly.

Assessment Practice Review

The Property Assessment Division (Division) completed an annual comprehensive review of assessment practices, used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

Timeliness of submissions of sales, analysis for errors, and sales usability are three areas reviewed to ensure that all available qualified sales were utilized and submitted in a timely manner. Regarding the timeliness of submission of all Real Estate Transfer Statements (Form 521), Box Butte County submits sales data on a monthly basis. A review of the values reported on the Assessed Value Update (AVU) showed only one error, and this was corrected. An inspection of the non-qualified commercial sales was undertaken to ensure that the county assessor has supported and documented the grounds for disqualification. All non-qualified sales were documented with compelling reasons for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of real property. The qualification review indicates that there is a high usability of commercial sales.

Valuation groups were reviewed. The three valuation groups established for commercial property are realistic and demonstrable by the commercial activity in the county. All improvements are valued using an updated cost index when the valuation group is reviewed. Lot value study dates vary by valuation group and the latest is 2018 (Valuation Group 10 Alliance), with Valuation Group 20 (Hemingford) at 2016, and Valuation Group 80 Rural at 2015.

An integral part of the assessment practices review is the county's six-year inspection and review cycle. With the completion of the Alliance commercial review for assessment year 2019 and the scheduled review of all rural properties (to be completed in 2020), Box Butte County is current in its inspection and review cycle.

The county assessor is in the process of developing a written valuation methodology, and currently has produced a "Revaluation Steps and Procedures" manual coupled with an expansion of the three-year plan narrative to serve as the basic framework.

2019 Commercial Correlation for Box Butte County

Description of Analysis

The statistical preliminary profile identifies 39 qualified sales as determined by the Box Butte County assessor. Overall statistics indicate only the median measure of central tendency within range, with a supportive Coefficient of Dispersion (COD) of 13%. By valuation group, only Valuation Group 10 has a sufficient number of sales to be statistically significant at 34. Two of the three measures of central tendency for this group are within acceptable range (the median and weighted mean) and a COD of 12% supports the median measure.

A review of the preliminary statistical profile using the 2018 values compared to the Report and Opinion statistical profile using the 2019 values shows a change in the sample of 45%. A review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared to the 2018 Certificate of Taxes Levied Report (CTL) shows commercial and industrial property with a 19% increase (excluding growth). There are three high dollar sales in the sales file that have experienced increases due to the revaluation (a feedlot, apartment complex and assisted living home that will be exempt for this year) and these could partly explain the discrepancy between the sample and the commercial base.

The Commercial & Industrial Value Change vs. Net Taxable Sales Change chart (in appendices) shows that value change tracks commercial and industrial value without growth and mirrors the linear Net Taxable Sales Value Change.

Equalization and Quality of Assessment

According to the assessment practices review, the county assessor is current with its six-year inspection and review cycle. The county assessor has kept up with the commercial market with the completion of the 2019 Valuation Group 10 review and revaluation.

It is believed that the quality of assessment complies to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	34	99.93	106.00	98.85	11.77	107.23
20	3	99.99	107.05	102.14	08.46	104.81
80	2	90.59	90.59	124.84	45.49	72.56
<u>ALL</u>	39	99.90	105.29	103.57	13.03	101.66

Level of Value

Based on analysis of all available information, the level of value for the commercial class of real property in Box Butte County is 100%.

2019 Agricultural Correlation for Box Butte County

Assessment Actions

For assessment year 2019, the county assessor took the following actions to address agricultural land in the three market areas: in Market Area 1, irrigated land was decreased by 1%; dryland in Market Areas 2 and 3 received a 25% decrease.

Assessment Practice Review

The annual comprehensive review of assessment practices was completed and to ensure compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

To ensure that all available qualified sales were utilized and submitted in a timely manner, number of and date of sales submissions are reviewed, as well as review of any errors and sale qualification and disqualification. Regarding timeliness, the Box Butte County Assessor has submitted sales on a monthly basis. A review of the values reported on the Assessed Value Update (AVU) showed only one error, and this was corrected. An inspection of the non-qualified agricultural sales was undertaken to ensure that the assessor has supported and documented the grounds for disqualification. No apparent bias exists in the qualification determination and all arm's-length sales were available for the measurement of agricultural property. The qualification review indicates that there is a high usability of agricultural sales.

Market areas were also reviewed. Agricultural land is separated into three distinct market areas based on majority land use, soil type, topography, and water availability. Primary land use is determined by the current use of the parcel, to provide differentiation among agricultural/horticultural land, rural residential and recreational land. Land use is inspected when new gWorks imagery is received, comparing this with taxpayer information via Farm Services Agency (FSA) maps. This was last done in 2016. The only intensive use of land consists of one commercial feedlot –and this is valued as a commercial property.

Residences and outbuildings on agricultural properties are inspected at the same time as rural residential, utilizing Pictometry and on-site visits. Costing and depreciation of these are the same year as rural residential property. The county assessor plans to inspect all rural properties in 2019 with the intention to complete the inspections in 2020.

Site acres are valued as follows: the first acre home site value is \$13,000 and the farm site acre is \$2,500.

The county assessor is in the process of developing a written valuation methodology, and currently has produced a “Revaluation Steps and Procedures” manual coupled with an expansion of the three-year plan narrative to serve as the basic framework.

2019 Agricultural Correlation for Box Butte County

Description of Analysis

The Box Butte County assessor has identified three agricultural market areas based on topography, soils and well depth.

The statistical profile for agricultural land shows 38 qualified sales that occurred in the three agricultural market areas. All three overall measures of central tendency are within acceptable range. The Coefficient of Dispersion (COD) of 20% tends to confirm the median measure. By market area, both Market Areas 1 and 3 have a similar number of sales. Market Area 2 has the most sales at 15. All three market areas have at least two of the three measures of central tendency within acceptable range.

Under the 80% Majority Land Use (MLU) heading, only overall dryland (as shown by “County”) has a double-digit sample, with a median and weighted mean within range. Assessment actions taken to address the irrigated class in Market Area 1 and dryland in Market Areas 2 and 3 can be seen by an examination of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (25% decrease in dryland and a less than 1% decrease to irrigated land, since only Market Area 1 irrigated land was reduced). The 8% decrease to other Agricultural land is due to some acres for feedlots being classified as rural commercial, and valued at \$1,000 per acre (see Agricultural Assessment Survey).

Equalization and Quality of Assessment

All dwellings and outbuildings on agricultural land are valued using the same cost index and depreciation as dwellings and outbuildings for the rural residential properties. Farm home sites carry the same value as rural residential home sites within the respective three market areas.

All three market areas have at least two of the three measures of central tendency within acceptable range, and the overall profile has all measures within range. The county assessor’s actions produced values that are fairly comparable to neighboring counties. The quality of assessment of the agricultural class of property adheres to generally accepted mass appraisal techniques.

AREA (MARKET) RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	70.03	70.61	71.64	12.18	98.56
2	15	69.58	77.12	70.67	24.65	109.13
3	12	69.84	72.75	62.08	21.11	117.19
<u>ALL</u>	<u>38</u>	69.81	73.85	69.27	19.91	106.61

2019 Agricultural Correlation for Box Butte County

Level of Value

Based on analysis of all available information, the level of value for the agricultural class of real property in Box Butte County is 70%.

2019 Opinions of the Property Tax Administrator for Box Butte County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	98	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
Property Tax Administrator

APPENDICES

2019 Commission Summary for Box Butte County

Residential Real Property - Current

Number of Sales	277	Median	98.34
Total Sales Price	\$32,573,835	Mean	103.88
Total Adj. Sales Price	\$32,573,835	Wgt. Mean	96.93
Total Assessed Value	\$31,573,128	Average Assessed Value of the Base	\$82,307
Avg. Adj. Sales Price	\$117,595	Avg. Assessed Value	\$113,982

Confidence Interval - Current

95% Median C.I	98.01 to 99.07
95% Wgt. Mean C.I	94.69 to 99.17
95% Mean C.I	99.45 to 108.31
% of Value of the Class of all Real Property Value in the County	32.37
% of Records Sold in the Study Period	5.77
% of Value Sold in the Study Period	7.99

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	244	99	98.99
2017	289	94	93.58
2016	339	96	95.61
2015	336	97	96.59

2019 Commission Summary for Box Butte County

Commercial Real Property - Current

Number of Sales	39	Median	99.90
Total Sales Price	\$16,459,275	Mean	105.29
Total Adj. Sales Price	\$16,459,275	Wgt. Mean	103.57
Total Assessed Value	\$17,046,423	Average Assessed Value of the Base	\$204,496
Avg. Adj. Sales Price	\$422,033	Avg. Assessed Value	\$437,088

Confidence Interval - Current

95% Median C.I	97.68 to 105.00
95% Wgt. Mean C.I	91.71 to 115.42
95% Mean C.I	98.41 to 112.17
% of Value of the Class of all Real Property Value in the County	13.53
% of Records Sold in the Study Period	4.83
% of Value Sold in the Study Period	10.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	39	100	98.90
2017	30	99	98.95
2016	24	99	101.34
2015	27	97	96.59

07 Box Butte

PAD 2019 R&O Statistics (Using 2019 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 277
 Total Sales Price : 32,573,835
 Total Adj. Sales Price : 32,573,835
 Total Assessed Value : 31,573,128
 Avg. Adj. Sales Price : 117,595
 Avg. Assessed Value : 113,982

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 104
 COD : 16.72
 PRD : 107.17

COV : 36.19
 STD : 37.59
 Avg. Abs. Dev : 16.44
 MAX Sales Ratio : 385.38
 MIN Sales Ratio : 36.18

95% Median C.I. : 98.01 to 99.07
 95% Wgt. Mean C.I. : 94.69 to 99.17
 95% Mean C.I. : 99.45 to 108.31

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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-16 To 31-DEC-16	32	99.53	103.48	102.85	07.12	100.61	86.65	152.33	98.13 to 101.14	118,935	122,329	
01-JAN-17 To 31-MAR-17	23	99.70	104.84	100.82	12.48	103.99	62.70	149.60	98.16 to 102.38	101,459	102,294	
01-APR-17 To 30-JUN-17	36	98.26	103.64	94.20	14.30	110.02	52.57	297.40	97.48 to 99.37	120,278	113,297	
01-JUL-17 To 30-SEP-17	44	98.07	96.16	95.75	06.13	100.43	42.84	120.93	96.34 to 99.22	126,109	120,750	
01-OCT-17 To 31-DEC-17	32	99.13	105.97	95.80	17.47	110.62	41.22	266.47	97.46 to 99.92	108,360	103,814	
01-JAN-18 To 31-MAR-18	21	99.81	101.06	98.22	17.85	102.89	55.05	202.67	88.11 to 107.99	132,933	130,562	
01-APR-18 To 30-JUN-18	50	94.53	101.65	95.84	21.36	106.06	54.77	259.36	89.98 to 98.85	120,148	115,155	
01-JUL-18 To 30-SEP-18	39	98.38	115.23	95.42	33.82	120.76	36.18	385.38	90.89 to 108.61	109,975	104,937	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	135	98.64	101.37	97.76	09.72	103.69	42.84	297.40	98.11 to 99.34	118,654	115,993	
01-OCT-17 To 30-SEP-18	142	98.12	106.27	96.13	23.37	110.55	36.18	385.38	95.05 to 99.66	116,588	112,071	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	135	98.49	101.96	96.09	12.17	106.11	41.22	297.40	98.08 to 99.18	116,147	111,604	
<u>ALL</u>	277	98.34	103.88	96.93	16.72	107.17	36.18	385.38	98.01 to 99.07	117,595	113,982	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
10	228	98.69	105.10	98.79	13.41	106.39	52.57	385.38	98.13 to 99.23	115,000	113,603	
20	24	94.69	93.05	91.03	32.43	102.22	36.18	149.43	62.53 to 121.40	85,391	77,729	
81	7	88.28	98.88	88.07	29.75	112.27	62.70	149.60	62.70 to 149.60	173,629	152,919	
82	13	91.63	93.62	88.61	21.10	105.65	58.07	152.33	61.82 to 107.36	208,000	184,303	
83	5	93.90	134.01	88.23	66.54	151.89	61.38	297.40	N/A	77,000	67,938	
<u>ALL</u>	277	98.34	103.88	96.93	16.72	107.17	36.18	385.38	98.01 to 99.07	117,595	113,982	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	277	98.34	103.88	96.93	16.72	107.17	36.18	385.38	98.01 to 99.07	117,595	113,982	
06												
07												
<u>ALL</u>	277	98.34	103.88	96.93	16.72	107.17	36.18	385.38	98.01 to 99.07	117,595	113,982	

**07 Box Butte
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 : 277
 Total Sales Price : 32,573,835
 Total Adj. Sales Price : 32,573,835
 Total Assessed Value : 31,573,128
 Avg. Adj. Sales Price : 117,595
 Avg. Assessed Value : 113,982

MEDIAN : 98
 WGT. MEAN : 97
 MEAN : 104
 COD : 16.72
 PRD : 107.17

COV : 36.19
 STD : 37.59
 Avg. Abs. Dev : 16.44
 MAX Sales Ratio : 385.38
 MIN Sales Ratio : 36.18

95% Median C.I. : 98.01 to 99.07
 95% Wgt. Mean C.I. : 94.69 to 99.17
 95% Mean C.I. : 99.45 to 108.31

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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	124.78	124.78	124.78	00.00	100.00	124.78	124.78	N/A	4,500	5,615
Less Than 15,000	8	137.11	180.58	180.18	52.94	100.22	93.09	385.38	93.09 to 385.38	9,375	16,892
Less Than 30,000	19	124.98	169.78	162.04	49.75	104.78	83.25	385.38	107.05 to 180.45	18,539	30,041
Ranges Excl. Low \$											
Greater Than 4,999	276	98.34	103.80	96.92	16.68	107.10	36.18	385.38	98.01 to 99.03	118,005	114,375
Greater Than 14,999	269	98.30	101.60	96.74	14.69	105.02	36.18	343.53	97.88 to 99.01	120,814	116,870
Greater Than 29,999	258	98.21	99.03	96.22	12.44	102.92	36.18	266.47	97.69 to 98.80	124,890	120,164
Incremental Ranges											
0 TO 4,999	1	124.78	124.78	124.78	00.00	100.00	124.78	124.78	N/A	4,500	5,615
5,000 TO 14,999	7	149.43	188.55	183.71	53.16	102.63	93.09	385.38	93.09 to 385.38	10,071	18,503
15,000 TO 29,999	11	124.98	161.93	157.13	43.69	103.05	83.25	343.53	98.64 to 302.38	25,205	39,604
30,000 TO 59,999	41	99.76	111.41	110.33	25.48	100.98	42.84	266.47	98.06 to 111.09	45,028	49,681
60,000 TO 99,999	65	99.58	101.25	101.12	14.32	100.13	36.18	177.43	98.21 to 100.09	78,180	79,057
100,000 TO 149,999	67	98.09	96.05	95.99	06.49	100.06	68.11	149.60	96.29 to 99.34	125,809	120,768
150,000 TO 249,999	70	97.75	94.12	93.93	08.68	100.20	57.19	152.33	94.89 to 98.33	178,634	167,797
250,000 TO 499,999	15	93.35	91.80	91.50	08.43	100.33	61.82	121.40	88.11 to 97.22	290,679	265,962
500,000 TO 999,999											
1,000,000 +											
ALL	277	98.34	103.88	96.93	16.72	107.17	36.18	385.38	98.01 to 99.07	117,595	113,982

07 Box Butte

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 : 39
 Total Sales Price : 16,459,275
 Total Adj. Sales Price : 16,459,275
 Total Assessed Value : 17,046,423
 Avg. Adj. Sales Price : 422,033
 Avg. Assessed Value : 437,088

MEDIAN : 100
 WGT. MEAN : 104
 MEAN : 105
 COD : 13.03
 PRD : 101.66

COV : 20.82
 STD : 21.92
 Avg. Abs. Dev : 13.02
 MAX Sales Ratio : 180.00
 MIN Sales Ratio : 49.38

95% Median C.I. : 97.68 to 105.00
 95% Wgt. Mean C.I. : 91.71 to 115.42
 95% Mean C.I. : 98.41 to 112.17

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	4	97.03	112.17	92.86	28.17	120.79	74.63	180.00	N/A	152,500	141,615
01-JAN-16 To 31-MAR-16	2	100.84	100.84	103.70	03.31	97.24	97.50	104.17	N/A	215,000	222,958
01-APR-16 To 30-JUN-16	6	98.46	97.69	97.89	01.98	99.80	92.57	100.29	92.57 to 100.29	151,750	148,545
01-JUL-16 To 30-SEP-16	4	110.97	113.33	129.76	09.95	87.34	99.59	131.80	N/A	744,036	965,424
01-OCT-16 To 31-DEC-16	3	99.95	83.11	75.42	16.88	110.20	49.38	100.00	N/A	171,667	129,463
01-JAN-17 To 31-MAR-17	4	103.74	105.49	103.80	07.39	101.63	94.79	119.68	N/A	135,750	140,908
01-APR-17 To 30-JUN-17	3	99.90	106.94	101.35	08.65	105.52	97.50	123.42	N/A	119,333	120,942
01-JUL-17 To 30-SEP-17	1	123.53	123.53	123.53	00.00	100.00	123.53	123.53	N/A	85,000	105,000
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	4	96.03	111.40	93.30	18.95	119.40	91.55	162.00	N/A	1,168,733	1,090,438
01-APR-18 To 30-JUN-18	7	107.61	108.19	102.71	13.06	105.34	76.80	135.00	76.80 to 135.00	758,100	778,649
01-JUL-18 To 30-SEP-18	1	97.88	97.88	97.88	00.00	100.00	97.88	97.88	N/A	50,000	48,940
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	16	99.30	105.61	117.02	11.67	90.25	74.63	180.00	96.51 to 105.00	307,915	360,334
01-OCT-16 To 30-SEP-17	11	100.00	101.42	94.59	12.05	107.22	49.38	123.53	94.79 to 123.42	136,455	129,077
01-OCT-17 To 30-SEP-18	12	99.54	108.40	98.30	15.81	110.27	76.80	162.00	94.85 to 129.17	835,969	821,770
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	15	99.84	99.36	115.64	08.39	85.92	49.38	131.80	97.50 to 104.17	322,110	372,485
01-JAN-17 To 31-DEC-17	8	103.74	108.29	104.61	09.67	103.52	94.79	123.53	94.79 to 123.53	123,250	128,932
<u>ALL</u>	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	34	99.93	106.00	98.85	11.77	107.23	74.63	180.00	97.50 to 105.00	390,445	385,937
20	3	99.59	107.05	102.14	08.46	104.81	98.14	123.42	N/A	74,333	75,927
80	2	90.59	90.59	124.84	45.49	72.56	49.38	131.80	N/A	1,480,572	1,848,391
<u>ALL</u>	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088

**07 Box Butte
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 : 39
 Total Sales Price : 16,459,275
 Total Adj. Sales Price : 16,459,275
 Total Assessed Value : 17,046,423
 Avg. Adj. Sales Price : 422,033
 Avg. Assessed Value : 437,088

MEDIAN : 100
 WGT. MEAN : 104
 MEAN : 105
 COD : 13.03
 PRD : 101.66

COV : 20.82
 STD : 21.92
 Avg. Abs. Dev : 13.02
 MAX Sales Ratio : 180.00
 MIN Sales Ratio : 49.38

95% Median C.I. : 97.68 to 105.00
 95% Wgt. Mean C.I. : 91.71 to 115.42
 95% Mean C.I. : 98.41 to 112.17

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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	11	99.00	101.67	110.21	04.97	92.25	94.79	129.17	95.06 to 106.62	203,091	223,831
03	28	99.98	106.71	102.52	16.16	104.09	49.38	180.00	97.68 to 109.88	508,046	520,867
04											
<u>ALL</u>	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088

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											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088
Greater Than 14,999	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088
Greater Than 29,999	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	8	107.44	116.05	117.66	15.39	98.63	97.50	162.00	97.50 to 162.00	42,000	49,417
60,000 TO 99,999	10	99.30	110.60	110.32	14.12	100.25	92.57	180.00	95.06 to 123.53	79,050	87,206
100,000 TO 149,999	7	99.95	101.95	102.38	04.77	99.58	94.79	116.93	94.79 to 116.93	118,571	121,394
150,000 TO 249,999	1	100.85	100.85	100.85	00.00	100.00	100.85	100.85	N/A	225,000	226,915
250,000 TO 499,999	6	98.18	87.41	88.25	14.16	99.05	49.38	104.17	49.38 to 104.17	311,000	274,468
500,000 TO 999,999	2	115.19	115.19	115.85	12.15	99.43	101.20	129.17	N/A	787,500	912,338
1,000,000 +	5	94.85	100.52	103.64	14.98	96.99	76.80	131.80	N/A	2,167,355	2,246,176
<u>ALL</u>	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088

07 Box Butte

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 : 39
 Total Sales Price : 16,459,275
 Total Adj. Sales Price : 16,459,275
 Total Assessed Value : 17,046,423
 Avg. Adj. Sales Price : 422,033
 Avg. Assessed Value : 437,088

MEDIAN : 100
 WGT. MEAN : 104
 MEAN : 105
 COD : 13.03
 PRD : 101.66

COV : 20.82
 STD : 21.92
 Avg. Abs. Dev : 13.02
 MAX Sales Ratio : 180.00
 MIN Sales Ratio : 49.38

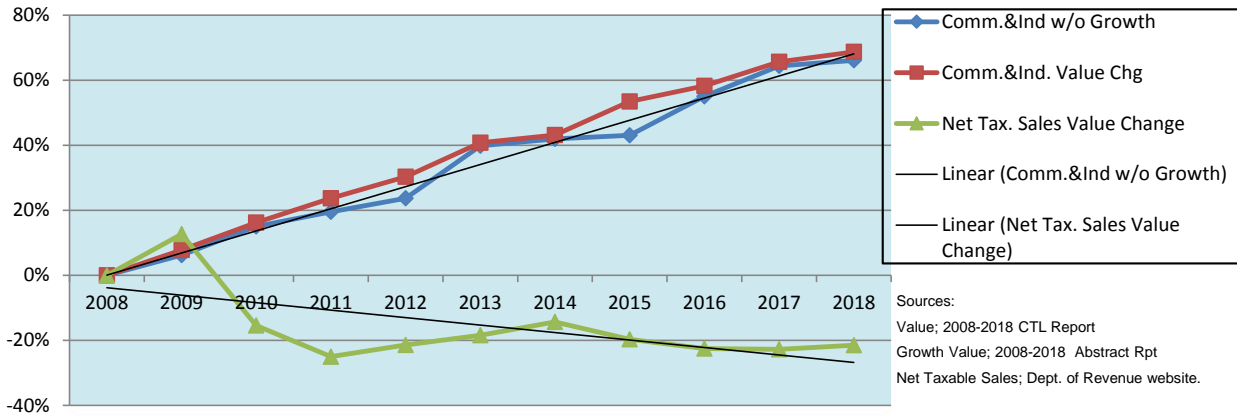
95% Median C.I. : 97.68 to 105.00
 95% Wgt. Mean C.I. : 91.71 to 115.42
 95% Mean C.I. : 98.41 to 112.17

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	93.20	93.20	92.46	01.77	100.80	91.55	94.85	N/A	2,262,466	2,091,775
319	1	76.80	76.80	76.80	00.00	100.00	76.80	76.80	N/A	1,300,700	999,000
326	1	97.50	97.50	97.50	00.00	100.00	97.50	97.50	N/A	30,000	29,250
330	1	107.61	107.61	107.61	00.00	100.00	107.61	107.61	N/A	2,300,000	2,475,000
343	1	104.17	104.17	104.17	00.00	100.00	104.17	104.17	N/A	400,000	416,665
344	5	131.80	134.73	129.63	21.57	103.93	99.90	180.00	N/A	643,229	833,804
350	1	92.57	92.57	92.57	00.00	100.00	92.57	92.57	N/A	87,500	81,000
352	11	99.00	101.67	110.21	04.97	92.25	94.79	129.17	95.06 to 106.62	203,091	223,831
353	7	105.00	108.64	109.21	09.27	99.48	97.68	135.00	97.68 to 135.00	64,714	70,671
384	1	97.20	97.20	97.20	00.00	100.00	97.20	97.20	N/A	100,000	97,200
386	1	74.63	74.63	74.63	00.00	100.00	74.63	74.63	N/A	390,000	291,060
406	2	111.77	111.77	109.09	10.53	102.46	100.00	123.53	N/A	110,000	120,000
435	1	119.68	119.68	119.68	00.00	100.00	119.68	119.68	N/A	80,000	95,741
444	1	123.42	123.42	123.42	00.00	100.00	123.42	123.42	N/A	30,000	37,025
447	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	93,000	92,615
528	1	49.38	49.38	49.38	00.00	100.00	49.38	49.38	N/A	250,000	123,450
531	1	101.20	101.20	101.20	00.00	100.00	101.20	101.20	N/A	750,000	759,000
<u>ALL</u>	39	99.90	105.29	103.57	13.03	101.66	49.38	180.00	97.68 to 105.00	422,033	437,088

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 82,377,746	\$ 581,869		\$ 81,795,877	--	\$ 117,658,203	--
2009	\$ 88,777,422	\$ 1,281,092	1.44%	\$ 87,496,330	6.21%	\$ 132,561,118	12.67%
2010	\$ 95,751,818	\$ 992,532	1.04%	\$ 94,759,286	6.74%	\$ 99,501,084	-24.94%
2011	\$ 101,897,622	\$ 3,433,855	3.37%	\$ 98,463,767	2.83%	\$ 88,237,684	-11.32%
2012	\$ 107,329,614	\$ 5,461,141	5.09%	\$ 101,868,473	-0.03%	\$ 92,461,328	4.79%
2013	\$ 115,933,048	\$ 718,878	0.62%	\$ 115,214,170	7.35%	\$ 95,995,122	3.82%
2014	\$ 117,894,816	\$ 959,743	0.81%	\$ 116,935,073	0.86%	\$ 100,834,157	5.04%
2015	\$ 126,426,216	\$ 8,569,550	6.78%	\$ 117,856,666	-0.03%	\$ 94,499,518	-6.28%
2016	\$ 130,383,919	\$ 2,673,870	2.05%	\$ 127,710,049	1.02%	\$ 91,145,545	-3.55%
2017	\$ 136,466,467	\$ 1,063,589	0.78%	\$ 135,402,878	3.85%	\$ 90,876,407	-0.30%
2018	\$ 138,961,353	\$ 2,137,137	1.54%	\$ 136,824,216	0.26%	\$ 92,346,249	1.62%
Ann %chg		5.37%		Average	2.91%	-2.39%	-1.85%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	6.21%	7.77%	12.67%
2010	15.03%	16.24%	-15.43%
2011	19.53%	23.70%	-25.01%
2012	23.66%	30.29%	-21.42%
2013	39.86%	40.73%	-18.41%
2014	41.95%	43.11%	-14.30%
2015	43.07%	53.47%	-19.68%
2016	55.03%	58.28%	-22.53%
2017	64.37%	65.66%	-22.76%
2018	66.09%	68.69%	-21.51%

County Number

7

 County Name

Box Butte

07 Box Butte

PAD 2019 R&O Statistics (Using 2019 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 38
 Total Sales Price : 28,331,139
 Total Adj. Sales Price : 28,331,139
 Total Assessed Value : 19,625,781
 Avg. Adj. Sales Price : 745,556
 Avg. Assessed Value : 516,468

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 74
 COD : 19.91
 PRD : 106.61

COV : 24.93
 STD : 18.41
 Avg. Abs. Dev : 13.90
 MAX Sales Ratio : 118.51
 MIN Sales Ratio : 44.88

95% Median C.I. : 62.44 to 76.46
 95% Wgt. Mean C.I. : 64.40 to 74.14
 95% Mean C.I. : 68.00 to 79.70

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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	7	69.24	69.78	59.26	20.74	117.75	44.88	110.61	44.88 to 110.61	274,718	162,789	
01-JAN-16 To 31-MAR-16	3	74.34	70.41	67.55	05.38	104.23	62.44	74.44	N/A	305,917	206,660	
01-APR-16 To 30-JUN-16	3	81.42	73.73	75.48	14.28	97.68	52.44	87.34	N/A	458,333	345,959	
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	1	91.28	91.28	91.28	00.00	100.00	91.28	91.28	N/A	36,000	32,860	
01-JAN-17 To 31-MAR-17	1	91.79	91.79	91.79	00.00	100.00	91.79	91.79	N/A	90,000	82,615	
01-APR-17 To 30-JUN-17	3	73.29	80.06	71.87	31.90	111.40	48.37	118.51	N/A	291,667	209,628	
01-JUL-17 To 30-SEP-17	3	76.46	75.27	70.62	04.04	106.58	70.03	79.31	N/A	1,008,435	712,122	
01-OCT-17 To 31-DEC-17	2	75.23	75.23	59.91	33.91	125.57	49.72	100.73	N/A	1,250,933	749,479	
01-JAN-18 To 31-MAR-18	6	66.73	75.26	76.32	22.15	98.61	58.05	99.63	58.05 to 99.63	1,084,301	827,498	
01-APR-18 To 30-JUN-18	9	65.23	70.50	67.53	13.72	104.40	58.58	113.93	60.49 to 74.00	1,231,266	831,525	
01-JUL-18 To 30-SEP-18												
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	13	69.45	70.84	66.36	18.21	106.75	44.88	110.61	54.04 to 81.42	324,290	215,183	
01-OCT-16 To 30-SEP-17	8	77.89	81.13	71.55	18.09	113.39	48.37	118.51	48.37 to 118.51	503,288	360,091	
01-OCT-17 To 30-SEP-18	17	65.23	72.74	69.43	19.85	104.77	49.72	113.93	60.49 to 98.85	1,181,709	820,451	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	7	74.44	74.81	72.60	13.59	103.04	52.44	91.28	52.44 to 91.28	332,679	241,531	
01-JAN-17 To 31-DEC-17	9	76.46	78.69	66.95	21.65	117.54	48.37	118.51	49.72 to 100.73	721,352	482,980	
<u>ALL</u>	38	69.81	73.85	69.27	19.91	106.61	44.88	118.51	62.44 to 76.46	745,556	516,468	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	11	70.03	70.61	71.64	12.18	98.56	44.88	98.85	58.58 to 81.42	1,533,619	1,098,726	
2	15	69.58	77.12	70.67	24.65	109.13	48.37	118.51	60.49 to 99.63	329,668	232,968	
3	12	69.84	72.75	62.08	21.11	117.19	49.72	100.73	58.05 to 91.28	543,027	337,106	
<u>ALL</u>	38	69.81	73.85	69.27	19.91	106.61	44.88	118.51	62.44 to 76.46	745,556	516,468	

07 Box Butte
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 : 38
Total Sales Price : 28,331,139
Total Adj. Sales Price : 28,331,139
Total Assessed Value : 19,625,781
Avg. Adj. Sales Price : 745,556
Avg. Assessed Value : 516,468

MEDIAN : 70
WGT. MEAN : 69
MEAN : 74
COD : 19.91
PRD : 106.61

COV : 24.93
STD : 18.41
Avg. Abs. Dev : 13.90
MAX Sales Ratio : 118.51
MIN Sales Ratio : 44.88

95% Median C.I. : 62.44 to 76.46
95% Wgt. Mean C.I. : 64.40 to 74.14
95% Mean C.I. : 68.00 to 79.70

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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
_____Dry_____											
County	9	74.44	74.75	68.34	19.98	109.38	48.37	118.51	52.44 to 91.79	196,222	134,103
2	5	69.58	74.95	68.49	24.37	109.43	48.37	118.51	N/A	209,600	143,554
3	4	76.88	74.50	68.13	14.39	109.35	52.44	91.79	N/A	179,500	122,289
_____Grass_____											
County	5	60.45	59.61	54.34	13.15	109.70	44.88	69.45	N/A	346,605	188,338
1	3	69.24	61.19	54.14	11.83	113.02	44.88	69.45	N/A	371,804	201,285
2	2	57.25	57.25	54.70	05.61	104.66	54.04	60.45	N/A	308,807	168,917
_____ALL_____	38	69.81	73.85	69.27	19.91	106.61	44.88	118.51	62.44 to 76.46	745,556	516,468

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	8	61.31	64.95	64.82	12.43	100.20	49.72	98.85	49.72 to 98.85	988,123	640,463
1	1	98.85	98.85	98.85	00.00	100.00	98.85	98.85	N/A	1,332,664	1,317,395
2	3	62.44	63.44	62.76	03.68	101.08	60.49	67.40	N/A	646,667	405,867
3	4	59.55	57.60	55.88	06.23	103.08	49.72	61.58	N/A	1,158,081	647,176
_____Dry_____											
County	10	75.45	78.66	74.08	22.98	106.18	48.37	118.51	52.44 to 113.93	202,040	149,676
2	6	73.02	81.44	77.37	29.47	105.26	48.37	118.51	48.37 to 118.51	217,067	167,934
3	4	76.88	74.50	68.13	14.39	109.35	52.44	91.79	N/A	179,500	122,289
_____Grass_____											
County	8	69.35	71.24	65.40	20.30	108.93	44.88	100.73	44.88 to 100.73	288,628	188,768
1	3	69.24	61.19	54.14	11.83	113.02	44.88	69.45	N/A	371,804	201,285
2	3	60.45	64.77	56.23	14.21	115.19	54.04	79.81	N/A	219,204	123,253
3	2	96.01	96.01	100.10	04.93	95.91	91.28	100.73	N/A	268,000	268,265
_____ALL_____	38	69.81	73.85	69.27	19.91	106.61	44.88	118.51	62.44 to 76.46	745,556	516,468

Box Butte County 2019 Average Acre Value Comparison

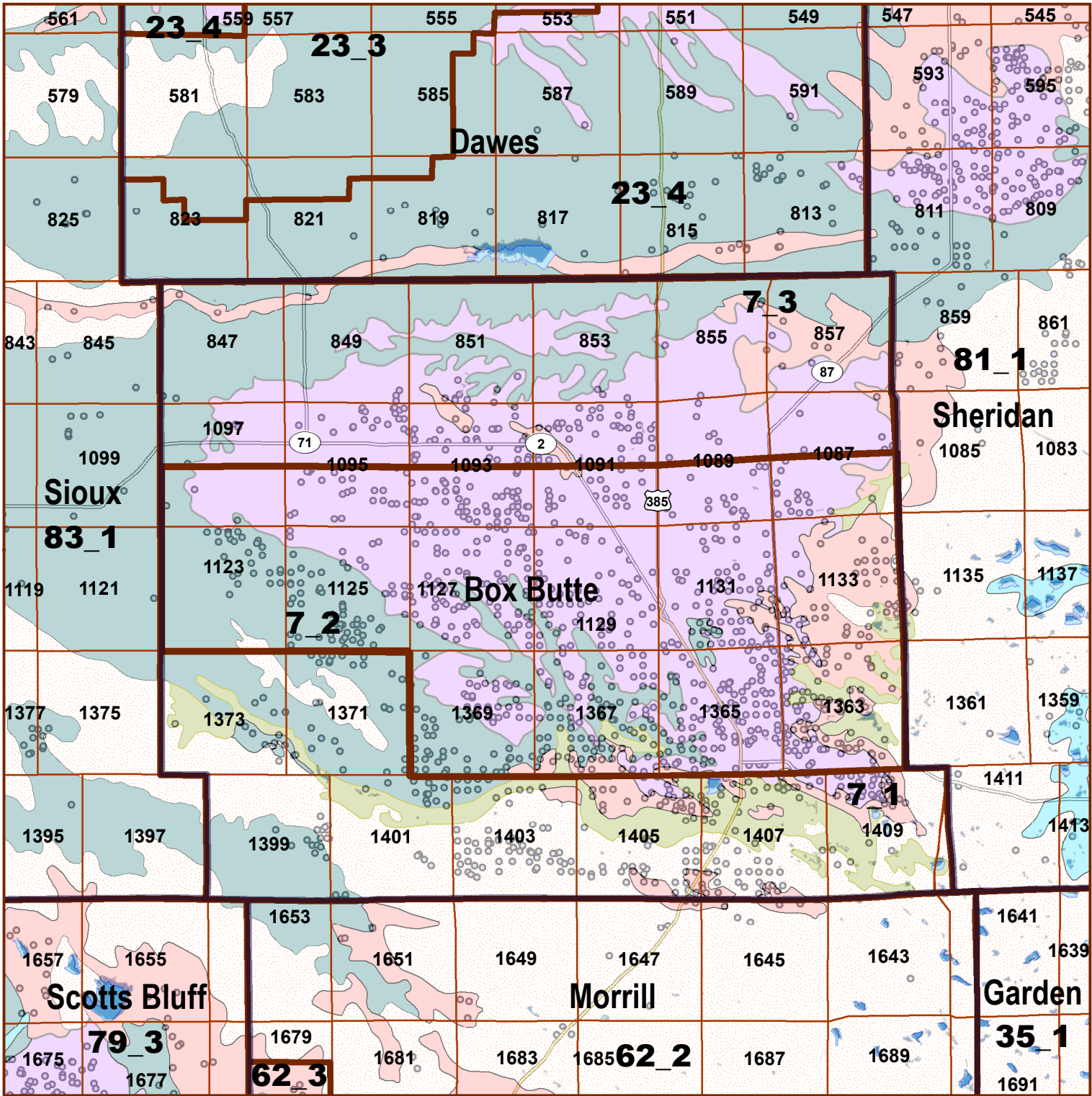
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Box Butte	1	n/a	2936	2661	2955	2586	2987	2990	2996	2975
Box Butte	2	n/a	2388	2392	2383	2250	2225	2200	2227	2359
Box Butte	3	n/a	1976	2075	1975	1798	1754	1759	1792	1956
Dawes	4	n/a	2016	n/a	1792	1568	1568	1344	1344	1732
Sheridan	1	n/a	1775	1660	1605	1585	1585	1570	1525	1651
Morrill	2	n/a	2000	2000	2000	n/a	2000	2000	2000	2000
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2257
Sioux	1	n/a	1350	1270	1270	1220	1220	1180	1180	1234

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Box Butte	1	n/a	415	n/a	415	415	415	415	415	415
Box Butte	2	n/a	600	600	600	575	575	575	575	596
Box Butte	3	n/a	540	540	540	490	490	490	490	533
Dawes	4	n/a	825	n/a	775	719	719	656	656	776
Sheridan	1	n/a	690	620	615	600	570	560	550	615
Morrill	2	n/a	480	n/a	440	n/a	425	425	425	437
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	425
Sioux	1	n/a	600	495	450	435	435	430	410	458

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Box Butte	1	n/a	320	320	320	320	320	320	320	320
Box Butte	2	n/a	395	398	396	385	386	385	385	389
Box Butte	3	n/a	425	425	425	425	425	425	425	425
Dawes	4	n/a	510	485	485	465	465	435	435	451
Sheridan	1	n/a	520	485	485	476	475	465	405	450
Morrill	2	n/a	385	385	385	n/a	385	385	385	385
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341
Sioux	1	n/a	410	395	395	390	390	375	350	369

County	Mkt Area	CRP	TIMBER	WASTE
Box Butte	1	356	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
Dawes	4	n/a	n/a	100
Sheridan	1	n/a	n/a	55
Morrill	2	436	n/a	30
ScottsBluff	3	342	n/a	100
Sioux	1	n/a	350	81

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.



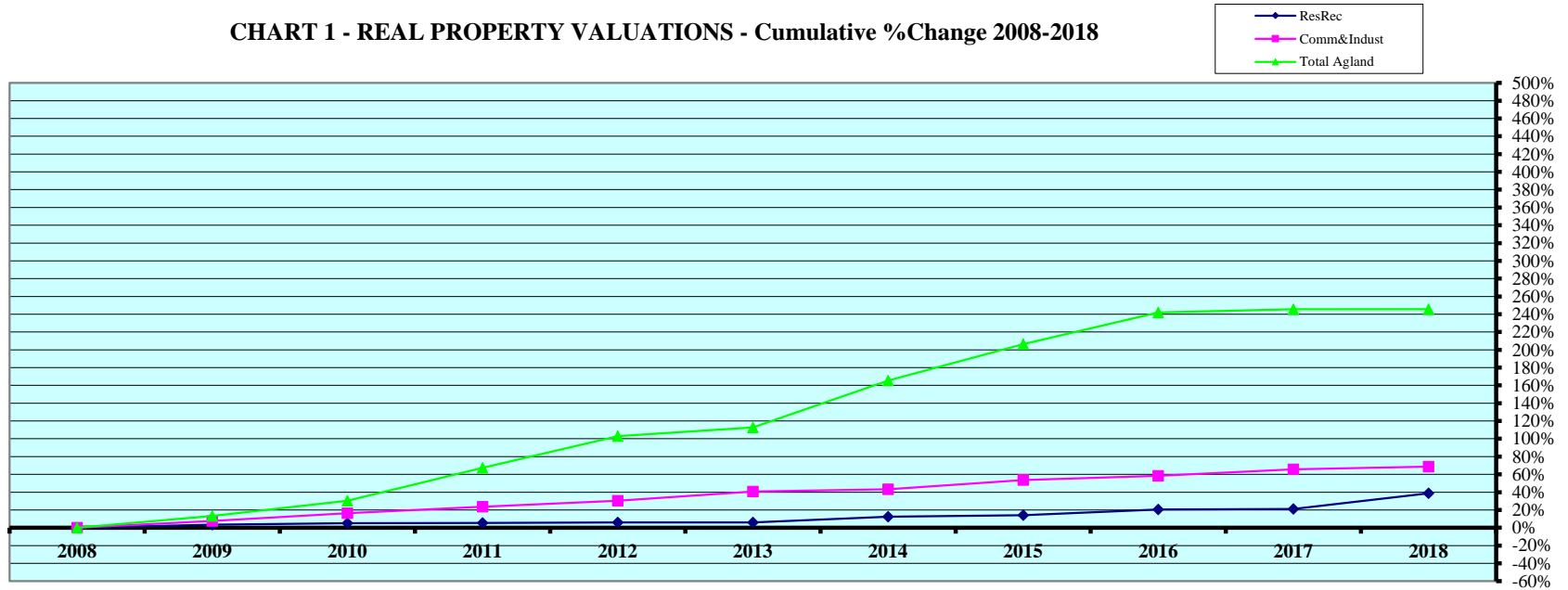
Legend

- 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 subsols on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Box Butte County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	278,498,197	--	--	--	82,377,746	--	--	--	181,502,687	--	--	--
2009	287,675,370	9,177,173	3.30%	3.30%	88,777,422	6,399,676	7.77%	7.77%	205,374,282	23,871,595	13.15%	13.15%
2010	292,700,126	5,024,756	1.75%	5.10%	95,751,818	6,974,396	7.86%	16.24%	236,725,447	31,351,165	15.27%	30.43%
2011	293,486,705	786,579	0.27%	5.38%	101,897,622	6,145,804	6.42%	23.70%	303,771,790	67,046,343	28.32%	67.36%
2012	295,097,327	1,610,622	0.55%	5.96%	107,329,614	5,431,992	5.33%	30.29%	368,100,254	64,328,464	21.18%	102.81%
2013	294,842,621	-254,706	-0.09%	5.87%	115,933,048	8,603,434	8.02%	40.73%	385,998,789	17,898,535	4.86%	112.67%
2014	313,129,987	18,287,366	6.20%	12.44%	117,894,816	1,961,768	1.69%	43.11%	481,559,726	95,560,937	24.76%	165.32%
2015	317,642,729	4,512,742	1.44%	14.06%	126,426,216	8,531,400	7.24%	53.47%	555,942,543	74,382,817	15.45%	206.30%
2016	335,729,660	18,086,931	5.69%	20.55%	130,383,919	3,957,703	3.13%	58.28%	620,402,520	64,459,977	11.59%	241.81%
2017	337,300,567	1,570,907	0.47%	21.11%	136,466,467	6,082,548	4.67%	65.66%	627,027,545	6,625,025	1.07%	245.46%
2018	386,284,323	48,983,756	14.52%	38.70%	138,961,353	2,494,886	1.83%	68.69%	627,324,620	297,075	0.05%	245.63%

Rate Annual %chg: Residential & Recreational **3.33%** Commercial & Industrial **5.37%** Agricultural Land **13.20%**

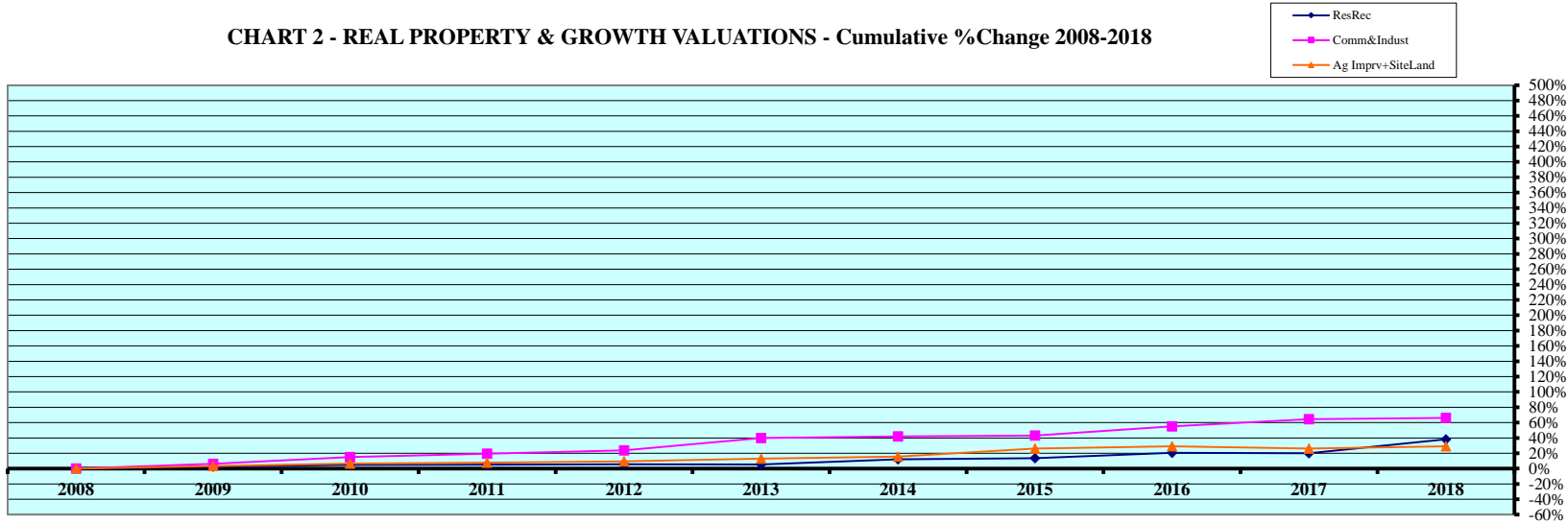
Cnty# **7**
County **BOX BUTTE**

CHART 1

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

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	278,498,197	1,560,257	0.56%	276,937,940	--	--	82,377,746	581,869	0.71%	81,795,877	--	--
2009	287,675,370	2,551,351	0.89%	285,124,019	2.38%	2.38%	88,777,422	1,281,092	1.44%	87,496,330	6.21%	6.21%
2010	292,700,126	927,747	0.32%	291,772,379	1.42%	4.77%	95,751,818	992,532	1.04%	94,759,286	6.74%	15.03%
2011	293,486,705	773,922	0.26%	292,712,783	0.00%	5.10%	101,897,622	3,433,855	3.37%	98,463,767	2.83%	19.53%
2012	295,097,327	733,957	0.25%	294,363,370	0.30%	5.70%	107,329,614	5,461,141	5.09%	101,868,473	-0.03%	23.66%
2013	294,842,621	1,296,948	0.44%	293,545,673	-0.53%	5.40%	115,933,048	718,878	0.62%	115,214,170	7.35%	39.86%
2014	313,129,987	864,898	0.28%	312,265,089	5.91%	12.12%	117,894,816	959,743	0.81%	116,935,073	0.86%	41.95%
2015	317,642,729	1,064,786	0.34%	316,577,943	1.10%	13.67%	126,426,216	8,569,550	6.78%	117,856,666	-0.03%	43.07%
2016	335,729,660	279,230	0.08%	335,450,430	5.61%	20.45%	130,383,919	2,673,870	2.05%	127,710,049	1.02%	55.03%
2017	337,300,567	3,102,412	0.92%	334,198,155	-0.46%	20.00%	136,466,467	1,063,589	0.78%	135,402,878	3.85%	64.37%
2018	386,284,323	1,303,748	0.34%	384,980,575	14.14%	38.23%	138,961,353	2,137,137	1.54%	136,824,216	0.26%	66.09%
Rate Ann%chg	3.33%				2.99%		5.37%			C & I w/o growth		2.91%

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	37,477,842	13,880,006	51,357,848	150,361	0.29%	51,207,487	--	--
2009	37,631,340	16,085,069	53,716,409	709,608	1.32%	53,006,801	3.21%	3.21%
2010	37,889,457	17,923,929	55,813,386	1,071,604	1.92%	54,741,782	1.91%	6.59%
2011	37,692,201	18,550,906	56,243,107	956,639	1.70%	55,286,468	-0.94%	7.65%
2012	38,273,433	18,687,435	56,960,868	757,531	1.33%	56,203,337	-0.07%	9.43%
2013	38,884,270	19,954,005	58,838,275	793,455	1.35%	58,044,820	1.90%	13.02%
2014	40,438,502	20,059,841	60,498,343	1,171,844	1.94%	59,326,499	0.83%	15.52%
2015	44,422,467	21,895,189	66,317,656	1,531,300	2.31%	64,786,356	7.09%	26.15%
2016	43,880,705	23,311,446	67,192,151	905,383	1.35%	66,286,768	-0.05%	29.07%
2017	44,114,370	21,762,325	65,876,695	1,049,075	1.59%	64,827,620	-3.52%	26.23%
2018	44,540,815	21,775,706	66,316,521	33,250	0.05%	66,283,271	0.62%	29.06%
Rate Ann%chg	1.74%	4.61%	2.59%			Ag Imprv+Site w/o growth	1.10%	

(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.

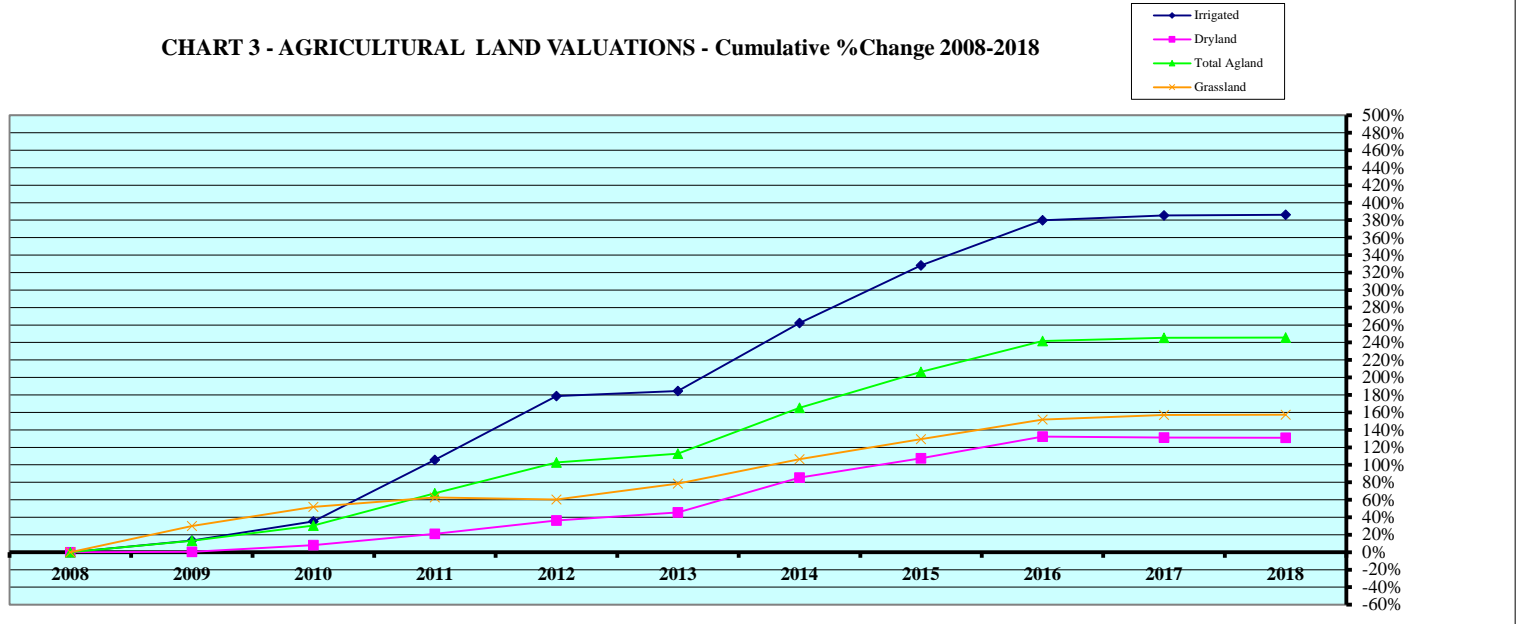
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

Cnty#	7
County	BOX BUTTE

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	76,404,943	--	--	--	59,043,512	--	--	--	45,068,331	--	--	--
2009	86,535,331	10,130,388	13.26%	13.26%	59,280,994	237,482	0.40%	0.40%	58,532,517	13,464,186	29.88%	29.88%
2010	103,333,181	16,797,850	19.41%	35.24%	63,749,167	4,468,173	7.54%	7.97%	68,484,658	9,952,141	17.00%	51.96%
2011	157,098,438	53,765,257	52.03%	105.61%	71,471,672	7,722,505	12.11%	21.05%	73,318,209	4,833,551	7.06%	62.68%
2012	213,004,710	55,906,272	35.59%	178.78%	80,502,789	9,031,117	12.64%	36.34%	72,282,613	-1,035,596	-1.41%	60.38%
2013	217,262,784	4,258,074	2.00%	184.36%	85,968,831	5,466,042	6.79%	45.60%	80,453,867	8,171,254	11.30%	78.52%
2014	276,844,639	59,581,855	27.42%	262.34%	109,382,371	23,413,540	27.23%	85.26%	93,009,218	12,555,351	15.61%	106.37%
2015	327,180,345	50,335,706	18.18%	328.22%	122,522,856	13,140,485	12.01%	107.51%	103,376,792	10,367,574	11.15%	129.38%
2016	366,544,437	39,364,092	12.03%	379.74%	137,153,465	14,630,609	11.94%	132.29%	113,464,662	10,087,870	9.76%	151.76%
2017	370,797,696	4,253,259	1.16%	385.31%	136,563,895	-589,570	-0.43%	131.29%	115,905,710	2,441,048	2.15%	157.18%
2018	371,418,816	621,120	0.17%	386.12%	136,338,424	-225,471	-0.17%	130.91%	115,979,106	73,396	0.06%	157.34%

Rate Ann.%chg: Irrigated **17.13%** Dryland **8.73%** Grassland **9.91%**

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	79,809	--	--	--	906,092	--	--	--	181,502,687	--	--	--
2009	109,502	29,693	37.21%	37.21%	915,938	9,846	1.09%	1.09%	205,374,282	23,871,595	13.15%	13.15%
2010	148,326	38,824	35.46%	85.85%	1,010,115	94,177	10.28%	11.48%	236,725,447	31,351,165	15.27%	30.43%
2011	136,410	-11,916	-8.03%	70.92%	1,747,061	736,946	72.96%	92.81%	303,771,790	67,046,343	28.32%	67.36%
2012	120,332	-16,078	-11.79%	50.77%	2,189,810	442,749	25.34%	141.68%	368,100,254	64,328,464	21.18%	102.81%
2013	120,079	-253	-0.21%	50.46%	2,193,228	3,418	0.16%	142.05%	385,998,789	17,898,535	4.86%	112.67%
2014	120,945	866	0.72%	51.54%	2,202,553	9,325	0.43%	143.08%	481,559,726	95,560,937	24.76%	165.32%
2015	201,819	80,874	66.87%	152.88%	2,660,731	458,178	20.80%	193.65%	555,942,543	74,382,817	15.45%	206.30%
2016	394,690	192,871	95.57%	394.54%	2,845,266	184,535	6.94%	214.02%	620,402,520	64,459,977	11.59%	241.81%
2017	378,552	-16,138	-4.09%	374.32%	3,381,692	536,426	18.85%	273.22%	627,027,545	6,625,025	1.07%	245.46%
2018	378,303	-249	-0.07%	374.01%	3,209,971	-171,721	-5.08%	254.27%	627,324,620	297,075	0.05%	245.63%

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

Rate Ann.%chg: Total Agric Land **13.20%**

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	76,400,742	149,158	512			59,048,716	193,148	306			45,081,256	305,853	147		
2009	86,694,772	148,989	582	13.60%	13.60%	59,360,060	193,379	307	0.41%	0.41%	58,668,687	306,517	191	29.86%	29.86%
2010	103,172,479	149,615	690	18.51%	34.63%	63,906,187	192,768	332	8.00%	8.44%	68,405,030	305,017	224	17.17%	52.15%
2011	156,968,255	150,145	1,045	51.60%	104.10%	71,511,133	187,355	382	15.13%	24.85%	73,342,332	307,523	238	6.34%	61.81%
2012	213,040,413	150,720	1,413	35.20%	175.95%	80,510,109	187,361	430	12.58%	40.56%	72,275,866	307,490	235	-1.44%	59.47%
2013	217,359,491	150,798	1,441	1.97%	181.40%	85,957,554	187,025	460	6.96%	50.34%	80,147,199	307,973	260	10.72%	76.56%
2014	276,848,585	150,827	1,836	27.34%	258.35%	109,334,716	186,946	585	27.25%	91.30%	93,050,467	308,721	301	15.82%	104.49%
2015	327,319,722	150,829	2,170	18.23%	323.68%	122,746,121	187,837	653	11.73%	113.75%	103,245,023	307,754	335	11.30%	127.61%
2016	366,848,122	150,733	2,434	12.15%	375.15%	137,341,514	187,324	733	12.20%	139.82%	113,335,510	307,504	369	9.86%	150.05%
2017	370,797,696	150,355	2,466	1.33%	381.47%	136,540,792	184,703	739	0.83%	141.81%	115,795,801	309,764	374	1.43%	153.62%
2018	371,399,732	150,572	2,467	0.02%	381.55%	136,489,474	184,637	739	0.00%	141.80%	115,892,282	309,922	374	0.03%	153.70%

Rate Annual %chg Average Value/Acre: 17.02%

9.23%

9.76%

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	79,809	5,304	15			906,094	5,799	156			181,516,617	659,262	275		
2009	110,340	5,508	20	33.13%	33.13%	918,563	5,860	157	0.32%	0.32%	205,752,422	660,253	312	13.18%	13.18%
2010	151,611	5,012	30	51.00%	101.03%	1,010,630	6,153	164	4.79%	5.12%	236,645,937	658,565	359	15.31%	30.51%
2011	136,178	4,503	30	-0.04%	100.95%	1,745,089	9,460	184	12.31%	18.07%	303,702,987	658,985	461	28.25%	67.38%
2012	120,332	4,010	30	-0.77%	99.40%	2,189,858	9,770	224	21.51%	43.46%	368,136,578	659,351	558	21.15%	102.78%
2013	120,079	4,002	30	0.00%	99.40%	2,155,730	9,542	226	0.79%	44.59%	385,740,053	659,340	585	4.78%	112.48%
2014	120,089	4,002	30	0.00%	99.40%	2,196,046	9,772	225	-0.52%	43.84%	481,549,903	660,268	729	24.66%	164.89%
2015	201,359	4,026	50	66.70%	232.40%	2,605,401	9,795	266	18.35%	70.24%	556,117,626	660,240	842	15.49%	205.92%
2016	394,689	3,947	100	99.92%	564.53%	2,843,480	9,952	286	7.42%	82.86%	620,763,315	659,460	941	11.76%	241.88%
2017	378,552	3,786	100	0.00%	564.53%	3,398,491	9,725	349	22.32%	123.67%	626,911,332	658,332	952	1.16%	245.86%
2018	378,303	3,783	100	0.00%	564.53%	3,212,298	9,699	331	-5.23%	111.98%	627,372,089	658,612	953	0.03%	245.97%

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BOX BUTTE

Rate Annual %chg Average Value/Acre: 13.21%

(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
Aglard 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 : 8,488	Value : 1,221,342,476	Growth 2,725,176	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	231	1,702,113	1	15,187	503	1,495,499	735	3,212,799	
02. Res Improve Land	3,137	23,960,850	2	33,177	481	9,028,089	3,620	33,022,116	
03. Res Improvements	3,513	304,980,559	2	216,795	551	53,561,919	4,066	358,759,273	
04. Res Total	3,744	330,643,522	3	265,159	1,054	64,085,507	4,801	394,994,188	502,862
% of Res Total	77.98	83.71	0.06	0.07	21.95	16.22	56.56	32.34	18.45
05. Com UnImp Land	118	5,779,071	0	0	22	1,185,461	140	6,964,532	
06. Com Improve Land	527	18,252,783	0	0	54	7,299,993	581	25,552,776	
07. Com Improvements	550	96,397,820	0	0	108	24,190,096	658	120,587,916	
08. Com Total	668	120,429,674	0	0	130	32,675,550	798	153,105,224	1,582,094
% of Com Total	83.71	78.66	0.00	0.00	16.29	21.34	9.40	12.54	58.05
09. Ind UnImp Land	0	0	0	0	4	191,185	4	191,185	
10. Ind Improve Land	0	0	0	0	6	602,546	6	602,546	
11. Ind Improvements	0	0	0	0	6	11,334,190	6	11,334,190	
12. Ind Total	0	0	0	0	10	12,127,921	10	12,127,921	6,750
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.12	0.99	0.25
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	1	24,000	0	0	2	47,503	3	71,503	
15. Rec Improvements	1	51,155	0	0	2	286,389	3	337,544	
16. Rec Total	1	75,155	0	0	2	333,892	3	409,047	0
% of Rec Total	33.33	18.37	0.00	0.00	66.67	81.63	0.04	0.03	0.00
Res & Rec Total	3,745	330,718,677	3	265,159	1,056	64,419,399	4,804	395,403,235	502,862
% of Res & Rec Total	77.96	83.64	0.06	0.07	21.98	16.29	56.60	32.37	18.45
Com & Ind Total	668	120,429,674	0	0	140	44,803,471	808	165,233,145	1,588,844
% of Com & Ind Total	82.67	72.88	0.00	0.00	17.33	27.12	9.52	13.53	58.30

17. Taxable Total	4,413	451,148,351	3	265,159	1,196	109,222,870	5,612	560,636,380	2,091,706
% of Taxable Total	78.64	80.47	0.05	0.05	21.31	19.48	66.12	45.90	76.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	4	424,566	17,594,766	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	4	424,566	17,594,766
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	424,566	17,594,766

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	360	0	142	502

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,242	442,915,986	2,242	442,915,986
28. Ag-Improved Land	0	0	0	0	585	160,673,064	585	160,673,064
29. Ag Improvements	0	0	0	0	634	57,117,046	634	57,117,046

30. Ag Total					2,876	660,706,096
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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	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	217	219.69	1,060,850	217	219.69	1,060,850	
32. HomeSite Improv Land	376	387.78	5,003,471	376	387.78	5,003,471	
33. HomeSite Improvements	383	0.00	39,366,733	383	0.00	39,366,733	529,220
34. HomeSite Total				600	607.47	45,431,054	
35. FarmSite UnImp Land	69	159.42	186,557	69	159.42	186,557	
36. FarmSite Improv Land	491	2,191.71	3,928,176	491	2,191.71	3,928,176	
37. FarmSite Improvements	606	0.00	17,750,313	606	0.00	17,750,313	104,250
38. FarmSite Total				675	2,351.13	21,865,046	
39. Road & Ditches	1,836	5,948.98	0	1,836	5,948.98	0	
40. Other- Non Ag Use	12	365.73	408,858	12	365.73	408,858	
41. Total Section VI				1,275	9,273.31	67,704,958	633,470

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. 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	0.00	0.00%	0	0.00%	0.00
46. 1A	5,280.25	15.09%	15,503,956	14.90%	2,936.22
47. 2A1	67.19	0.19%	178,826	0.17%	2,661.50
48. 2A	5,911.14	16.89%	17,466,552	16.78%	2,954.85
49. 3A1	65.06	0.19%	168,266	0.16%	2,586.32
50. 3A	9,452.49	27.02%	28,237,634	27.13%	2,987.32
51. 4A1	9,859.35	28.18%	29,478,522	28.32%	2,989.91
52. 4A	4,352.90	12.44%	13,039,681	12.53%	2,995.63
53. Total	34,988.38	100.00%	104,073,437	100.00%	2,974.51
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,607.04	28.94%	1,081,908	28.95%	414.99
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	2,950.06	32.75%	1,224,260	32.75%	414.99
58. 3D1	24.26	0.27%	10,068	0.27%	415.00
59. 3D	1,024.13	11.37%	424,988	11.37%	414.97
60. 4D1	1,724.78	19.15%	715,738	19.15%	414.97
61. 4D	676.72	7.51%	280,829	7.51%	414.99
62. Total	9,006.99	100.00%	3,737,791	100.00%	414.99
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,926.91	3.07%	1,281,307	3.12%	326.29
65. 2G1	61.57	0.05%	19,705	0.05%	320.04
66. 2G	7,368.37	5.75%	2,383,903	5.80%	323.53
67. 3G1	121.12	0.09%	38,870	0.09%	320.92
68. 3G	18,797.28	14.68%	6,032,915	14.69%	320.95
69. 4G1	57,296.63	44.74%	18,351,656	44.68%	320.29
70. 4G	40,487.37	31.62%	12,960,740	31.56%	320.12
71. Total	128,059.25	100.00%	41,069,096	100.00%	320.70
Irrigated Total					
Irrigated Total	34,988.38	20.08%	104,073,437	69.74%	2,974.51
Dry Total					
Dry Total	9,006.99	5.17%	3,737,791	2.50%	414.99
Grass Total					
Grass Total	128,059.25	73.50%	41,069,096	27.52%	320.70
72. Waste	1,253.29	0.72%	125,329	0.08%	100.00
73. Other	924.38	0.53%	230,548	0.15%	249.41
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	174,232.29	100.00%	149,236,201	100.00%	856.54

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	54,988.25	54.85%	131,313,299	55.53%	2,388.02
47. 2A1	4,164.92	4.15%	9,964,311	4.21%	2,392.44
48. 2A	25,110.42	25.05%	59,845,790	25.31%	2,383.31
49. 3A1	79.99	0.08%	179,959	0.08%	2,249.77
50. 3A	4,541.06	4.53%	10,105,696	4.27%	2,225.40
51. 4A1	9,506.50	9.48%	20,911,286	8.84%	2,199.68
52. 4A	1,865.90	1.86%	4,156,250	1.76%	2,227.48
53. Total	100,257.04	100.00%	236,476,591	100.00%	2,358.70
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	48,282.46	51.65%	28,968,630	52.03%	599.98
56. 2D1	3,275.76	3.50%	1,965,391	3.53%	599.98
57. 2D	25,740.30	27.54%	15,443,554	27.74%	599.98
58. 3D1	122.71	0.13%	70,558	0.13%	575.00
59. 3D	2,599.20	2.78%	1,494,479	2.68%	574.98
60. 4D1	12,056.86	12.90%	6,932,519	12.45%	574.99
61. 4D	1,399.49	1.50%	804,629	1.45%	574.94
62. Total	93,476.78	100.00%	55,679,760	100.00%	595.65
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	12,759.83	14.80%	5,258,578	15.37%	412.12
65. 2G1	426.88	0.50%	171,237	0.50%	401.14
66. 2G	19,376.29	22.47%	7,861,765	22.98%	405.74
67. 3G1	148.03	0.17%	57,636	0.17%	389.35
68. 3G	8,254.67	9.57%	3,214,584	9.40%	389.43
69. 4G1	29,810.42	34.57%	11,689,907	34.17%	392.14
70. 4G	15,450.96	17.92%	5,956,302	17.41%	385.50
71. Total	86,227.08	100.00%	34,210,009	100.00%	396.74
Irrigated Total					
	100,257.04	34.93%	236,476,591	71.98%	2,358.70
Dry Total					
	93,476.78	32.57%	55,679,760	16.95%	595.65
Grass Total					
	86,227.08	30.04%	34,210,009	10.41%	396.74
72. Waste	1,296.13	0.45%	129,613	0.04%	100.00
73. Other	5,757.57	2.01%	2,049,324	0.62%	355.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	287,014.60	100.00%	328,545,297	100.00%	1,144.70

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,752.11	63.11%	19,265,668	63.75%	1,975.54
47. 2A1	68.24	0.44%	141,595	0.47%	2,074.96
48. 2A	4,203.82	27.21%	8,302,507	27.47%	1,974.99
49. 3A1	4.37	0.03%	7,859	0.03%	1,798.40
50. 3A	458.37	2.97%	803,827	2.66%	1,753.66
51. 4A1	885.51	5.73%	1,557,840	5.15%	1,759.26
52. 4A	79.80	0.52%	142,992	0.47%	1,791.88
53. Total	15,452.22	100.00%	30,222,288	100.00%	1,955.85
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	49,426.84	60.78%	26,690,055	61.54%	539.99
56. 2D1	176.44	0.22%	95,268	0.22%	539.95
57. 2D	20,878.71	25.68%	11,274,048	26.00%	539.98
58. 3D1	144.93	0.18%	71,009	0.16%	489.95
59. 3D	3,170.95	3.90%	1,553,723	3.58%	489.99
60. 4D1	6,819.35	8.39%	3,341,282	7.70%	489.97
61. 4D	697.61	0.86%	341,784	0.79%	489.94
62. Total	81,314.83	100.00%	43,367,169	100.00%	533.32
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,952.46	12.41%	5,028,657	12.31%	420.72
65. 2G1	129.75	0.13%	54,792	0.13%	422.29
66. 2G	16,921.24	17.57%	7,157,261	17.52%	422.97
67. 3G1	111.25	0.12%	46,890	0.11%	421.48
68. 3G	9,546.23	9.91%	4,049,944	9.92%	424.25
69. 4G1	20,451.21	21.23%	8,680,338	21.25%	424.44
70. 4G	37,221.32	38.64%	15,824,506	38.75%	425.15
71. Total	96,333.46	100.00%	40,842,388	100.00%	423.97
Irrigated Total					
Irrigated Total	15,452.22	7.83%	30,222,288	26.23%	1,955.85
Dry Total					
Dry Total	81,314.83	41.20%	43,367,169	37.64%	533.32
Grass Total					
Grass Total	96,333.46	48.81%	40,842,388	35.45%	423.97
72. Waste	1,213.55	0.61%	121,355	0.11%	100.00
73. Other	3,065.02	1.55%	666,440	0.58%	217.43
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	197,379.08	100.00%	115,219,640	100.00%	583.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	150,697.64	370,772,316	150,697.64	370,772,316
77. Dry Land	0.00	0	0.00	0	183,798.60	102,784,720	183,798.60	102,784,720
78. Grass	0.00	0	0.00	0	310,619.79	116,121,493	310,619.79	116,121,493
79. Waste	0.00	0	0.00	0	3,762.97	376,297	3,762.97	376,297
80. Other	0.00	0	0.00	0	9,746.97	2,946,312	9,746.97	2,946,312
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	658,625.97	593,001,138	658,625.97	593,001,138

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	150,697.64	22.88%	370,772,316	62.52%	2,460.37
Dry Land	183,798.60	27.91%	102,784,720	17.33%	559.22
Grass	310,619.79	47.16%	116,121,493	19.58%	373.84
Waste	3,762.97	0.57%	376,297	0.06%	100.00
Other	9,746.97	1.48%	2,946,312	0.50%	302.28
Exempt	0.00	0.00%	0	0.00%	0.00
Total	658,625.97	100.00%	593,001,138	100.00%	900.36

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Alliance Commercial	0	0	1	16,875	1	15,650	1	32,525	0
83.2 Alliance Residential	196	1,576,900	2,799	22,077,155	3,142	284,308,661	3,338	307,962,716	396,857
83.3 Hemingford Residential	35	125,213	339	1,898,661	370	20,693,117	405	22,716,991	23,625
83.4 Rainbow Acres	108	395,627	68	668,884	76	4,131,240	184	5,195,751	2,585
83.5 Rural Commercial	0	0	1	30,715	1	20,170	1	50,885	0
83.6 Rural Residential 1	145	418,114	129	2,854,077	156	14,449,300	301	17,721,491	12,580
83.7 Rural Residential 2	251	696,945	286	5,547,252	323	35,478,679	574	41,722,876	67,215
84 Residential Total	735	3,212,799	3,623	33,093,619	4,069	359,096,817	4,804	395,403,235	502,862

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alliance Commercial	100	5,011,057	456	17,412,534	474	78,860,095	574	101,283,686	277,394
85.2	Alliance Residential	0	0	1	5,950	1	41,700	1	47,650	0
85.3	Hemingford Commercial	15	363,834	69	813,474	74	17,223,910	89	18,401,218	70,910
85.4	Industrial	1	148,565	8	757,546	8	13,767,495	9	14,673,606	6,750
85.5	Rural Commercial	28	1,632,261	53	7,165,818	107	22,028,906	135	30,826,985	1,233,790
86	Commercial Total	144	7,155,717	587	26,155,322	664	131,922,106	808	165,233,145	1,588,844

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	3,308.59	2.63%	1,058,710	2.63%	319.99
89. 2G1	61.57	0.05%	19,705	0.05%	320.04
90. 2G	6,733.09	5.34%	2,155,218	5.34%	320.09
91. 3G1	117.32	0.09%	37,542	0.09%	320.00
92. 3G	18,295.04	14.52%	5,857,138	14.52%	320.15
93. 4G1	57,022.34	45.26%	18,255,653	45.27%	320.15
94. 4G	40,441.92	32.10%	12,944,830	32.10%	320.08
95. Total	125,979.87	100.00%	40,328,796	100.00%	320.12
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	618.32	29.74%	222,597	30.07%	360.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	635.28	30.55%	228,685	30.89%	359.98
100. 3C1	3.80	0.18%	1,328	0.18%	349.47
101. 3C	502.24	24.15%	175,777	23.74%	349.99
102. 4C1	274.29	13.19%	96,003	12.97%	350.01
103. 4C	45.45	2.19%	15,910	2.15%	350.06
104. Total	2,079.38	100.00%	740,300	100.00%	356.02
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	125,979.87	98.38%	40,328,796	98.20%	320.12
CRP Total	2,079.38	1.62%	740,300	1.80%	356.02
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	128,059.25	100.00%	41,069,096	100.00%	320.70

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,589.08	13.27%	4,184,118	13.49%	395.14
89. 2G1	411.74	0.52%	163,746	0.53%	397.69
90. 2G	17,390.88	21.80%	6,879,032	22.17%	395.55
91. 3G1	142.04	0.18%	54,671	0.18%	384.90
92. 3G	8,001.68	10.03%	3,089,353	9.96%	386.09
93. 4G1	27,875.14	34.94%	10,731,966	34.59%	385.00
94. 4G	15,380.12	19.28%	5,921,237	19.09%	384.99
95. Total	79,790.68	100.00%	31,024,123	100.00%	388.82
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2,170.75	33.73%	1,074,460	33.73%	494.97
98. 2C1	15.14	0.24%	7,491	0.24%	494.78
99. 2C	1,985.41	30.85%	982,733	30.85%	494.98
100. 3C1	5.99	0.09%	2,965	0.09%	494.99
101. 3C	252.99	3.93%	125,231	3.93%	495.00
102. 4C1	1,935.28	30.07%	957,941	30.07%	494.99
103. 4C	70.84	1.10%	35,065	1.10%	494.99
104. Total	6,436.40	100.00%	3,185,886	100.00%	494.98
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	79,790.68	92.54%	31,024,123	90.69%	388.82
CRP Total	6,436.40	7.46%	3,185,886	9.31%	494.98
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	86,227.08	100.00%	34,210,009	100.00%	396.74

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	9,175.15	10.13%	3,903,861	10.14%	425.48
89. 2G1	112.23	0.12%	47,698	0.12%	425.00
90. 2G	15,203.49	16.78%	6,461,600	16.78%	425.01
91. 3G1	91.13	0.10%	38,741	0.10%	425.12
92. 3G	9,189.19	10.14%	3,905,342	10.14%	424.99
93. 4G1	19,751.29	21.80%	8,396,865	21.80%	425.13
94. 4G	37,062.38	40.91%	15,760,142	40.92%	425.23
95. Total	90,584.86	100.00%	38,514,249	100.00%	425.17
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	2,777.31	48.31%	1,124,796	48.31%	404.99
98. 2C1	17.52	0.30%	7,094	0.30%	404.91
99. 2C	1,717.75	29.88%	695,661	29.88%	404.98
100. 3C1	20.12	0.35%	8,149	0.35%	405.02
101. 3C	357.04	6.21%	144,602	6.21%	405.00
102. 4C1	699.92	12.18%	283,473	12.18%	405.01
103. 4C	158.94	2.76%	64,364	2.76%	404.96
104. Total	5,748.60	100.00%	2,328,139	100.00%	404.99
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	90,584.86	94.03%	38,514,249	94.30%	425.17
CRP Total	5,748.60	5.97%	2,328,139	5.70%	404.99
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	96,333.46	100.00%	40,842,388	100.00%	423.97

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

07 Box Butte

	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	385,912,858	394,994,188	9,081,330	2.35%	502,862	2.22%
02. Recreational	371,465	409,047	37,582	10.12%	0	10.12%
03. Ag-Homesite Land, Ag-Res Dwelling	44,540,815	45,431,054	890,239	2.00%	529,220	0.81%
04. Total Residential (sum lines 1-3)	430,825,138	440,834,289	10,009,151	2.32%	1,032,082	2.08%
05. Commercial	126,912,247	153,105,224	26,192,977	20.64%	1,582,094	19.39%
06. Industrial	12,049,106	12,127,921	78,815	0.65%	6,750	0.60%
07. Total Commercial (sum lines 5-6)	138,961,353	165,233,145	26,271,792	18.91%	1,588,844	17.76%
08. Ag-Farmsite Land, Outbuildings	21,555,631	21,865,046	309,415	1.44%	104,250	0.95%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	220,075	408,858	188,783	85.78%		
11. Total Non-Agland (sum lines 8-10)	21,775,706	22,273,904	498,198	2.29%	104,250	1.81%
12. Irrigated	371,418,816	370,772,316	-646,500	-0.17%		
13. Dryland	136,338,424	102,784,720	-33,553,704	-24.61%		
14. Grassland	115,979,106	116,121,493	142,387	0.12%		
15. Wasteland	378,303	376,297	-2,006	-0.53%		
16. Other Agland	3,209,971	2,946,312	-263,659	-8.21%		
17. Total Agricultural Land	627,324,620	593,001,138	-34,323,482	-5.47%		
18. Total Value of all Real Property (Locally Assessed)	1,218,886,817	1,221,342,476	2,455,659	0.20%	2,725,176	-0.02%

2019 Assessment Survey for Box Butte County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$226,849
7.	Adopted budget, or granted budget if different from above:
	Same.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$36,550 for Pictometry.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,125 to replace computer(s).
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,600 for travel, mileage, dues, subscriptions, registration and training.
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$3,954.25

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2019 Residential Assessment Survey for Box Butte County

1.	Valuation data collection done by:														
	The assessor and her staff.														
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="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: all residential properties within the town of Hemingford and the immediate area around it.</td> </tr> <tr> <td style="text-align: center;">81</td> <td>Rural Residential 1: the bulk of rural residential properties that are not in close proximity to paved roads within the County.</td> </tr> <tr> <td style="text-align: center;">82</td> <td>Rural Residential 2: all rural residential properties that are close in proximity to paved roads within the County (that would include Hwy 385, Hwy 2, Hwy 87, Hwy 71, 10th Street west and County Road 70).</td> </tr> <tr> <td style="text-align: center;">83</td> <td>Rainbow Acres: Only the rural residential properties that are within the Rainbow Acres subdivisions.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).	20	Hemingford: all residential properties within the town of Hemingford and the immediate area around it.	81	Rural Residential 1: the bulk of rural residential properties that are not in close proximity to paved roads within the County.	82	Rural Residential 2: all rural residential properties that are close in proximity to paved roads within the County (that would include Hwy 385, Hwy 2, Hwy 87, Hwy 71, 10th Street west and County Road 70).	83	Rainbow Acres: Only the rural residential properties that are within the Rainbow Acres subdivisions.	AG	Agricultural homes and outbuildings.
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83	Rainbow Acres: Only the rural residential properties that are within the Rainbow Acres subdivisions.														
AG	Agricultural homes and outbuildings.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach using Marshall-Swift depreciation tables found in CAMA. Alliance's depreciation utilizes the market. All residential properties use the market approach to ensure accurate assessed values.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	The county uses the tables provided by the CAMA vendor which are Marshall-Swift tables. Alliance has a market depreciation table established by the assessor.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes.														
6.	Describe the methodology used to determine the residential lot values?														
	Qualified sales are reviewed and stratified by age and size and then the lots are valued by the square foot method.														
7.	How are rural residential site values developed?														

Sales of vacant land purchased for home sites are reviewed. Improved site values are determined by the cost to improve the land with electricity, a well and septic system. Thus, the home site acre is valued at \$13,000, farm site acres are at \$2,500 per acre up to five acres. Additional acres 6-10 are at \$1,000 per acre and acres 11-20 are \$500 per acre (for market areas 1 & 3). Additional acres for rural residential in market area 2 is at \$525.

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

Currently, there are no vacant lots being held for sale or resale.

9.

<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>
10	2017	2017	2017	2017
20	2016	2016	2017	2017
81	2015	2015	2015	2016
82	2015	2015	2015	2016
83	2015	2015	2015	2016
AG	2015	2015	2015	2014

2019 Commercial Assessment Survey for Box Butte County

1.	Valuation data collection done by:																							
	The assessor and her staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: all commercial properties within the city of Alliance and those that would be classified as suburban, since there is no evidence of a suburban commercial market.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: the commercial properties within the town of Hemingford and the immediate area surrounding the town.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: all rural commercial properties.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Alliance: all commercial properties within the city of Alliance and those that would be classified as suburban, since there is no evidence of a suburban commercial market.	20	Hemingford: the commercial properties within the town of Hemingford and the immediate area surrounding the town.	80	Rural: all rural commercial properties.												
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20	Hemingford: the commercial properties within the town of Hemingford and the immediate area surrounding the town.																							
80	Rural: all rural commercial properties.																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The income approach (by occupancy code) is used for commercial property in the city of Alliance; all other valuation groupings are valued by the cost approach. Downtown Alliance commercial has a locational depreciation factor, due to declining commercial activity compared to the rest of Alliance commercial.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The Assessor does not know of any unique commercial properties within the County. If a unique property was established in the County, the Assessor would consult a certified general appraiser.																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	During the reappraisal by valuation group, a market depreciation is developed.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	Yes																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The market approach is used to determine commercial lot values, and then the lots are valued by the square foot method.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<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>	10	2018	2018	2018	2018	20	2016	2016	2016	2016	80	2015	2015	2015	2015
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10	2018	2018	2018	2018																				
20	2016	2016	2016	2016																				
80	2015	2015	2015	2015																				

2019 Agricultural Assessment Survey for Box Butte County

1.	Valuation data collection done by:												
	The assessor and her staff.												
2.	List each market area, and describe the location and the specific characteristics that make each unique.												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of land located primarily in the southern part of the County (and includes geocodes 1371 and 1373) that consists mostly of sandhills; the majority land use is grass.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This market area is located in the central portion of the County and has richer soils and fairly level to slightly rolling topography.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This market area is located in the northern portion of the County and has more rolling to steep hilly land (in its uppermost portion), and according to the Assessor the wells within this area are deeper than those in Market Area 2.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Consists of land located primarily in the southern part of the County (and includes geocodes 1371 and 1373) that consists mostly of sandhills; the majority land use is grass.	2016	2	This market area is located in the central portion of the County and has richer soils and fairly level to slightly rolling topography.	2016	3	This market area is located in the northern portion of the County and has more rolling to steep hilly land (in its uppermost portion), and according to the Assessor the wells within this area are deeper than those in Market Area 2.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>											
1	Consists of land located primarily in the southern part of the County (and includes geocodes 1371 and 1373) that consists mostly of sandhills; the majority land use is grass.	2016											
2	This market area is located in the central portion of the County and has richer soils and fairly level to slightly rolling topography.	2016											
3	This market area is located in the northern portion of the County and has more rolling to steep hilly land (in its uppermost portion), and according to the Assessor the wells within this area are deeper than those in Market Area 2.	2016											
	Land use update is accomplished by GIS comparisons and land use questionnaires sent to taxpayers.												
3.	Describe the process used to determine and monitor market areas.												
	Sales within each market area are reviewed and special attention is given to those sales that border the adjacent market area. Land use is also monitored in each agricultural market area.												
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.												
	Primary use of the land is used to identify rural residential and recreational land. Recreational use is considered when use is primarily for the purposes of recreation and/or hunting.												
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?												
	Yes, according to their location within the respective three market areas. There are also differences in well-depth that are taken into account when the sites in these areas are valued.												
6.	What separate market analysis has been conducted where intensive use is identified in the county?												
	The market analysis used was to examine sales of feedlots in the entire Panhandle (including those in-county). This has resulted in a first acre of the feedlot being valued at \$13,000, and remaining feedlot acres are at \$1,000 per acre.												
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.												
	There is no land currently enrolled in the Wetland Reserve Program.												
	<i>If your county has special value applications, please answer the following</i>												
8a.	How many special valuation applications are on file?												

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A



2019 Box Butte County Three Year Plan of Assessment

Michelle Robinson
County Assessor

308-762-6100

bbassor@telecomwest.net
boxbutte.gisworkshop.com

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Statutory Requirement

77-1311.02

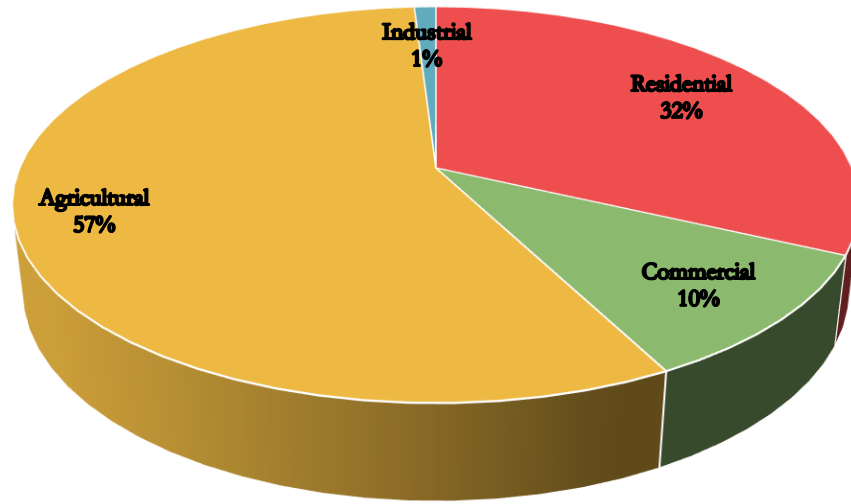
THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY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

Description of Real Property

Per 2018 County Abstract, the county consists of the following property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,799	56.48	31.93
Commercial	804	9.46	10.42
Industrial	10	0.12	0.98
Recreational	3	0.03	0.03
Agricultural	2,882	33.91	56.64
Totals	8,498	100.00	100.00

Value Breakdown



■ Residential ■ Commercial ■ Agricultural ■ Industrial ■

Levels of Value

	Median
Residential	99%
Commercial	100%
Agricultural	71%

County Description

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

Box Butte County is comprised of 1,075 miles with 11,194 residents, per the Census Bureau Quick Facts for 2016. Reports indicate that 69% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. Per the latest information available from the U.S. Census Bureau, there are 309 employer establishments with a total employment of 2,839. Agriculture makes up [over 50% of the valuation base]. The county is included in the Upper Niobrara White Natural Resources District (NRD).

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

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

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

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

Current Resources

Staff

Assessor-current certification and 178.20 hours of continuing education.

Deputy Assessor-current certification and 101.25 hours of continuing education.

Clerical-two full-time.

Budget

The county's fiscal year is July 1 through June 30. The adopted budget for 2018-2019 is \$226,849.

Budget amounts are for the following:

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

GIS maintenance - **\$13,400** annually.

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

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

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

Equipment

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

Education

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

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

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

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

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

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

Administrative Reports

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

Cemetery report to county board

Abstracts – Real and Personal Property

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

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

Three Year Plan of Assessment

Certification of Value to political subdivisions

Homestead Exemption Tax Loss

Certificate of Taxes Levied

Personal Property

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

Homestead Exemption

Eligible applicants file between February 1 and June 30. We have 429 applicants, of which 366 were approved for all or partial exemption.

Permissive Exemptions

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

Tax Increment Financing (TIF)

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

Centrally Assessed Properties

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

Taxing Districts and Tax Rates

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

Tax List Corrections (Correction Book)

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

Protest Process with County Board of Equalization

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

Tax Equalization and Review Commission (TERC)

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

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

Approaches To Value

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

Market Approach

Sales of like properties are analyzed and used to establish values. Examples include dry land sales in each agricultural market area in the county are studied and used to set assessed values for each area.

Residential and commercial properties are separated by Assessor Locations to set values. Sales help establish market depreciation for each Assessor Location.

Income Approach

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

Cost Approach

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

3 Year Appraisal Plan

2019

Residential: Alliance, Hemingford, and rural sales will be studied and adjustments made if necessary. All building permits will be checked and verify changes made by assessor and staff. First year implementing ChangeFinder with EagleView/Pictometry technology.

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

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

2020

Residential: Alliance and Hemingford sales will be studied and adjustments made if necessary. Rural residential including farm residential properties will be reappraised using a 2019 cost index. All building permits will be checked and verify changes made by assessor and staff.

Commercial: Alliance and Hemingford sales will be studied and adjustments made if necessary. Rural properties will be reappraised using a 2019 cost index applying income approach wherever applicable. All building permits will be checked and verify changes made by assessor and staff.

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

2021

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

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

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

Conclusion

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