

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**BOYD 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 Boyd 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 Boyd 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: Tammy Haney, Boyd County Assessor

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## **Introduction**

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[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.

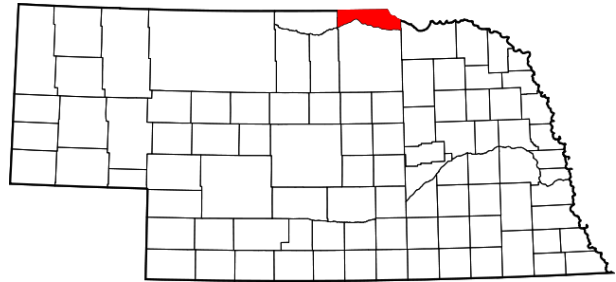
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

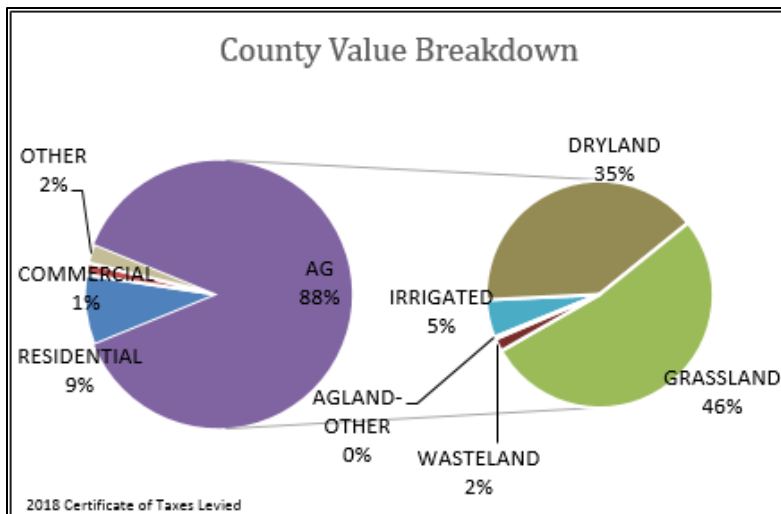
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 540 square miles, Boyd County has 1,977 residents, per the Census Bureau Quick Facts for 2017, a 6% population decline from the 2010 U.S. Census. Reports indicate that 82% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$34,997 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boyd County are evenly disbursed among Butte, Lynch, and Spencer. According to the latest information available from the U.S. Census Bureau, there are 70 employer establishments with total employment of 397.



An overwhelming majority of the county's valuation base is contributed to by agriculture land. Grassland makes up a majority of the land in the county. Boyd County is included in the Lower Niobrara Natural Resources District (NRD).

NE Dept. of Revenue, Research Division 2019

CITY POPULATION CHANGE			
	2008	2018	Change
ANOKA	10	6	-40.0%
BRISTOW	88	65	-26.1%
BUTTE	366	326	-10.9%
GROSS	5	2	-60.0%
LYNCH	269	245	-8.9%
MONOWI	2	1	-50.0%
NAPER	105	84	-20.0%
SPENCER	541	455	-15.9%



## 2019 Residential Correlation for Boyd County

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### *Assessment Actions*

For the 2019 assessment year the county assessor and deputy reviewed all city ordinance's and any parcels that had square foot changes due to a street or alley vacated were corrected.

Pick up work and routine maintenance were also performed and placed on the assessment roll.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county assessor to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three real property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. When sales questionnaires are incomplete, the county assessor makes phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Even though the usability percentage is below the state average, an inspection of the non-qualified sales was undertaken to ensure that the county assessor has supported and documented the reason 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 review also looked at the filing of Real Estate Transfer Statements (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly and the AVU was also accurate when compared with the property record cards.

The inspection and review cycle for all real property was discussed with the county assessor. Within the class, the review work is typically completed in a six year cycle. The inspection process entails a thorough on-site physical inspection of the property. The review consists of on-site inspections where the property record card is reviewed and updated for any observed updates. New photos are taken and the condition of the property is noted.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. Currently there are five separate distinct valuation groups each defined by economic influence.

A comparison of the sold and unsold residential property in Boyd County showed no apparent signs of bias in the valuation process. Costing tables for residential properties currently have a date of 2016. Deprecation was updated in 2017. The Boyd County Assessor has a written valuation methodology in place.

## 2019 Residential Correlation for Boyd County

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Lot values were reviewed by analyzing land to building ratios and vacant lot sales. Currently the lot values are somewhat low, but the county assessor is aware of this and plans to address this through the six-year inspection and review plan.

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance. The Boyd County Assessor submits all required statutory reports timely.

### *Description of Analysis*

In the residential class, five distinct valuation groups are identified to have unique economic characteristics that drive market value.

<b>Valuation Group</b>	<b>Description</b>
1	Anoka, Bristow, Gross, Monowi and Naper
2	Butte
3	Lynch
4	Rural
5	Spencer

The statistical sample includes 41 qualified sales representing all valuation groups. Two of the three measures of central tendency are within the acceptable range. The coefficient of dispersion (COD) and price related differential (PRD) are above the recommended ranges; however, the high PRD could be attributed to the lower dollar sales as well as a smaller rural county. Of the five groups, only Valuation Group 3 and 5 have a sales sample size large enough for statistical analysis. Valuation Groups 1 and 2 with 9 and 8 sales respectively each have three low dollar sales under \$10,000 that clearly affect the statistics. Removal of these sales improves each of the groups. A substat of these valuation groups has been included in the appendices of this report.

### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

The quality of assessment of the residential property in Boyd County complies with generally accepted mass appraisal techniques.

## 2019 Residential Correlation for Boyd County

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VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	9	102.40	111.89	100.64	19.88	111.18
2	8	101.98	128.97	115.53	34.83	111.63
3	10	97.47	103.43	95.54	19.12	108.26
4	1	69.82	69.82	69.82	00.00	100.00
5	13	93.25	104.10	88.60	25.62	117.49
<u>    </u> ALL <u>    </u>	41	98.87	109.66	93.79	25.13	116.92

### *Level of Value*

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

## 2019 Commercial Correlation for Boyd County

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### *Assessment Actions*

For assessment year 2019, the county assessor reviewed both nursing home and assisted living facilities in the county and depreciation adjustments were made accordingly. Pick up work was also completed and placed on the assessment roll.

### *Assessment Practice Review*

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

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement purposes. Boyd County continues to maintain acceptable sales qualification and verification practices. The county has a thorough verification process in place and the usability percentage of the commercial class are slightly above the range compared to the statewide average.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). Boyd County has consistently transferred data timely and accurately. The AVU was also accurate when compared with the property record cards.

The inspection and review cycle for all real property was discussed with the county assessor. For 2017, the entire commercial class of property was physically reviewed and inspected and is up to date with the six-year inspection and review cycle.

Valuation Groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county assessor has adequately identified one economic area for the commercial property class.

A comparison of the sold and unsold commercial property in Boyd County showed no signs of bias in the valuation process. Costing tables are currently 2016 with depreciation being updated in 2017. The Boyd County Assessor has a written valuation methodology in place.

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

# 2019 Commercial Correlation for Boyd County

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## *Description of Analysis*

Currently there is one valuation group within the commercial class. This consists of all towns or villages within the county. The statistical analysis for the commercial class of real property has ten qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. The profile comprises a diverse group of sales involving nine different occupancy codes; the sales are scattered throughout the county.

All commercial properties are valued using the cost approach. A historical review of assessment practices and valuation changes supports that the county assessor has kept the costing and depreciation tables updated and inspects and reviews the commercial property within the six-year inspection and review cycle. Most recently in 2017. When compared to nearby communities of Chambers, Crofton, Niobrara and Bassett, it appears the value has increased over the past decade at a similar rate.

Review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report shows relatively flat to declining valuation of the commercial class, which is expected based on the assessment actions of the county and compared to similar markets in the region.

## *Equalization and Quality of Assessment*

The size of the statistical sample of the commercial class is considered too small to be statistically reliable. Review of the assessment practices demonstrate that the assessments are uniform and equalized. The quality of assessment for the commercial class of Boyd County complies with professionally accepted mass appraisal techniques.

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
1	10	85.74	99.31	123.84	48.40	80.19
ALL	10	85.74	99.31	123.84	48.40	80.19

## *Level of Value*

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

## 2019 Agricultural Correlation for Boyd County

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### *Assessor Actions*

For assessment year 2019, a sales analysis was completed, and as a result, the county assessor made no changes to the agricultural land values. Land use is continually updated via the newest aerial imagery.

All pickup work was completed and placed on the assessment roll.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. This is evaluated to determine if all arm's-length sales are made available for measurement purposes. Boyd County continues to maintain acceptable sales qualification and verification practices. The county has a thorough verification process in place and the usability percentage of the agricultural land is in range compared to the statewide average.

The review also looked at the filing of Real Estate Transfer Statement (Form 521) as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

Land use is conducted using aerial imagery when new imagery is available. This was last completed in assessment year 2017. Boyd County has not yet begun to identify land enrolled in the Conservation Reserve Program (CRP).

All agricultural improvements were physically reviewed in 2014. The costing is dated 2016 and the Computer Assisted Mass Appraisal (CAMA) derived depreciation is dated 2017. Home sites are valued at \$6,000 for the first acre, and farm sites are valued at \$1,000 per acre. This is the same for rural residential sites.

The county is current with the six-year inspection and review cycle.

Boyd County has one agricultural market area. The sales analysis supports having one market area.

Another portion of the assessment practices relates to how rural residential land is identified apart from agricultural land within the county. The whole parcel is reviewed to determine the primary use of the parcel and agricultural activity on the parcel is reviewed as well.

# 2019 Agricultural Correlation for Boyd County

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***Description of Analysis***

The agricultural land acres in Boyd County is divided between grassland at 64%, dryland at 28%, irrigated land at 3% and wasteland at 4%. The county has determined that one market area is adequate for the valuation of agricultural land. Each year the county assessor studies the market for trends that might indicate additional market areas. All counties adjoining Boyd are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The market analysis indicated no changes to the agricultural land values. Analysis of the overall sales sample show that two of the three measures of central tendency are within the acceptable range. The qualitative statistics are acceptable for the agricultural land class. Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into 80% Majority Land Use (MLU) subclasses. The largest MLU subclass is the grassland sample with seven sales. There is very little irrigated land in the county. The dryland with such few sales makes it difficult to measure, but when comparing the counties schedule of values to the adjoining counties with similar markets it appears Boyd County’s values are relatively similar and equalized. It is believed that Boyd County has achieved an acceptable level of value.

***Equalization and Quality of Assessment***

The Division’s review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties, and assessment practices indicate that Boyd County has achieved values equalization. The quality of assessment in the agricultural land class of property in Boyd County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	4	68.18	70.52	68.33	10.79	103.21
1	4	68.18	70.52	68.33	10.79	103.21
____ Grass ____						
County	7	71.21	72.23	67.92	11.77	106.35
1	7	71.21	72.23	67.92	11.77	106.35
____ ALL ____	22	70.70	77.97	72.36	20.65	107.75

## 2019 Agricultural Correlation for Boyd County

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### *Level of Value*

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



## 2019 Opinions of the Property Tax Administrator for Boyd 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
<b>Residential Real Property</b>	<b>99</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	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*

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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Boyd County

### Residential Real Property - Current

Number of Sales	41	Median	98.87
Total Sales Price	\$1,304,230	Mean	109.66
Total Adj. Sales Price	\$1,304,230	Wgt. Mean	93.79
Total Assessed Value	\$1,223,235	Average Assessed Value of the Base	\$24,632
Avg. Adj. Sales Price	\$31,810	Avg. Assessed Value	\$29,835

### Confidence Interval - Current

95% Median C.I	91.01 to 102.75
95% Wgt. Mean C.I	85.48 to 102.10
95% Mean C.I	96.01 to 123.31
% of Value of the Class of all Real Property Value in the County	5.46
% of Records Sold in the Study Period	3.30
% of Value Sold in the Study Period	3.99

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	29	96	95.57
2017	36	99	99.01
2016	53	97	97.16
2015	49	93	93.30

## 2019 Commission Summary for Boyd County

### Commercial Real Property - Current

Number of Sales	10	Median	85.74
Total Sales Price	\$339,989	Mean	99.31
Total Adj. Sales Price	\$339,989	Wgt. Mean	123.84
Total Assessed Value	\$421,030	Average Assessed Value of the Base	\$39,020
Avg. Adj. Sales Price	\$33,999	Avg. Assessed Value	\$42,103

### Confidence Interval - Current

95% Median C.I	53.46 to 146.35
95% Wgt. Mean C.I	70.33 to 177.34
95% Mean C.I	60.51 to 138.11
% of Value of the Class of all Real Property Value in the County	1.46
% of Records Sold in the Study Period	4.76
% of Value Sold in the Study Period	5.14

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	12	100	95.63
2017	11	100	91.54
2016	12	100	94.52
2015	7	100	97.49

**08 Boyd**  
**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 : 41  
Total Sales Price : 1,304,230  
Total Adj. Sales Price : 1,304,230  
Total Assessed Value : 1,223,235  
Avg. Adj. Sales Price : 31,810  
Avg. Assessed Value : 29,835

MEDIAN : 99  
WGT. MEAN : 94  
MEAN : 110  
COD : 25.13  
PRD : 116.92

COV : 40.66  
STD : 44.59  
Avg. Abs. Dev : 24.85  
MAX Sales Ratio : 305.89  
MIN Sales Ratio : 60.74

95% Median C.I. : 91.01 to 102.75  
95% Wgt. Mean C.I. : 85.48 to 102.10  
95% Mean C.I. : 96.01 to 123.31

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	4	100.47	105.87	100.81	05.83	105.02	99.65	122.90	N/A	44,875	45,236
01-JAN-17 To 31-MAR-17	3	90.85	87.55	83.27	07.10	105.14	76.23	95.57	N/A	73,333	61,067
01-APR-17 To 30-JUN-17	6	78.14	114.16	82.92	57.23	137.67	60.74	305.89	60.74 to 305.89	39,167	32,476
01-JUL-17 To 30-SEP-17	4	90.76	95.72	80.82	23.07	118.44	69.82	131.56	N/A	31,625	25,560
01-OCT-17 To 31-DEC-17	7	100.06	97.31	101.29	11.27	96.07	77.60	118.94	77.60 to 118.94	23,011	23,308
01-JAN-18 To 31-MAR-18	3	129.57	124.91	107.35	15.09	116.36	93.25	151.91	N/A	36,383	39,058
01-APR-18 To 30-JUN-18	5	102.40	132.66	102.82	40.84	129.02	85.29	218.77	N/A	19,000	19,535
01-JUL-18 To 30-SEP-18	9	98.87	113.66	103.37	18.96	109.95	90.86	193.57	94.38 to 133.22	19,778	20,443
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	17	91.06	103.18	86.89	29.30	118.75	60.74	305.89	76.23 to 101.76	44,765	38,896
01-OCT-17 To 30-SEP-18	24	101.23	114.26	103.45	22.58	110.45	77.60	218.77	93.25 to 118.94	22,635	23,416
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	20	90.93	100.59	86.65	26.51	116.09	60.74	305.89	77.60 to 101.76	37,129	32,173
<u>ALL</u>	41	98.87	109.66	93.79	25.13	116.92	60.74	305.89	91.01 to 102.75	31,810	29,835

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	9	102.40	111.89	100.64	19.88	111.18	79.75	193.57	91.01 to 131.56	13,398	13,483
2	8	101.98	128.97	115.53	34.83	111.63	77.60	305.89	77.60 to 305.89	25,438	29,389
3	10	97.47	103.43	95.54	19.12	108.26	76.58	151.91	79.70 to 133.22	20,200	19,299
4	1	69.82	69.82	69.82	00.00	100.00	69.82	69.82	N/A	83,500	58,300
5	13	93.25	104.10	88.60	25.62	117.49	60.74	218.77	76.23 to 108.37	53,435	47,345
<u>ALL</u>	41	98.87	109.66	93.79	25.13	116.92	60.74	305.89	91.01 to 102.75	31,810	29,835

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	41	98.87	109.66	93.79	25.13	116.92	60.74	305.89	91.01 to 102.75	31,810	29,835
06											
07											
<u>ALL</u>	41	98.87	109.66	93.79	25.13	116.92	60.74	305.89	91.01 to 102.75	31,810	29,835

**08 Boyd**  
**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 : 41  
 Total Sales Price : 1,304,230  
 Total Adj. Sales Price : 1,304,230  
 Total Assessed Value : 1,223,235  
 Avg. Adj. Sales Price : 31,810  
 Avg. Assessed Value : 29,835

MEDIAN : 99  
 WGT. MEAN : 94  
 MEAN : 110  
 COD : 25.13  
 PRD : 116.92

COV : 40.66  
 STD : 44.59  
 Avg. Abs. Dev : 24.85  
 MAX Sales Ratio : 305.89  
 MIN Sales Ratio : 60.74

95% Median C.I. : 91.01 to 102.75  
 95% Wgt. Mean C.I. : 85.48 to 102.10  
 95% Mean C.I. : 96.01 to 123.31

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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
<b>___ Low \$ Ranges ___</b>											
Less Than 5,000	4	112.04	123.81	127.79	35.33	96.89	77.60	193.57	N/A	3,500	4,473
Less Than 15,000	17	118.94	135.63	134.66	32.71	100.72	77.60	305.89	94.38 to 166.25	7,147	9,624
Less Than 30,000	25	101.76	120.95	108.45	31.69	111.53	76.58	305.89	91.01 to 122.90	11,803	12,800
<b>___ Ranges Excl. Low \$ ___</b>											
Greater Than 4,999	37	98.87	108.13	93.42	23.53	115.75	60.74	305.89	91.06 to 102.40	34,871	32,577
Greater Than 14,999	24	92.16	91.27	89.59	11.75	101.88	60.74	129.57	82.47 to 100.06	49,280	44,151
Greater Than 29,999	16	94.41	92.02	89.50	13.00	102.82	60.74	129.57	76.23 to 100.55	63,072	56,452
<b>___ Incremental Ranges ___</b>											
0 TO 4,999	4	112.04	123.81	127.79	35.33	96.89	77.60	193.57	N/A	3,500	4,473
5,000 TO 14,999	13	118.94	139.26	135.56	32.54	102.73	79.75	305.89	98.87 to 166.25	8,269	11,210
15,000 TO 29,999	8	90.93	89.78	90.10	08.12	99.64	76.58	101.76	76.58 to 101.76	21,698	19,549
30,000 TO 59,999	7	91.06	93.47	93.46	14.11	100.01	60.74	129.57	60.74 to 129.57	38,500	35,981
60,000 TO 99,999	7	99.65	95.83	95.09	07.72	100.78	69.82	108.37	69.82 to 108.37	70,664	67,194
100,000 TO 149,999	2	73.62	73.62	73.88	03.56	99.65	71.00	76.23	N/A	122,500	90,503
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>___ ALL ___</b>	<b>41</b>	<b>98.87</b>	<b>109.66</b>	<b>93.79</b>	<b>25.13</b>	<b>116.92</b>	<b>60.74</b>	<b>305.89</b>	<b>91.01 to 102.75</b>	<b>31,810</b>	<b>29,835</b>

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	102	COV :	30.51	95% Median C.I. :	91.01 to 131.56
Total Sales Price :	120,580	Wgt. Mean :	101	STD :	34.14	95% Wgt. Mean C.I. :	87.65 to 113.63
Total Adj. Sales Price :	120,580	Mean :	112	Avg. Abs. Dev :	20.36	95% Mean C.I. :	85.65 to 138.13
Total Assessed Value :	121,350						
Avg. Adj. Sales Price :	13,398	COD :	19.88	MAX Sales Ratio :	193.57		
Avg. Assessed Value :	13,483	PRD :	111.18	MIN Sales Ratio :	79.75		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	1	91.06	91.06	91.06		100.00	91.06	91.06	N/A	35,000	31,870
07/01/2017 To 09/30/2017	2	105.66	105.66	102.78	24.52	102.80	79.75	131.56	N/A	9,000	9,250
10/01/2017 To 12/31/2017	2	96.88	96.88	94.97	06.06	102.01	91.01	102.75	N/A	17,790	16,895
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	1	102.40	102.40	102.40		100.00	102.40	102.40	N/A	5,000	5,120
07/01/2018 To 09/30/2018	3	116.04	136.16	118.78	27.21	114.63	98.87	193.57	N/A	9,000	10,690
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	3	91.06	100.79	95.04	18.97	106.05	79.75	131.56	N/A	17,667	16,790
10/01/2017 To 09/30/2018	6	102.58	117.44	105.03	19.51	111.82	91.01	193.57	91.01 to 193.57	11,263	11,830
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	5	91.06	99.23	95.01	13.96	104.44	79.75	131.56	N/A	17,716	16,832

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	9	102.40	111.89	100.64	19.88	111.18	79.75	193.57	91.01 to 131.56	13,398	13,483

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	102	COV :	30.51	95% Median C.I. :	91.01 to 131.56
Total Sales Price :	120,580	Wgt. Mean :	101	STD :	34.14	95% Wgt. Mean C.I. :	87.65 to 113.63
Total Adj. Sales Price :	120,580	Mean :	112	Avg. Abs.Dev :	20.36	95% Mean C.I. :	85.65 to 138.13
Total Assessed Value :	121,350						
Avg. Adj. Sales Price :	13,398	COD :	19.88	MAX Sales Ratio :	193.57		
Avg. Assessed Value :	13,483	PRD :	111.18	MIN Sales Ratio :	79.75		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	9	102.40	111.89	100.64	19.88	111.18	79.75	193.57	91.01 to 131.56	13,398	13,483
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	1	193.57	193.57	193.57		100.00	193.57	193.57	N/A	3,500	6,775
Less Than 15,000	7	102.75	117.85	109.71	22.27	107.42	79.75	193.57	79.75 to 193.57	8,857	9,717
Less Than 30,000	8	102.58	114.49	104.56	20.95	109.50	79.75	193.57	79.75 to 193.57	10,698	11,185
__Ranges Excl. Low \$__											
Greater Than 4,999	8	100.64	101.68	97.86	11.44	103.90	79.75	131.56	79.75 to 131.56	14,635	14,322
Greater Than 15,000	2	91.04	91.04	91.04	00.03	100.00	91.01	91.06	N/A	29,290	26,665
Greater Than 30,000	1	91.06	91.06	91.06		100.00	91.06	91.06	N/A	35,000	31,870
__Incremental Ranges__											
0 TO 4,999	1	193.57	193.57	193.57		100.00	193.57	193.57	N/A	3,500	6,775
5,000 TO 14,999	6	102.58	105.23	104.69	11.27	100.52	79.75	131.56	79.75 to 131.56	9,750	10,208
15,000 TO 29,999	1	91.01	91.01	91.01		100.00	91.01	91.01	N/A	23,580	21,460
30,000 TO 59,999	1	91.06	91.06	91.06		100.00	91.06	91.06	N/A	35,000	31,870
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	102	COV :	56.70	95% Median C.I. :	77.60 to 305.89
Total Sales Price :	203,500	Wgt. Mean :	116	STD :	73.13	95% Wgt. Mean C.I. :	89.31 to 141.76
Total Adj. Sales Price :	203,500	Mean :	129	Avg. Abs.Dev :	35.52	95% Mean C.I. :	67.82 to 190.12
Total Assessed Value :	235,110						
Avg. Adj. Sales Price :	25,438	COD :	34.83	MAX Sales Ratio :	305.89		
Avg. Assessed Value :	29,389	PRD :	111.63	MIN Sales Ratio :	77.60		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2016 To 12/31/2016	1	100.38	100.38	100.38		100.00	100.38	100.38	N/A	38,500	38,645
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	1	305.89	305.89	305.89		100.00	305.89	305.89	N/A	9,000	27,530
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017	3	100.06	98.87	103.09	13.77	95.91	77.60	118.94	N/A	12,500	12,887
01/01/2018 To 03/31/2018	1	129.57	129.57	129.57		100.00	129.57	129.57	N/A	33,500	43,405
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018	2	99.68	99.68	102.20	03.92	97.53	95.77	103.58	N/A	42,500	43,435
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	2	203.14	203.14	139.32	50.59	145.81	100.38	305.89	N/A	23,750	33,088
10/01/2017 To 09/30/2018	6	101.82	104.25	108.29	12.88	96.27	77.60	129.57	77.60 to 129.57	26,000	28,156
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	4	109.50	150.62	142.34	56.43	105.82	77.60	305.89	N/A	11,625	16,548

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	8	101.98	128.97	115.53	34.83	111.63	77.60	305.89	77.60 to 305.89	25,438	29,389

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	102	COV :	56.70	95% Median C.I. :	77.60 to 305.89
Total Sales Price :	203,500	Wgt. Mean :	116	STD :	73.13	95% Wgt. Mean C.I. :	89.31 to 141.76
Total Adj. Sales Price :	203,500	Mean :	129	Avg. Abs. Dev :	35.52	95% Mean C.I. :	67.82 to 190.12
Total Assessed Value :	235,110						
Avg. Adj. Sales Price :	25,438	COD :	34.83	MAX Sales Ratio :	305.89		
Avg. Assessed Value :	29,389	PRD :	111.63	MIN Sales Ratio :	77.60		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	8	101.98	128.97	115.53	34.83	111.63	77.60	305.89	77.60 to 305.89	25,438	29,389
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	77.60	77.60	77.60		100.00	77.60	77.60	N/A	2,500	1,940
Less Than 15,000	3	118.94	167.48	195.98	63.98	85.46	77.60	305.89	N/A	6,833	13,392
Less Than 30,000	5	100.06	139.65	130.98	50.26	106.62	77.60	305.89	N/A	12,300	16,111
__Ranges Excl. Low \$__											
Greater Than 4,999	7	103.58	136.31	116.00	35.61	117.51	95.77	305.89	95.77 to 305.89	28,714	33,310
Greater Than 15,000	5	100.38	105.87	106.52	07.43	99.39	95.77	129.57	N/A	36,600	38,987
Greater Than 30,000	3	103.58	111.18	108.84	09.39	102.15	100.38	129.57	N/A	47,333	51,518
__Incremental Ranges__											
0 TO 4,999	1	77.60	77.60	77.60		100.00	77.60	77.60	N/A	2,500	1,940
5,000 TO 14,999	2	212.42	212.42	212.42	44.01	100.00	118.94	305.89	N/A	9,000	19,118
15,000 TO 29,999	2	97.92	97.92	98.49	02.20	99.42	95.77	100.06	N/A	20,500	20,190
30,000 TO 59,999	2	114.98	114.98	113.96	12.70	100.90	100.38	129.57	N/A	36,000	41,025
60,000 TO 99,999	1	103.58	103.58	103.58		100.00	103.58	103.58	N/A	70,000	72,505
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

**08 Boyd**  
**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 : 10  
Total Sales Price : 339,989  
Total Adj. Sales Price : 339,989  
Total Assessed Value : 421,030  
Avg. Adj. Sales Price : 33,999  
Avg. Assessed Value : 42,103

MEDIAN : 86  
WGT. MEAN : 124  
MEAN : 99  
COD : 48.40  
PRD : 80.19

COV : 54.62  
STD : 54.24  
Avg. Abs. Dev : 41.50  
MAX Sales Ratio : 215.57  
MIN Sales Ratio : 45.00

95% Median C.I. : 53.46 to 146.35  
95% Wgt. Mean C.I. : 70.33 to 177.34  
95% Mean C.I. : 60.51 to 138.11

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	1	215.57	215.57	215.57	00.00	100.00	215.57	215.57	N/A	46,988	101,290	
01-JAN-16 To 31-MAR-16	1	53.60	53.60	53.60	00.00	100.00	53.60	53.60	N/A	35,000	18,760	
01-APR-16 To 30-JUN-16												
01-JUL-16 To 30-SEP-16												
01-OCT-16 To 31-DEC-16	1	53.46	53.46	53.46	00.00	100.00	53.46	53.46	N/A	14,000	7,485	
01-JAN-17 To 31-MAR-17	1	139.30	139.30	139.30	00.00	100.00	139.30	139.30	N/A	155,000	215,915	
01-APR-17 To 30-JUN-17	2	121.84	121.84	142.68	20.12	85.39	97.33	146.35	N/A	10,000	14,268	
01-JUL-17 To 30-SEP-17	3	62.84	60.66	66.56	15.45	91.14	45.00	74.14	N/A	20,334	13,535	
01-OCT-17 To 31-DEC-17												
01-JAN-18 To 31-MAR-18												
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18	1	105.50	105.50	105.50	00.00	100.00	105.50	105.50	N/A	8,000	8,440	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	2	134.59	134.59	146.42	60.18	91.92	53.60	215.57	N/A	40,994	60,025	
01-OCT-16 To 30-SEP-17	7	74.14	88.35	117.02	42.72	75.50	45.00	146.35	45.00 to 146.35	35,714	41,791	
01-OCT-17 To 30-SEP-18	1	105.50	105.50	105.50	00.00	100.00	105.50	105.50	N/A	8,000	8,440	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	2	53.53	53.53	53.56	00.13	99.94	53.46	53.60	N/A	24,500	13,123	
01-JAN-17 To 31-DEC-17	6	85.74	94.16	120.79	39.07	77.95	45.00	146.35	45.00 to 146.35	39,334	47,509	
<u>ALL</u>	10	85.74	99.31	123.84	48.40	80.19	45.00	215.57	53.46 to 146.35	33,999	42,103	

<b>VALUATION GROUP</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	10	85.74	99.31	123.84	48.40	80.19	45.00	215.57	53.46 to 146.35	33,999	42,103	
<u>ALL</u>	10	85.74	99.31	123.84	48.40	80.19	45.00	215.57	53.46 to 146.35	33,999	42,103	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	10	85.74	99.31	123.84	48.40	80.19	45.00	215.57	53.46 to 146.35	33,999	42,103	
04												
<u>ALL</u>	10	85.74	99.31	123.84	48.40	80.19	45.00	215.57	53.46 to 146.35	33,999	42,103	

**08 Boyd**  
**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 : 10  
Total Sales Price : 339,989  
Total Adj. Sales Price : 339,989  
Total Assessed Value : 421,030  
Avg. Adj. Sales Price : 33,999  
Avg. Assessed Value : 42,103

MEDIAN : 86  
WGT. MEAN : 124  
MEAN : 99  
COD : 48.40  
PRD : 80.19

COV : 54.62  
STD : 54.24  
Avg. Abs. Dev : 41.50  
MAX Sales Ratio : 215.57  
MIN Sales Ratio : 45.00

95% Median C.I. : 53.46 to 146.35  
95% Wgt. Mean C.I. : 70.33 to 177.34  
95% Mean C.I. : 60.51 to 138.11

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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
<b>Low \$ Ranges</b>											
Less Than 5,000	1	97.33	97.33	97.33	00.00	100.00	97.33	97.33	N/A	1,500	1,460
Less Than 15,000	4	75.40	75.32	68.89	34.60	109.33	45.00	105.50	N/A	7,125	4,909
Less Than 30,000	7	74.14	83.52	82.59	36.20	101.13	45.00	146.35	45.00 to 146.35	14,714	12,152
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	9	74.14	99.53	123.95	58.73	80.30	45.00	215.57	53.46 to 146.35	37,610	46,619
Greater Than 14,999	6	106.72	115.30	128.86	48.51	89.48	53.60	215.57	53.60 to 215.57	51,915	66,899
Greater Than 29,999	3	139.30	136.16	141.76	38.76	96.05	53.60	215.57	N/A	78,996	111,988
<b>Incremental Ranges</b>											
0 TO 4,999	1	97.33	97.33	97.33	00.00	100.00	97.33	97.33	N/A	1,500	1,460
5,000 TO 14,999	3	53.46	67.99	67.31	37.73	101.01	45.00	105.50	N/A	9,000	6,058
15,000 TO 29,999	3	74.14	94.44	87.82	37.55	107.54	62.84	146.35	N/A	24,834	21,810
30,000 TO 59,999	2	134.59	134.59	146.42	60.18	91.92	53.60	215.57	N/A	40,994	60,025
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	139.30	139.30	139.30	00.00	100.00	139.30	139.30	N/A	155,000	215,915
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>10</b>	<b>85.74</b>	<b>99.31</b>	<b>123.84</b>	<b>48.40</b>	<b>80.19</b>	<b>45.00</b>	<b>215.57</b>	<b>53.46 to 146.35</b>	<b>33,999</b>	<b>42,103</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
330	1	139.30	139.30	139.30	00.00	100.00	139.30	139.30	N/A	155,000	215,915
342	1	97.33	97.33	97.33	00.00	100.00	97.33	97.33	N/A	1,500	1,460
350	1	105.50	105.50	105.50	00.00	100.00	105.50	105.50	N/A	8,000	8,440
419	1	74.14	74.14	74.14	00.00	100.00	74.14	74.14	N/A	28,001	20,760
444	1	215.57	215.57	215.57	00.00	100.00	215.57	215.57	N/A	46,988	101,290
471	1	146.35	146.35	146.35	00.00	100.00	146.35	146.35	N/A	18,500	27,075
478	1	53.60	53.60	53.60	00.00	100.00	53.60	53.60	N/A	35,000	18,760
528	2	58.15	58.15	59.71	08.07	97.39	53.46	62.84	N/A	21,000	12,540
556	1	45.00	45.00	45.00	00.00	100.00	45.00	45.00	N/A	5,000	2,250
<b>ALL</b>	<b>10</b>	<b>85.74</b>	<b>99.31</b>	<b>123.84</b>	<b>48.40</b>	<b>80.19</b>	<b>45.00</b>	<b>215.57</b>	<b>53.46 to 146.35</b>	<b>33,999</b>	<b>42,103</b>

**08 Boyd**  
**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 : 22  
Total Sales Price : 11,811,228  
Total Adj. Sales Price : 11,811,228  
Total Assessed Value : 8,546,020  
Avg. Adj. Sales Price : 536,874  
Avg. Assessed Value : 388,455

MEDIAN : 71  
WGT. MEAN : 72  
MEAN : 78  
COD : 20.65  
PRD : 107.75

COV : 32.40  
STD : 25.26  
Avg. Abs. Dev : 14.60  
MAX Sales Ratio : 173.03  
MIN Sales Ratio : 56.36

95% Median C.I. : 63.16 to 83.07  
95% Wgt. Mean C.I. : 62.76 to 81.95  
95% Mean C.I. : 66.77 to 89.17

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	2	65.75	65.75	67.16	08.23	97.90	60.34	71.16	N/A	623,426	418,670
01-JAN-16 To 31-MAR-16	1	60.37	60.37	60.37	00.00	100.00	60.37	60.37	N/A	336,000	202,840
01-APR-16 To 30-JUN-16	2	75.88	75.88	64.81	25.72	117.08	56.36	95.40	N/A	1,070,642	693,888
01-JUL-16 To 30-SEP-16	2	76.34	76.34	73.25	13.37	104.22	66.13	86.55	N/A	345,500	253,070
01-OCT-16 To 31-DEC-16	2	74.08	74.08	73.58	05.20	100.68	70.23	77.92	N/A	121,956	89,730
01-JAN-17 To 31-MAR-17	3	82.07	75.11	73.54	09.30	102.13	60.19	83.07	N/A	636,273	467,920
01-APR-17 To 30-JUN-17	2	63.67	63.67	64.73	03.60	98.36	61.38	65.96	N/A	790,130	511,490
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	3	71.21	74.89	74.71	08.23	100.24	67.95	85.52	N/A	390,367	291,633
01-JAN-18 To 31-MAR-18	2	118.10	118.10	102.40	46.52	115.33	63.16	173.03	N/A	560,000	573,435
01-APR-18 To 30-JUN-18	3	78.46	85.74	71.72	20.76	119.55	64.95	113.82	N/A	457,333	327,985
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	7	66.13	70.90	66.46	16.42	106.68	56.36	95.40	56.36 to 95.40	630,734	419,156
01-OCT-16 To 30-SEP-17	7	70.23	71.55	69.82	11.29	102.48	60.19	83.07	60.19 to 83.07	533,285	372,314
01-OCT-17 To 30-SEP-18	8	74.84	89.76	82.05	30.67	109.40	63.16	173.03	63.16 to 173.03	457,888	375,716
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	7	70.23	73.28	66.71	15.66	109.85	56.36	95.40	56.36 to 95.40	487,457	325,174
01-JAN-17 To 31-DEC-17	8	69.58	72.17	70.85	11.93	101.86	60.19	85.52	60.19 to 85.52	582,523	412,705
<u>ALL</u>	22	70.70	77.97	72.36	20.65	107.75	56.36	173.03	63.16 to 83.07	536,874	388,455

<b>AREA (MARKET)</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	22	70.70	77.97	72.36	20.65	107.75	56.36	173.03	63.16 to 83.07	536,874	388,455
<u>ALL</u>	22	70.70	77.97	72.36	20.65	107.75	56.36	173.03	63.16 to 83.07	536,874	388,455

<b>95%MLU By Market Area</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Grass</u>											
County	4	74.57	75.59	76.32	05.91	99.04	71.16	82.07	N/A	519,233	396,253
1	4	74.57	75.59	76.32	05.91	99.04	71.16	82.07	N/A	519,233	396,253
<u>ALL</u>	22	70.70	77.97	72.36	20.65	107.75	56.36	173.03	63.16 to 83.07	536,874	388,455

**08 Boyd**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

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 WGT. MEAN : 72  
 MEAN : 78  
 COD : 20.65  
 PRD : 107.75

COV : 32.40  
 STD : 25.26  
 Avg. Abs. Dev : 14.60  
 MAX Sales Ratio : 173.03  
 MIN Sales Ratio : 56.36

95% Median C.I. : 63.16 to 83.07  
 95% Wgt. Mean C.I. : 62.76 to 81.95  
 95% Mean C.I. : 66.77 to 89.17

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	4	68.18	70.52	68.33	10.79	103.21	60.19	85.52	N/A	435,701	297,709
1	4	68.18	70.52	68.33	10.79	103.21	60.19	85.52	N/A	435,701	297,709
<b>_____Grass_____</b>											
County	7	71.21	72.23	67.92	11.77	106.35	56.36	86.55	56.36 to 86.55	618,816	420,286
1	7	71.21	72.23	67.92	11.77	106.35	56.36	86.55	56.36 to 86.55	618,816	420,286
<b>_____ALL_____</b>	<b>22</b>	<b>70.70</b>	<b>77.97</b>	<b>72.36</b>	<b>20.65</b>	<b>107.75</b>	<b>56.36</b>	<b>173.03</b>	<b>63.16 to 83.07</b>	<b>536,874</b>	<b>388,455</b>



## Boyd County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	3470	3470	3260	3260	3080	3080	2820	2820	<b>3084</b>
Rock	3	n/a	3700	n/a	3600	3500	3492	3249	2717	<b>3387</b>
Knox	2	3925	3795	3720	3625	3551	3465	3209	3060	<b>3581</b>
Keya Paha	1	3200	3200	3100	3100	2800	2800	2700	2700	<b>2849</b>
Holt	3	2750	2750	2650	2650	2400	2400	2350	2347	<b>2392</b>

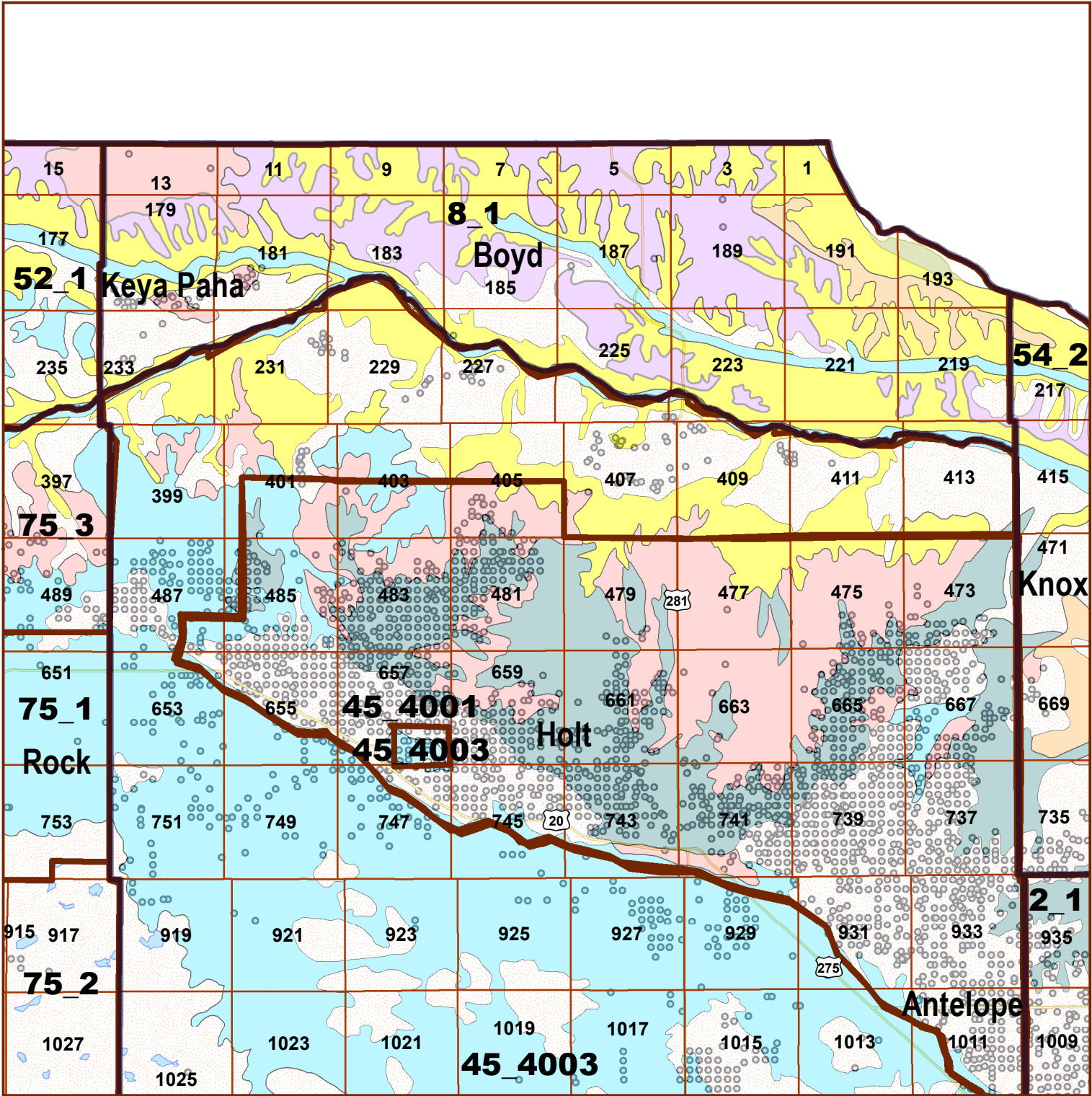
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2350	2350	2090	2090	1880	1880	1700	1700	<b>2117</b>
Rock	3	n/a	1100	n/a	1070	960	920	860	800	<b>950</b>
Knox	2	2565	2495	2105	1910	1865	1830	1810	1800	<b>2065</b>
Keya Paha	1	1000	1000	995	995	965	965	915	915	<b>974</b>
Holt	3	1800	1800	1800	1800	1800	1800	1800	1800	<b>1800</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1420	1420	1280	1280	1202	1200	1190	1190	<b>1213</b>
Rock	3	n/a	1098	n/a	990	900	855	745	638	<b>776</b>
Knox	2	1423	1420	1423	1423	1406	1406	1406	1406	<b>1408</b>
Keya Paha	1	810	810	745	745	735	735	725	725	<b>730</b>
Holt	3	1540	1547	1467	1450	1446	1444	1250	840	<b>1190</b>

County	Mkt Area	CRP	TIMBER	WASTE
Boyd	1	n/a	n/a	627
Rock	3	575	350	112
Knox	2	1411	504	150
Keya Paha	1	n/a	n/a	60
Holt	3	1361	500	500

Source: 2019 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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



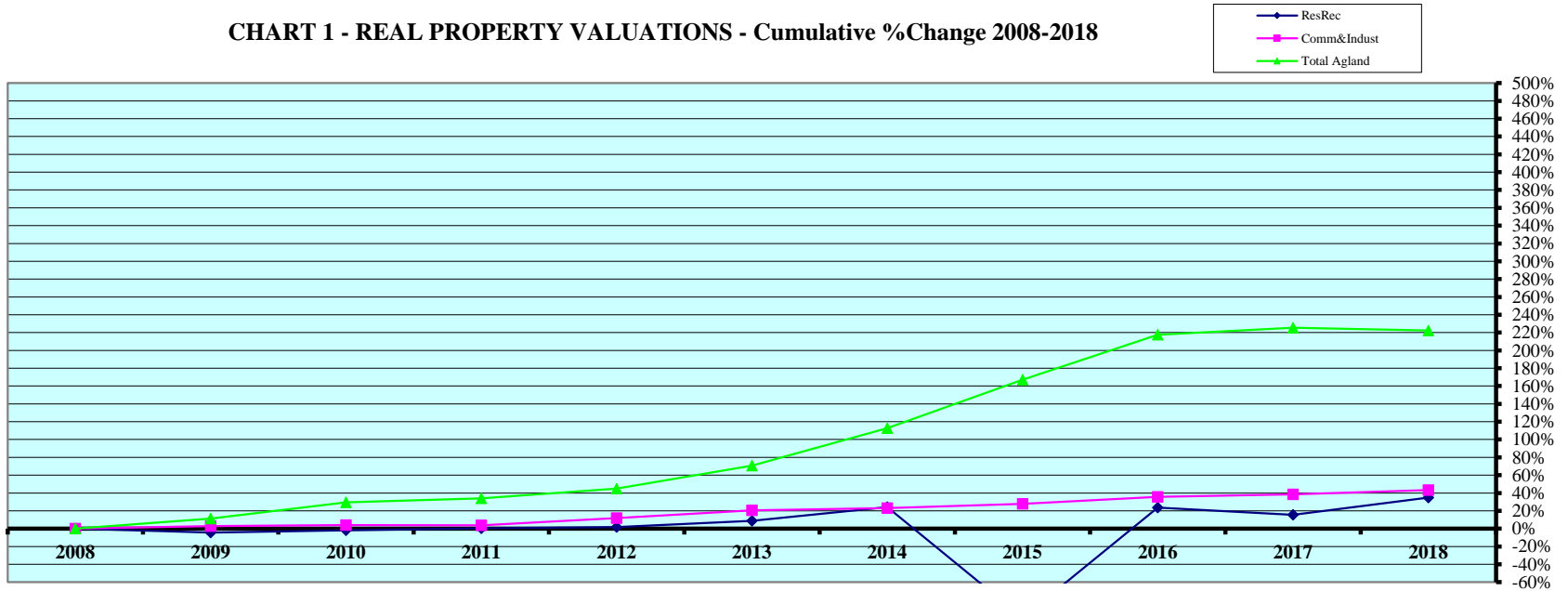
**Legend**

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

## Boyd County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	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	22,413,465	--	--	--	5,587,740	--	--	--	152,529,225	--	--	--
2009	21,428,595	-984,870	-4.39%	-4.39%	5,751,720	163,980	2.93%	2.93%	169,556,645	17,027,420	11.16%	11.16%
2010	22,008,645	580,050	2.71%	-1.81%	5,806,745	55,025	0.96%	3.92%	197,504,985	27,948,340	16.48%	29.49%
2011	22,490,465	481,820	2.19%	0.34%	5,793,900	-12,845	-0.22%	3.69%	204,414,135	6,909,150	3.50%	34.02%
2012	22,812,095	321,630	1.43%	1.78%	6,256,300	462,400	7.98%	11.96%	221,144,815	16,730,680	8.18%	44.99%
2013	24,358,185	1,546,090	6.78%	8.68%	6,739,865	483,565	7.73%	20.62%	260,430,935	39,286,120	17.76%	70.74%
2014	27,813,305	3,455,120	14.18%	24.09%	6,872,370	132,505	1.97%	22.99%	324,319,990	63,889,055	24.53%	112.63%
2015	7	-27,813,298	-100.00%	-100.00%	7,140,315	267,945	3.90%	27.79%	407,387,955	83,067,965	25.61%	167.09%
2016	27,710,410	27,710,403	#####	23.63%	7,576,635	436,320	6.11%	35.59%	484,573,580	77,185,625	18.95%	217.69%
2017	25,890,675	-1,819,735	-6.57%	15.51%	7,729,865	153,230	2.02%	38.34%	496,385,750	11,812,170	2.44%	225.44%
2018	30,221,470	4,330,795	16.73%	34.84%	8,005,745	275,880	3.57%	43.27%	491,451,160	-4,934,590	-0.99%	222.20%

Rate Annual %chg: Residential & Recreational **3.03%** Commercial & Industrial **3.66%** Agricultural Land **12.41%**

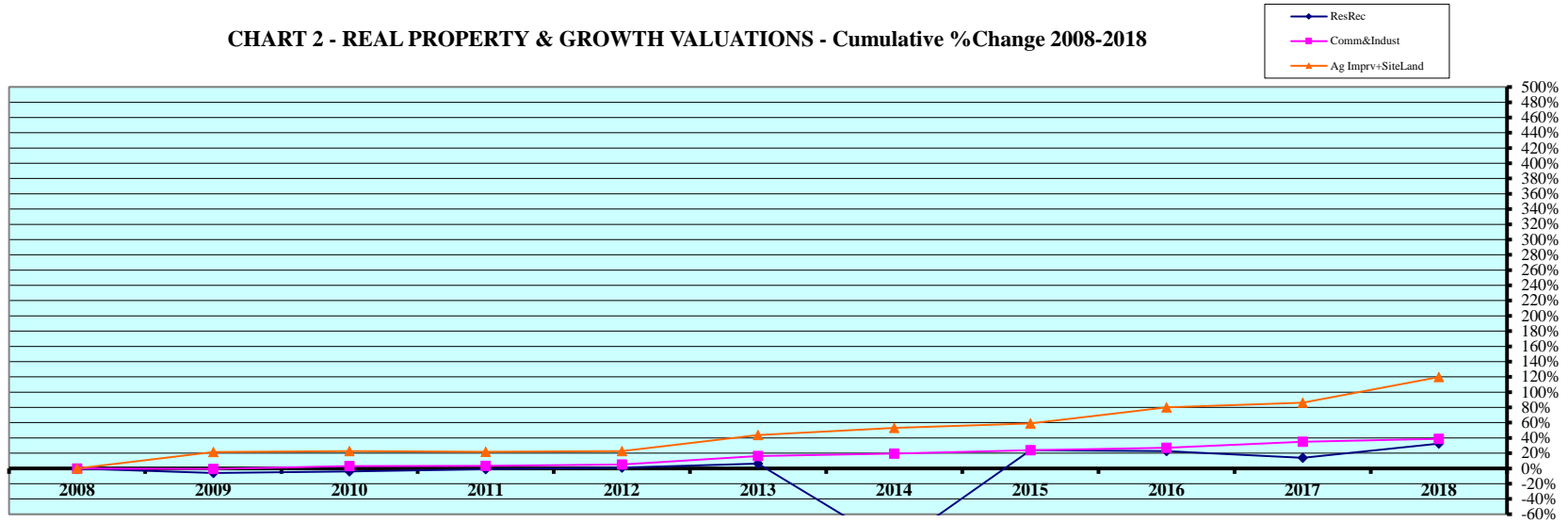
Cnty# **8**  
County **BOYD**

**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 <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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	22,413,465	591,060	2.64%	21,822,405	--	--	5,587,740	0	0.00%	5,587,740	--	--
2009	21,428,595	368,175	1.72%	21,060,420	-6.04%	-6.04%	5,751,720	199,985	3.48%	5,551,735	-0.64%	-0.64%
2010	22,008,645	478,505	2.17%	21,530,140	0.47%	-3.94%	5,806,745	38,980	0.67%	5,767,765	0.28%	3.22%
2011	22,490,465	284,640	1.27%	22,205,825	0.90%	-0.93%	5,793,900	16,185	0.28%	5,777,715	-0.50%	3.40%
2012	22,812,095	132,800	0.58%	22,679,295	0.84%	1.19%	6,256,300	381,225	6.09%	5,875,075	1.40%	5.14%
2013	24,358,185	543,875	2.23%	23,814,310	4.39%	6.25%	6,739,865	241,960	3.59%	6,497,905	3.86%	16.29%
2014	7	405,875	5798214.29%	-405,868	-101.67%	-101.81%	6,872,370	190,370	2.77%	6,682,000	-0.86%	19.58%
2015	28,362,820	630,985	2.22%	27,731,835		23.73%	7,140,315	225,695	3.16%	6,914,620	0.61%	23.75%
2016	27,710,410	226,810	0.82%	27,483,600	-3.10%	22.62%	7,576,635	472,525	6.24%	7,104,110	-0.51%	27.14%
2017	25,890,675	349,865	1.35%	25,540,810	-7.83%	13.95%	7,729,865	186,745	2.42%	7,543,120	-0.44%	34.99%
2018	30,221,470	515,890	1.71%	29,705,580	14.73%	32.53%	8,005,745	249,550	3.12%	7,756,195	0.34%	38.81%
Rate Ann%chg	3.03%				-10.81%		3.66%			C & I w/o growth	0.35%	

Tax Year	7			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	10,006,755	3,787,870	13,794,625	251,814	1.83%	13,542,811	--	--
2009	9,681,955	7,371,735	17,053,690	294,795	1.73%	16,758,895	21.49%	21.49%
2010	9,789,100	7,584,570	17,373,670	454,460	2.62%	16,919,210	-0.79%	22.65%
2011	10,002,555	7,222,435	17,224,990	438,230	2.54%	16,786,760	-3.38%	21.69%
2012	10,326,435	7,717,795	18,044,230	1,128,395	6.25%	16,915,835	-1.79%	22.63%
2013	12,195,680	8,284,235	20,479,915	651,037	3.18%	19,828,878	9.89%	43.74%
2014	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	3.06%	53.00%
2015	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	59.07%
2016	14,568,680	11,116,855	25,685,535	863,225	3.36%	24,822,310	6.23%	79.94%
2017	13,397,310	12,973,245	26,370,555	671,575	2.55%	25,698,980	0.05%	86.30%
2018	17,572,865	13,244,145	30,817,010	498,520	1.62%	30,318,490	14.97%	119.78%
7	5.79%	13.33%	8.37%			Ag Imprv+Site w/o growth	4.82%	

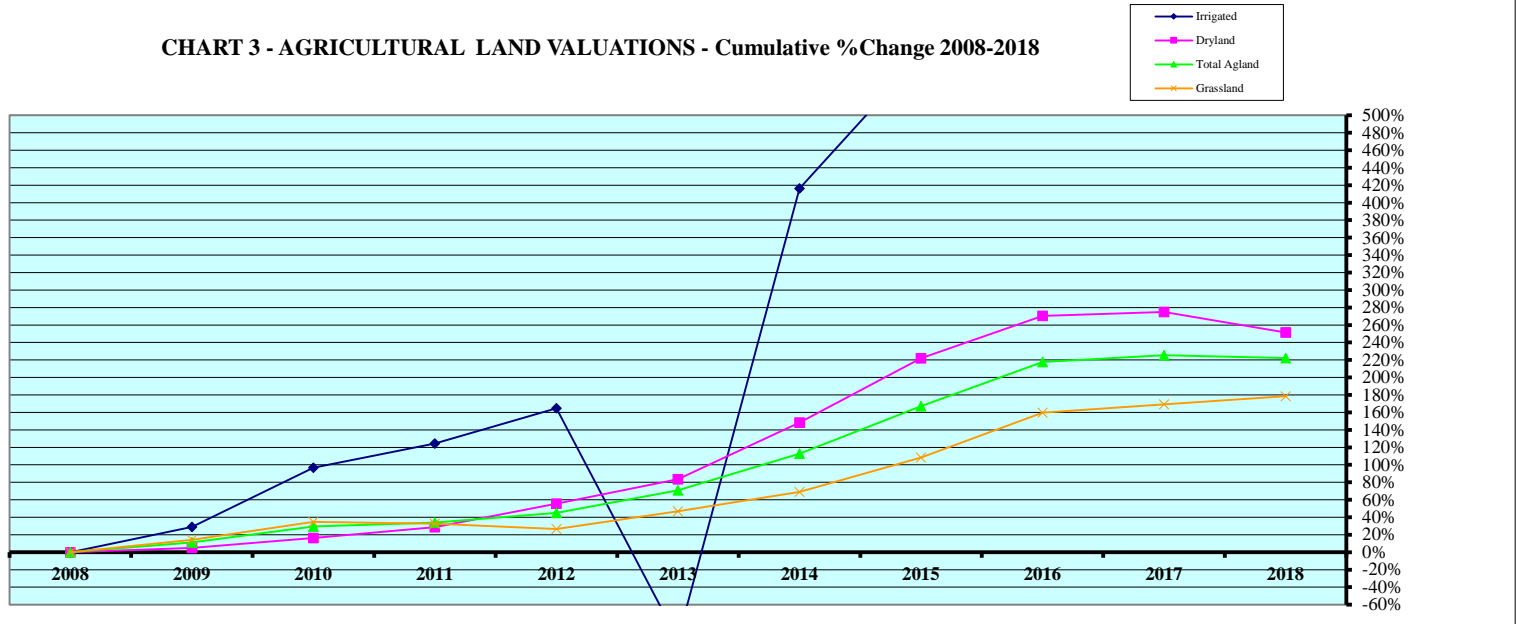
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 8  
County BOYD

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	3,695,500	--	--	--	55,847,575	--	--	--	92,694,150	--	--	--
2009	4,764,580	1,069,080	28.93%	28.93%	58,656,415	2,808,840	5.03%	5.03%	105,843,650	13,149,500	14.19%	14.19%
2010	7,269,835	2,505,255	52.58%	96.72%	64,878,645	6,222,230	10.61%	16.17%	124,779,100	18,935,450	17.89%	34.61%
2011	8,292,365	1,022,530	14.07%	124.39%	71,884,880	7,006,235	10.80%	28.72%	122,915,125	-1,863,975	-1.49%	32.60%
2012	9,780,005	1,487,640	17.94%	164.65%	86,864,520	14,979,640	20.84%	55.54%	117,401,240	-5,513,885	-4.49%	26.65%
2013	7	-9,779,998	-100.00%	-100.00%	102,528,350	15,663,830	18.03%	83.59%	136,173,845	18,772,605	15.99%	46.91%
2014	19,079,315	19,079,308	#####	416.29%	138,673,200	36,144,850	35.25%	148.31%	156,754,500	20,580,655	15.11%	69.11%
2015	24,720,225	5,640,910	29.57%	568.93%	179,833,580	41,160,380	29.68%	222.01%	192,979,725	36,225,225	23.11%	108.19%
2016	26,527,905	1,807,680	7.31%	617.84%	206,882,340	27,048,760	15.04%	270.44%	240,695,325	47,715,600	24.73%	159.67%
2017	27,093,035	565,130	2.13%	633.14%	209,377,630	2,495,290	1.21%	274.91%	249,432,465	8,737,140	3.63%	169.09%
2018	26,531,530	-561,505	-2.07%	617.94%	196,243,235	-13,134,395	-6.27%	251.39%	258,165,775	8,733,310	3.50%	178.51%

Rate Ann	7	Irrigated	21.79%	Dryland	13.39%	Grassland	10.79%
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Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	286,225	--	--	--	5,775	--	--	--	152,529,225	--	--	--
2009	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	169,556,645	17,027,420	11.16%	11.16%
2010	298,555	12,330	4.31%	4.31%	278,850	273,075	4728.57%	4728.57%	197,504,985	27,948,340	16.48%	29.49%
2011	181,065	-117,490	-39.35%	-36.74%	1,140,700	861,850	309.07%	19652.38%	204,414,135	6,909,150	3.50%	34.02%
2012	5,963,225	5,782,160	3193.42%	1983.40%	1,135,825	-4,875	-0.43%	19567.97%	221,144,815	16,730,680	8.18%	44.99%
2013	6,969,070	1,005,845	16.87%	2334.82%	1,160,455	24,630	2.17%	19994.46%	260,430,935	39,286,120	17.76%	70.74%
2014	8,010,795	1,041,725	14.95%	2698.78%	1,802,180	641,725	55.30%	31106.58%	324,319,990	63,889,055	24.53%	112.63%
2015	8,010,430	-365	0.00%	2698.65%	1,843,995	41,815	2.32%	31830.65%	407,387,955	83,067,965	25.61%	167.09%
2016	9,180,315	1,169,885	14.60%	3107.38%	1,287,695	-556,300	-30.17%	22197.75%	484,573,580	77,185,625	18.95%	217.69%
2017	9,179,445	-870	-0.01%	3107.07%	1,303,175	15,480	1.20%	22465.80%	496,385,750	11,812,170	2.44%	225.44%
7	9,186,350	6,905	0.08%	3109.49%	1,324,270	21,095	1.62%	22831.08%	491,451,160	-4,934,590	-0.99%	222.20%

Cnty#	8
County	BOYD

Rate Ann.%chg:	Total Agric Land	12.41%
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**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018** (from County Abstract Reports)<sup>(1)</sup>

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	3,695,500	5,435	680			55,847,575	98,057	570			92,694,940	221,188	419		
2009	4,769,315	5,840	817	20.11%	20.11%	58,652,625	97,747	600	5.36%	5.36%	105,841,385	221,093	479	14.23%	14.23%
2010	7,269,835	5,881	1,236	51.38%	81.83%	65,062,355	97,770	665	10.90%	16.84%	124,596,105	221,134	563	17.70%	34.45%
2011	8,266,115	5,913	1,398	13.08%	105.61%	71,916,355	100,773	714	7.24%	25.30%	117,544,730	208,480	564	0.07%	34.54%
2012	9,780,005	5,928	1,650	18.01%	142.65%	86,977,070	100,615	864	21.13%	51.78%	117,201,550	207,846	564	0.01%	34.55%
2013	13,475,770	7,566	1,781	7.96%	161.97%	102,645,805	100,619	1,020	18.01%	79.12%	136,098,595	206,378	659	16.95%	57.36%
2014	18,427,840	7,790	2,365	32.80%	247.91%	139,184,070	101,043	1,377	35.03%	141.86%	156,672,315	205,460	763	15.63%	81.96%
2015	23,875,100	8,083	2,954	24.87%	334.44%	179,987,080	100,434	1,792	30.10%	214.65%	193,185,670	205,779	939	23.11%	124.02%
2016	26,312,235	8,526	3,086	4.48%	353.92%	206,934,455	100,346	2,062	15.07%	262.08%	240,753,035	205,412	1,172	24.85%	179.67%
2017	27,091,965	8,775	3,087	0.04%	354.09%	209,879,240	99,935	2,100	1.84%	268.74%	249,112,525	205,486	1,212	3.43%	189.28%
2018	26,531,530	8,602	3,084	-0.10%	353.64%	196,346,145	92,747	2,117	0.80%	271.70%	258,101,875	212,722	1,213	0.08%	189.52%

Rate Annual %chg Average Value/Acre: **16.32%**

**14.03%**

**11.22%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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	286,225	6,105	47			0	0				152,524,240	330,785	461		
2009	286,225	6,105	47	0.00%	0.00%	0	0				169,549,550	330,785	513	11.16%	11.16%
2010	298,555	5,958	50	6.89%	6.89%	273,075	389	702			197,499,925	331,132	596	16.36%	29.35%
2011	5,940,255	13,758	432	761.63%	820.97%	893,980	1,544	579	-17.55%		204,561,435	330,468	619	3.78%	34.25%
2012	5,963,250	14,549	410	-5.07%	774.25%	892,955	1,530	583	0.77%		220,814,830	330,469	668	7.95%	44.91%
2013	6,969,700	14,547	479	16.89%	921.94%	922,550	1,527	604	3.54%		260,112,420	330,637	787	17.74%	70.61%
2014	8,009,835	14,513	552	15.20%	1077.25%	1,164,890	1,875	621	2.84%		323,458,950	330,681	978	24.34%	112.14%
2015	8,010,430	14,524	552	-0.07%	1076.44%	1,208,335	1,875	644	3.73%		406,266,615	330,695	1,229	25.60%	166.44%
2016	9,177,205	14,524	632	14.56%	1247.79%	1,287,965	1,872	688	6.76%		484,464,895	330,679	1,465	19.25%	217.73%
2017	9,179,260	14,536	632	-0.06%	1247.00%	1,301,630	1,870	696	1.14%		496,564,620	330,603	1,502	2.52%	225.74%
2018	9,186,350	14,657	627	-0.75%	1236.87%	1,322,860	1,922	688	-1.09%		491,488,760	330,651	1,486	-1.04%	222.37%

**8**  
**BOYD**

Rate Annual %chg Average Value/Acre: **12.42%**

(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  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

**CHART 4**

CHART 5 - 2018 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,099	BOYD	28,284,369	623,729	284,374	23,922,095	8,005,745	0	6,299,375	491,451,160	17,572,865	13,244,145	0	589,687,857
cnty sector/value % of total value:		4.80%	0.11%	0.05%	4.06%	1.36%		1.07%	83.34%	2.98%	2.25%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6	ANOKA	79,386	441	199	33,725	0	0	0	265,070	17,630	3,420	0	399,871
0.29%	%sector of county sector	0.28%	0.07%	0.07%	0.14%				0.05%	0.10%	0.03%		0.07%
	%sector of municipality	19.85%	0.11%	0.05%	8.43%				66.29%	4.41%	0.86%		100.00%
65	BRISTOW	46,346	24,667	11,120	1,015,190	100,965	0	0	3,235	0	18,740	0	1,220,263
3.10%	%sector of county sector	0.16%	3.95%	3.91%	4.24%	1.26%			0.00%		0.14%		0.21%
	%sector of municipality	3.80%	2.02%	0.91%	83.19%	8.27%			0.27%		1.54%		100.00%
326	BUTTE	537,184	0	0	5,580,945	2,184,960	0	0	9,535	0	8,570	0	8,321,194
15.53%	%sector of county sector	1.90%			23.33%	27.29%			0.00%		0.06%		1.41%
	%sector of municipality	6.46%			67.07%	26.26%			0.11%		0.10%		100.00%
2	GROSS	4,989	0	0	72,705	14,270	0	0	0	0	0	0	91,964
0.10%	%sector of county sector	0.02%			0.30%	0.18%							0.02%
	%sector of municipality	5.42%			79.06%	15.52%							100.00%
245	LYNCH	110,417	635	286	4,026,490	711,545	0	0	0	0	0	0	4,849,373
11.67%	%sector of county sector	0.39%	0.10%	0.10%	16.83%	8.89%							0.82%
	%sector of municipality	2.28%	0.01%	0.01%	83.03%	14.67%			45.23%		6.18%		100.00%
1	MONOWI	4,015	0	0	9,120	3,225	0	0	15,225	0	2,080	0	33,665
0.05%	%sector of county sector	0.01%			0.04%	0.04%			0.00%		0.02%		0.01%
	%sector of municipality	11.93%			27.09%	9.58%			45.23%		6.18%		100.00%
84	NAPER	97,411	0	0	1,284,565	145,100	0	0	0	0	0	0	1,527,076
4.00%	%sector of county sector	0.34%			5.37%	1.81%							0.26%
	%sector of municipality	6.38%			84.12%	9.50%							100.00%
455	SPENCER	1,101,833	114,657	82,853	9,943,040	3,323,540	0	0	0	0	0	0	14,565,923
21.68%	%sector of county sector	3.90%	18.38%	29.14%	41.56%	41.51%							2.47%
	%sector of municipality	7.56%	0.79%	0.57%	68.26%	22.82%							100.00%
1,184	Total Municipalities	1,981,581	140,400	94,458	21,965,780	6,483,605	0	0	293,065	17,630	32,810	0	31,009,329
56.41%	%all municip.sectors of cnty	7.01%	22.51%	33.22%	91.82%	80.99%			0.06%	0.10%	0.25%		5.26%

Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,696</b>	<b>Value : 561,346,435</b>	<b>Growth 1,648,850</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	301	308,705	24	140,570	1	880	326	450,155	
<b>02. Res Improve Land</b>	730	1,057,545	29	80,530	0	0	759	1,138,075	
<b>03. Res Improvements</b>	735	20,731,710	29	1,566,270	11	301,265	775	22,599,245	
<b>04. Res Total</b>	1,036	22,097,960	53	1,787,370	12	302,145	1,101	24,187,475	355,640
<b>% of Res Total</b>	94.10	91.36	4.81	7.39	1.09	1.25	29.79	4.31	21.57
<b>05. Com UnImp Land</b>	30	34,590	0	0	2	3,710	32	38,300	
<b>06. Com Improve Land</b>	147	220,250	18	117,640	0	0	165	337,890	
<b>07. Com Improvements</b>	157	6,417,280	18	852,490	3	548,300	178	7,818,070	
<b>08. Com Total</b>	187	6,672,120	18	970,130	5	552,010	210	8,194,260	502,245
<b>% of Com Total</b>	89.05	81.42	8.57	11.84	2.38	6.74	5.68	1.46	30.46
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	14	867,720	14	867,720	
<b>14. Rec Improve Land</b>	1	460	0	0	42	1,464,345	43	1,464,805	
<b>15. Rec Improvements</b>	1	7,980	0	0	128	4,113,825	129	4,121,805	
<b>16. Rec Total</b>	1	8,440	0	0	142	6,445,890	143	6,454,330	225,450
<b>% of Rec Total</b>	0.70	0.13	0.00	0.00	99.30	99.87	3.87	1.15	13.67
<b>Res &amp; Rec Total</b>	1,037	22,106,400	53	1,787,370	154	6,748,035	1,244	30,641,805	581,090
<b>% of Res &amp; Rec Total</b>	83.36	72.14	4.26	5.83	12.38	22.02	33.66	5.46	35.24
<b>Com &amp; Ind Total</b>	187	6,672,120	18	970,130	5	552,010	210	8,194,260	502,245
<b>% of Com &amp; Ind Total</b>	89.05	81.42	8.57	11.84	2.38	6.74	5.68	1.46	30.46



<b>17. Taxable Total</b>	1,224	28,778,520	71	2,757,500	159	7,300,045	1,454	38,836,065	1,083,335
<b>% of Taxable Total</b>	84.18	74.10	4.88	7.10	10.94	18.80	39.34	6.92	65.70

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	0	0	0	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	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	149	1	26	176

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	260,920	1,641	334,303,350	1,647	334,564,270
28. Ag-Improved Land	1	11,585	5	65,850	562	161,500,395	568	161,577,830
29. Ag Improvements	2	6,920	5	54,205	588	26,307,145	595	26,368,270

30. Ag Total					2,242	522,510,370
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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	2	1.64	7,055	
33. HomeSite Improvements	0	0.00	0	2	0.00	24,030	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.30	300	
36. FarmSite Improv Land	1	2.05	2,050	5	3.52	3,520	
37. FarmSite Improvements	2	0.00	6,920	5	0.00	30,175	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	5	4.06	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	71	71.76	430,560	71	71.76	430,560	
32. HomeSite Improv Land	366	378.56	2,271,360	368	380.20	2,278,415	
33. HomeSite Improvements	382	0.00	15,074,095	384	0.00	15,098,125	276,840
34. HomeSite Total				<b>455</b>	<b>451.96</b>	<b>17,807,100</b>	
35. FarmSite UnImp Land	114	222.14	222,140	115	222.44	222,440	
36. FarmSite Improv Land	453	1,760.48	1,760,480	459	1,766.05	1,766,050	
37. FarmSite Improvements	563	0.00	11,233,050	570	0.00	11,270,145	288,675
38. FarmSite Total				<b>685</b>	<b>1,988.49</b>	<b>13,258,635</b>	
39. Road & Ditches	1,565	4,256.66	0	1,570	4,260.72	0	
40. Other- Non Ag Use	2	16.95	635,625	2	16.95	635,625	
41. Total Section VI				<b>1,140</b>	<b>6,718.12</b>	<b>31,701,360</b>	<b>565,515</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	230.24	160,720	3	230.24	160,720

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	23.81	0.28%	82,620	0.31%	3,469.97
46. 1A	1,015.06	11.80%	3,522,255	13.28%	3,470.00
47. 2A1	971.22	11.29%	3,166,180	11.93%	3,260.00
48. 2A	1,172.00	13.62%	3,820,720	14.40%	3,260.00
49. 3A1	60.09	0.70%	185,080	0.70%	3,080.05
50. 3A	2,458.54	28.58%	7,572,280	28.54%	3,079.99
51. 4A1	1,224.81	14.24%	3,453,980	13.02%	2,820.01
52. 4A	1,676.74	19.49%	4,728,415	17.82%	2,820.00
53. Total	8,602.27	100.00%	26,531,530	100.00%	3,084.25
<b>Dry</b>					
54. 1D1	1,765.34	1.91%	4,148,590	2.12%	2,350.02
55. 1D	35,248.54	38.11%	82,834,270	42.30%	2,350.01
56. 2D1	5,249.63	5.68%	10,971,775	5.60%	2,090.01
57. 2D	29,686.87	32.10%	62,045,545	31.68%	2,090.00
58. 3D1	3,628.23	3.92%	6,821,130	3.48%	1,880.02
59. 3D	1,352.36	1.46%	2,542,440	1.30%	1,880.00
60. 4D1	12,219.82	13.21%	20,773,705	10.61%	1,700.00
61. 4D	3,343.87	3.62%	5,684,485	2.90%	1,699.97
62. Total	92,494.66	100.00%	195,821,940	100.00%	2,117.12
<b>Grass</b>					
63. 1G1	549.52	0.26%	780,320	0.30%	1,420.00
64. 1G	10,384.12	4.88%	14,747,920	5.72%	1,420.24
65. 2G1	5,942.10	2.79%	7,605,925	2.95%	1,280.01
66. 2G	18,840.19	8.86%	24,121,265	9.35%	1,280.31
67. 3G1	4,452.65	2.09%	5,350,015	2.07%	1,201.54
68. 3G	10,927.08	5.14%	13,112,480	5.08%	1,200.00
69. 4G1	37,829.70	17.79%	45,030,000	17.46%	1,190.33
70. 4G	123,677.44	58.17%	147,195,605	57.07%	1,190.16
71. Total	212,602.80	100.00%	257,943,530	100.00%	1,213.26
<b>Irrigated Total</b>					
	8,602.27	2.60%	26,531,530	5.41%	3,084.25
<b>Dry Total</b>					
	92,494.66	28.01%	195,821,940	39.90%	2,117.12
<b>Grass Total</b>					
	212,602.80	64.37%	257,943,530	52.55%	1,213.26
72. Waste	14,656.97	4.44%	9,186,350	1.87%	626.76
73. Other	1,921.92	0.58%	1,325,660	0.27%	689.76
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	330,278.62	100.00%	490,809,010	100.00%	1,486.05

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	8,602.27	26,531,530	8,602.27	26,531,530
<b>77. Dry Land</b>	0.00	0	79.28	163,355	92,415.38	195,658,585	92,494.66	195,821,940
<b>78. Grass</b>	7.42	9,535	121.17	152,010	212,474.21	257,781,985	212,602.80	257,943,530
<b>79. Waste</b>	0.00	0	9.72	530	14,647.25	9,185,820	14,656.97	9,186,350
<b>80. Other</b>	0.00	0	0.00	0	1,921.92	1,325,660	1,921.92	1,325,660
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>7.42</b>	<b>9,535</b>	<b>210.17</b>	<b>315,895</b>	<b>330,061.03</b>	<b>490,483,580</b>	<b>330,278.62</b>	<b>490,809,010</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	8,602.27	2.60%	26,531,530	5.41%	3,084.25
<b>Dry Land</b>	92,494.66	28.01%	195,821,940	39.90%	2,117.12
<b>Grass</b>	212,602.80	64.37%	257,943,530	52.55%	1,213.26
<b>Waste</b>	14,656.97	4.44%	9,186,350	1.87%	626.76
<b>Other</b>	1,921.92	0.58%	1,325,660	0.27%	689.76
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>330,278.62</b>	<b>100.00%</b>	<b>490,809,010</b>	<b>100.00%</b>	<b>1,486.05</b>

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 Anoka	31	12,220	5	1,075	5	75,685	36	88,980	55,255
83.2 Bristow	22	16,235	60	47,985	60	950,115	82	1,014,335	0
83.3 Butte	51	99,085	190	345,350	191	5,169,885	242	5,614,320	51,835
83.4 Commercial-rural Res.	0	0	1	74,210	1	69,645	1	143,855	0
83.5 Gross	20	8,245	2	770	3	32,555	23	41,570	0
83.6 Lynch	89	82,000	163	143,140	174	4,089,245	263	4,314,385	128,100
83.7 Monowi	31	2,570	2	140	2	6,410	33	9,120	0
83.8 Naper	18	15,040	64	61,355	65	1,247,050	83	1,323,445	0
83.9 Rural Residential	40	1,032,360	70	1,472,980	157	5,744,265	197	8,249,605	212,680
83.10 Spencer	38	50,120	245	455,875	246	9,336,195	284	9,842,190	133,220
84 Residential Total	340	1,317,875	802	2,602,880	904	26,721,050	1,244	30,641,805	581,090

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</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	Butte	0	0	1	630	1	3,575	1	4,205	0
85.2	Commercial-bristow	3	1,475	15	5,850	15	93,640	18	100,965	0
85.3	Commercial-butte	13	14,470	40	63,075	41	1,936,995	54	2,014,540	0
85.4	Commercial-gross	0	0	1	140	1	14,130	1	14,270	0
85.5	Commercial-lynch	8	5,520	26	14,730	27	602,655	35	622,905	0
85.6	Commercial-monowi	0	0	1	30	1	3,195	1	3,225	0
85.7	Commercial-naper	1	245	12	6,520	12	137,585	13	144,350	0
85.8	Commercial-rural Res.	0	0	17	115,130	20	1,397,025	20	1,512,155	0
85.9	Commercial-spencer	4	9,690	48	121,895	55	3,015,505	59	3,147,090	0
85.10	Lynch	0	0	3	3,890	3	110,770	3	114,660	0
85.11	Naper	0	0	0	0	1	750	1	750	0
85.12	Rural Residential	2	3,710	0	0	0	0	2	3,710	0
85.13	Spencer	1	3,190	1	6,000	1	502,245	2	511,435	502,245
86	Commercial Total	32	38,300	165	337,890	178	7,818,070	210	8,194,260	502,245



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	549.52	0.26%	780,320	0.30%	1,420.00
88. 1G	10,384.12	4.88%	14,747,920	5.72%	1,420.24
89. 2G1	5,942.10	2.79%	7,605,925	2.95%	1,280.01
90. 2G	18,840.19	8.86%	24,121,265	9.35%	1,280.31
91. 3G1	4,452.65	2.09%	5,350,015	2.07%	1,201.54
92. 3G	10,927.08	5.14%	13,112,480	5.08%	1,200.00
93. 4G1	37,829.70	17.79%	45,030,000	17.46%	1,190.33
94. 4G	123,677.44	58.17%	147,195,605	57.07%	1,190.16
95. Total	212,602.80	100.00%	257,943,530	100.00%	1,213.26
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
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	212,602.80	100.00%	257,943,530	100.00%	1,213.26
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	212,602.80	100.00%	257,943,530	100.00%	1,213.26

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

**08 Boyd**

	<b>2018 CTL County Total</b>	<b>2019 Form 45 County Total</b>	<b>Value Difference (2019 form 45 - 2018 CTL)</b>	<b>Percent Change</b>	<b>2019 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	23,922,095	24,187,475	265,380	1.11%	355,640	-0.38%
02. Recreational	6,299,375	6,454,330	154,955	2.46%	225,450	-1.12%
03. Ag-Homesite Land, Ag-Res Dwelling	17,572,865	17,807,100	234,235	1.33%	276,840	-0.24%
<b>04. Total Residential (sum lines 1-3)</b>	<b>47,794,335</b>	<b>48,448,905</b>	<b>654,570</b>	<b>1.37%</b>	<b>857,930</b>	<b>-0.43%</b>
05. Commercial	8,005,745	8,194,260	188,515	2.35%	502,245	-3.92%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>8,005,745</b>	<b>8,194,260</b>	<b>188,515</b>	<b>2.35%</b>	<b>502,245</b>	<b>-3.92%</b>
08. Ag-Farmsite Land, Outbuildings	12,608,520	13,258,635	650,115	5.16%	288,675	2.87%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	635,625	635,625	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>13,244,145</b>	<b>13,894,260</b>	<b>650,115</b>	<b>4.91%</b>	<b>288,675</b>	<b>2.73%</b>
12. Irrigated	26,531,530	26,531,530	0	0.00%		
13. Dryland	196,243,235	195,821,940	-421,295	-0.21%		
14. Grassland	258,165,775	257,943,530	-222,245	-0.09%		
15. Wasteland	9,186,350	9,186,350	0	0.00%		
16. Other Agland	1,324,270	1,325,660	1,390	0.10%		
<b>17. Total Agricultural Land</b>	<b>491,451,160</b>	<b>490,809,010</b>	<b>-642,150</b>	<b>-0.13%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>560,495,385</b>	<b>561,346,435</b>	<b>851,050</b>	<b>0.15%</b>	<b>1,648,850</b>	<b>-0.14%</b>

## 2019 Assessment Survey for Boyd County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	None
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$116,475, this includes \$10,000 for GIS
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$5,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$9,100, plus \$500 computer consultant
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,500, plus \$2,000 for travel expenses
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	None

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS INC
2.	<b>CAMA software:</b>
	MIPS INC V 3.0
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Deputy
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	GIS is available to the public. <a href="https://boyd.gworks.com">https://boyd.gworks.com</a> and we have <a href="https://nebraska.assessorsonline.us">nebraska.assessorsonline.us</a> .
7.	<b>Who maintains the GIS software and maps?</b>
	gWorks is 100% support. The assessor and deputy also assist
8.	<b>Personal Property software:</b>
	MIPS INC V 3.0

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Butte
4.	<b>When was zoning implemented?</b>
	2003

## D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	None, however the assessor has a verbal agreement with a local lister for data collection and pick up work.
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

## E. Appraisal /Listing Services

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

## 2019 Residential Assessment Survey for Boyd County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor, Deputy, and lister														
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center, Consignment store and NE Dept. of Roads shop.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, grocery store, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic, green house/floral shop, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Post Office, Craft Store. Antique Shop, storage units and Bar/Grill</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. K-4 attendance center, quick stop, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's and a health clinic.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - all improved and unimproved properties located in the rural areas outside of the Villages.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, café, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop, Huffy's wind socks, motel, small sporting goods store, welding shop, cafe/general store, clothing botique, screen printing shop, used car dealership, storage units and a Dollar General.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center, Consignment store and NE Dept. of Roads shop.	2	Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, grocery store, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic, green house/floral shop, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Post Office, Craft Store. Antique Shop, storage units and Bar/Grill	3	Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. K-4 attendance center, quick stop, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's and a health clinic.	4	Rural - all improved and unimproved properties located in the rural areas outside of the Villages.	5	Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, café, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop, Huffy's wind socks, motel, small sporting goods store, welding shop, cafe/general store, clothing botique, screen printing shop, used car dealership, storage units and a Dollar General.	Ag	Agricultural homes and outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
1	Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center, Consignment store and NE Dept. of Roads shop.														
2	Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, grocery store, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic, green house/floral shop, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Post Office, Craft Store. Antique Shop, storage units and Bar/Grill														
3	Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. K-4 attendance center, quick stop, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's and a health clinic.														
4	Rural - all improved and unimproved properties located in the rural areas outside of the Villages.														
5	Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, café, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop, Huffy's wind socks, motel, small sporting goods store, welding shop, cafe/general store, clothing botique, screen printing shop, used car dealership, storage units and a Dollar General.														
Ag	Agricultural homes and outbuildings														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	A depreciation study was developed based on local market information and implemented for assessment year 2017.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>														

One depreciation table is developed for all valuation groupings. However, economic depreciation is applied to individual groupings based on the study.

**6. Describe the methodology used to determine the residential lot values?**

Market analysis of vacant land sales to determine square foot value.

**7. How are rural residential site values developed?**

Rural residential site values are developed based on sales and through local market information.

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

All lots are treated the same, currently there is no difference.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2017	2016	2017	2016
2	2017	2016	2017	2016
3	2017	2016	2017	2016
4	2017	2016	2017	2014
5	2017	2016	2017	2016
Ag	2017	2016	2017	2014

## 2019 Commercial Assessment Survey for Boyd County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	Assessor, Deputy Assessor and lister				
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Anoka, Bristow, Gross, Monowi, Naper, Butte, Lynch, Spencer and Rural – all commercial parcels within Boyd County.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	The county would hire a licensed appraiser, compare with adjoining counties, then state wide.				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>				
	The County develops depreciation studies based on local market information.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	No, but an economic depreciation is applied to individual groupings based on the study				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	Market analysis of vacant land sales to determine square foot value.				
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2017	2016	2017	2017



## 2019 Agricultural Assessment Survey for Boyd County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor, Deputy Assessor and lister						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2017					
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may say a market area or areas are needed.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Questionnaires from buyers and sellers are also reviewed for any recreational influences.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes, they carry the same value.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Feedlots are currently valued from the previous assessor. Plans are to revalue for 2020.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Sales are verified and values are set by using the value of current class of grass for the soil type and factoring up to 100%.						
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>						
<b>8a.</b>	<b>How many special valuation applications are on file?</b>						
	N/A						
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	N/A						
	<i><b><u>If your county recognizes a special value, please answer the following</u></b></i>						
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>						
	N/A						

<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# **2018 Plan of Assessment for Boyd County**

**Assessment Years 2019, 2020, and 2021**

**June 15, 2018**

## **Plan of Assessment Requirements:**

Pursuant to Neb. Laws 2007, LB 334, Auth. 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 amendment thereto shall be mailed to the Department of Revenue on or before October 31 each year.

## **Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, or is permitted by the constitution and enabling the legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as the "market value of real property in the ordinary course of trade." Neb.Rev.Stat. 77-112 (R.R.S. 2003).

## **Assessment levels required for real property are as follows:**

The acceptable ratio range for the median of the "Assessment-Sales Ratio" is 75% of actual or fair market value for the class and subclasses of agricultural land and horticultural land not receiving special valuation pursuant to Neb. Rev. Stat. 77-1344; 75% of special valuation for the class and subclasses of agricultural land and horticultural land receiving special valuation pursuant to Neb. Rev. Stat. 77-1344; and 100% of actual or fair market value for all other classes and sub class of real property.

**General Description of Real Property in Boyd County**

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

	Parcels	% of Total
<b>Residential</b>	1,100	30%
<b>Commercial</b>	210	6%
<b>Recreational</b>	143	4%
<b>Agricultural</b>	<u>2,238</u>	<u>60%</u>
	3,691	100%

**Agricultural Land Summary as it is predominant property type in Boyd County.**

	Total Taxable Acres	% of Total Acres
<b>Irrigated</b>	8,602.27	3%
<b>Dry land</b>	92,747.34	28%
<b>Grassland</b>	212,722.07	64%
<b>Waste</b>	14,656.97	4%
<b>Other Ag land</b>	<u>1,921.94</u>	<u>1%</u>
<b>Total</b>	<b>330,650.59</b>	<b>100%</b>

New Property: For assessment year 2018, an estimated 11 building permits and /or information statements were filed for new property construction/additions in the county.

**2018 Level of Value**

<u>Property Class</u>	<u>Median</u>	<u>*C.O.D</u>	<u>*P.R.D.</u>
<b>Residential</b>	96	34.37	127.99
<b>Agricultural</b>	70	21.52	105.48
<b>Commercial</b>	100% (Insufficient number of sales to provide reliable statistical studies)		

\*C.O.D. means coefficient of dispersion and \*P.R.D. means price related differential.

Residential, Agricultural, and Commercial medians are within required range. Commercial level of value has been met; however there are only 14 qualified sales in the sales file and therefore the statistics may not be reliable. Each year we must analyze our statistics and determine what steps should be taken to better our quality and uniformity of assessment. We will work with our Field Liaison on the analysis of assessment sales ratio studies.

### **3 YEAR APPRAISAL PLAN**

#### **2019**

\*All carports throughout the county have been priced out per square foot. Changes were implemented for 2018.

#### **Residential**

Sales ratio study has been done in all villages. We have approximately 751 improved village parcels. Sales review and pickup work will be completed. We continually keep property cards updated with the most current changes. The residential lot (per square foot) pricing has been at the same rate for years. We have not had many unimproved lot sales to be able to determine what value should be on the lot (per square foot). With guidance, from our Field Liaison we determined no changes in lot values were necessary at this time. We will begin a study on all Mobile Homes in the county to insure we are equalized.

#### **Commercial**

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. We have approximately 180 improved commercial parcels county-wide. Sales review and pickup work will be completed. Keeping in compliance with the NE Statute 77-1311.03, we have contacted an individual to do a total review and inspection on all commercial property. Those changes, along with a 20% Economic Depreciation on all throughout the county, have been implemented for 2018. We have replaced the old commercial parcel cards with new cards.

#### **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. Each year a market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. We have implemented an updated soil survey for the state of Nebraska for 2017 throughout the county. There are approximately 80 new soils that are now listed in the soil surveys from the NRCS of the USDA. We have fully implemented GIS. This GIS has been very beneficial for the county as a whole. We currently have the 2016 imagery from GIS. We have reviewed land use in the county and made changes to land use accordingly. GIS currently cost \$6,386 per year for 100% support. In 2017 a GIS web site has been developed for the county. Additional county tabs, such as the road department and the county clerk, have been added to the website. Cost for the web site will be \$4,000 per year for the Assessor's tab.

## **Recreational**

Recreational property will need to be reviewed often. A total review to measure and list the new and remodeled recreational property will be necessary due to constant changes. Our office has received several building permits and Manufactured Housing Transfer Statements (Form 521MH) so there is much activity in this area since the flooding. We currently have an estimated 164 improved recreational parcels. Constantly, there are changes to keep all recreational property updated, ownership, etc. Sales review and pickup work will be completed. To keep in compliance with the Nebraska Statute 77-1311.03, we will contact an individual to do a total review and inspection on all recreational property. This will be part of the 6 year review. Those changes will be implemented for 2019.

## **2020**

### **Residential**

Sales ratio study will be done in all villages too keep in compliance with the Nebraska Statute 77-1311.03. Sales review and pickup work will also be completed. We have approximately 751 village parcels. We continually keep property cards updated and documented with the most current changes.

### **Commercial**

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. Sales review and pickup work will be completed. We have approximately 180 improved commercial parcels county-wide. To keep in compliance with the Nebraska Statute 77-1311.03, all commercial property has been reviewed for the 6-year review and changes were implemented in 2018.

### **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. The GIS system will be used to keep updated with all land usage. We continually will keep property cards updated and documented with the most current changes. To keep in compliance with the Nebraska State Statute 77-1311.01, we will contact an individual to do a whole review and inspection of all rural parcels. According to state statute all property throughout the county needs to be reviewed and inspected every 6 years. We will make any necessary changes and implement those changes for 2021.

**Recreational**

Recreational property will be reviewed as continually there are changes. Sales review and pickup work will be completed. Each year with all the changes in recreational property, a drive thru review (using the property record cards) will be done to determine if any changes have been done since the previous year.

**2021****Residential**

Sales ratio study will be done in all villages to keep in compliance with Nebraska Statute 77-1311.03. Sales review and pickup work will also be completed. We have approximately 749 village parcels. We will continually keep property cards updated and documented with the most current changes.

**Commercial**

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. Sales review and pickup work will also be completed. We will continually keep property cards updated and documented with the most current change.

**Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will be platted on a map to determine if the current market areas are supported by the current sales. Sales review and pickup work will also be completed for agricultural properties. Using the most current GIS information we will review land usage and keep records updated. Any changes from the 6 year review that was done in 2020 will be implemented for 2021. We will continually keep property cards updated and documented with the most current changes.

**Recreational**

Sales review and pickup work will be completed. All recreational property will be updated according to ownership and any changes that have occurred in the previous year. Review of all recreational property is always necessary due to constant improvement changes.

## **TIMETABLE OF NARRATIVE PORTION OF THE PLAN**

### **2019**

1. Market study of ag land
2. Sales review and pickup work
3. Sales ratio study on residential property
4. Implemented the 2018 recreation review and inspection information for 2019
5. Commercial property, updates and sales ratio study
6. Updated GIS information used to review all property
7. Begin the study on all Mobile Homes throughout the county

### **2020**

1. Sales review and pick up work
2. Market study of ag land and rural improvements
3. Recreational property reviewed for 6 year review
4. Sales ratio study in villages on all residential property
5. Updates and sales ratio study on commercial property
6. Continue adding or changing GIS information on property that had changes
7. Prepare for the 6 year rural review and inspection

### **2021**

1. Sales review and pick up work
2. Market study of Ag land
3. Sales ratio study in villages on all residential property
4. Implement the 2020 rural review and inspection information for 2021
5. Updates and sales ratio study on commercial property

### **STAFF**

1. Assessor
2. Deputy Assessor

The Assessor and Deputy Assessor have their Assessor's certification and will be taking the IAAO and other courses of instruction for the assessment field to complete the required hours to maintain them. The Assessor has taken IAAO course #101, which is required by law to be taken by the end of the first term. IAAO course #300 is also required to be completed by the end of the first term. The Assessor has completed both of the required IAAO classes. The Assessor attends



monthly district meetings when able. The Assessor and Deputy Assessor will continue to attend workshops and sessions that will give required certification hours. Should the occasion occur that we need further training in a specific area, we will find somewhere to receive instruction. The Assessor and Deputy Assessor must be knowledgeable to complete all office responsibilities and reports. Reports are filed accurately and in a timely manner. The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed to meet the requirements of law/regulation.

1. Form 45 County Abstract of Assessment for Real Property
2. Form 45P – Personal Property County Abstract Of Assessment Report
3. Personal Property Schedules
4. Form 259P - Personal Property Tax Exemption Summary Certificate
5. Homestead Exemption Average Assessed Value of single-family residential property (458V)
6. Sales information to PAD rosters and annual Assessed Value Update with Abstract
7. Scanned PDF copies of Real Estate Transfer Statements (Form 521 & 521MH)
8. Certification of Value Political Subdivisions
9. School District Taxable Value Report
10. Ensure the county's sales file date is accurate and all sales received for the current study period are transferred into the state sales file.
11. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
12. Certificate of Taxes Levied Report
13. Report of current values for properties owned by Board of Educational Lands and Funds
14. Report of all Exempt Property and Taxable Government Owned Property
15. Annual Plan of Assessment Report (for the next 3 Assessment years)
13. Notice of Valuation Change - Statute 77-1315
14. Attend County Board of Equalization meetings
15. TERC Appeals – prepare and attend hearings
16. TERC Statewide Equalization – attend hearings if applicable to county
17. Centralized Assessment – establishes assessment records and tax billing for tax list
18. Annual Inventory Statement – reported to County Board by July 25<sup>th</sup>.
19. Average Residential Value for Homestead Exemptions- certified by September 1<sup>st</sup>
20. Tax Districts and Tax Rates
21. Tax List - prepared and certified to the county treasurer by November 22<sup>nd</sup>

The data on the cadastral maps is 1973. Consideration should be given to replace them as all the highways have changed their right-of-ways since they were published. The edges of the cadastral maps are getting worn even though we have them in sturdy book binders. The cadastral maps are kept current as to ownership when we do monthly transfers. Implementing GIS Workshop has helped as our outdated cadastral maps are fragile and badly worn.

The soil maps that show the land usage are in excellent condition. We were unable to obtain usage maps from the Farm Service Agency to get our records updated, thus GIS Workshop implementation has helped us do our job the best and the most accurate way possible. We are already realizing the benefits of having GIS workshop. We have had numerous individuals stop in the office to view and print GIS maps. All surveys can be drawn out with much accuracy.

The property record cards contain all information required by Regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. The property record cards are updated continually. All rural, exempt, and IOLL property record cards have been replaced with new property record cards. The old commercial record cards have been replaced. We have put situs of property and cadastral map book and page on residential and commercial property and continually add information as we obtain information. We are still planning to meet with the Holt County contact that works with the 911 physical addresses and document the physical address on all recreational property in the Sleepy Hollow and Sunshine Bottom area when time allows.

All personal property is handled according to Regulation 20. The schedules are to be filed by May 1 to be considered timely and receive the \$10,000 exemption. After May 1st and on or before June 30th all schedules received by the office receive a 10% penalty with no exemption. On or after July 1, a 25% penalty is assessed with no exemption. We have our local newspaper publish an ad for 2 weeks to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. We both do the personal property file maintenance. We maintain personal property books and also in the computer. Our office phones and/or sends out notices if schedules are late and apply penalties. A Personal Property Tax Exemption Summary Certificate and a Personal Property County Abstract of Assessment Report will be completed each year.

The assessor maintains the homestead exemption files. Pre-typed applications with a letter of explanation and income guidelines are mailed to each applicant a week before the filing date. The assessor does the work with the applications to get them ready to be submitted to the state. We check the list to remind the ones who forgot to come in and submit applications. A courtesy phone call is made to remind them of the upcoming deadline date.

The assessor tends to the 521 Transfer Statements. There are 8 steps to complete the information on the transfers.

1. Change ownership on real estate books
2. Change ownership on the real estate cards
3. Change ownership in the PC Admin and CAMA
4. Update cadastral maps and GIS system
5. Update address index
6. Do state reports on each sale (electronically- effective July 1, 2008)
7. Send informational questionnaire to both the buyer and the seller on each sale
8. Map it on the wall maps and provide the information for public use

Physical review of residential property sales is done. If needed pictures of qualified residential, commercial and recreational sales are taken. Information is generally attained from realtors, attorneys, buyers and sellers previous to a sale. We send a questionnaire to the buyer and seller of the property and enclose a stamped self-addressed envelope for their convenience.

Real property is updated annually through maintenance and pickup work. We review the building permits obtained from the zoning administrator, village clerks, and informational statements received in our office. We do our pickup work in the fall. We hire a lister on a yearly basis for listing new construction. We have the calculations completed and put in the computer, on the cards, and in the books by January 1<sup>st</sup>.

When we need to do reappraisals we will hire a lister or an appraiser to physically inspect the property to verify all information in the property record card along with taking new photos. They will re-measure and re-list on a worksheet construction data where necessary. We will expect a sketch to show shapes and square footage of houses where there are changes or a new structure. These properties will be valued using Marshall & Swift's cost approach and using market derived depreciation.

MIPS is our vendor for Cama software, administrative software and personal property software. In June 2012, we updated our Version One PC ADMIN – CAMA to the newer improved Version Two PC ADMIN – CAMA. We have since updated to the product version 3.0 in 2016.

We make new address and situs changes in the address index and in the computer when those changes occur.

We have been trying to get more cell phone numbers documented in our office, to help us contact individuals in a timely matter.

The Assessor makes all tax list corrections.

The Assessor and Deputy Assessor have had the NEW SALES FILE online training for the new web based system that was implemented in 2011.

The assessor along with the clerk and treasurer are on the local Freeholder's Petition board. Hearings are held to approve or deny the freeholder petition(s) that are filed on or before June 1 of current year. **LB988**

The assessor provides all information for Boyd County Board of Equalization when they have protests during July. The Assessor and Deputy Assessor review all protested property and take current pictures.

The assessor, with assistance from county attorney, puts together all information for TERC board hearings and attends the hearings and testifies for the county board.


Our office receives numerous letters, phone calls, faxes, and emails from appraisers, attorneys, insurance companies, banks, etc. requesting information from our office. We have compiled information for Region 24 Emergency Management (Doug Fox), U.S. Small Business Administration – Office of Disaster Assistance, recreational land owners, and recreational property owners. Our office purchased a fax/scan machine it has been very beneficial to us and the public. Several personal property depreciation schedules have been sent to us via fax. Appraisers, banks, insurance companies and individuals like the instant fax information they can receive from our office.

We have been asked by many appraisers, attorneys, insurance companies, banks, and the public if we have a web site. In 2013, MIPS, a Nebraska Computer Vendor Company, developed a basic website for Boyd County. MIPS told us that there is no cost for this service at this time. We have also developed a GIS website in 2017. This service to the public has helped save us valuable time as we receive many emails and phone calls requesting information from our office. Web Site: [www.nebraskaassessorsonline.us](http://www.nebraskaassessorsonline.us) and also [www.boyd.gisworkshop.com](http://www.boyd.gisworkshop.com)

**Boyd County real property is in compliance with Nebraska Statute 77-1311.03 All Boyd County real property parcels have been inspected and reviewed in the first 6 year cycle (March 19<sup>th</sup> 2008 to March 19th 2014).**

Budget Request for 2018 is: \$ 116,475.

Date: July 24, 2018

  
Tammy L. Haney  
Boyd County Assessor