

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BOX BUTTE COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Box Butte County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Box Butte County.

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

For the Tax Commissioner

A handwritten signature in black ink that reads "Sarah Scott".

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Michelle Robinson, Box Butte County Assessor

Property Assessment Division  
Sarah Scott, Administrator  
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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

### **Analysis of Assessment Practices:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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 property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

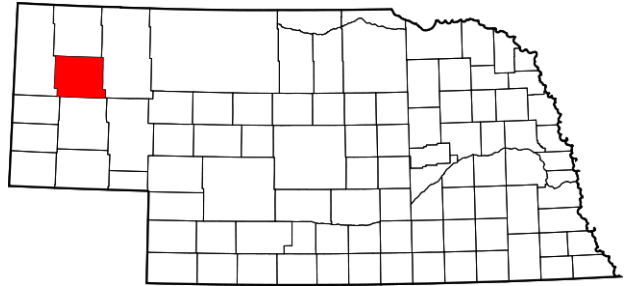
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

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

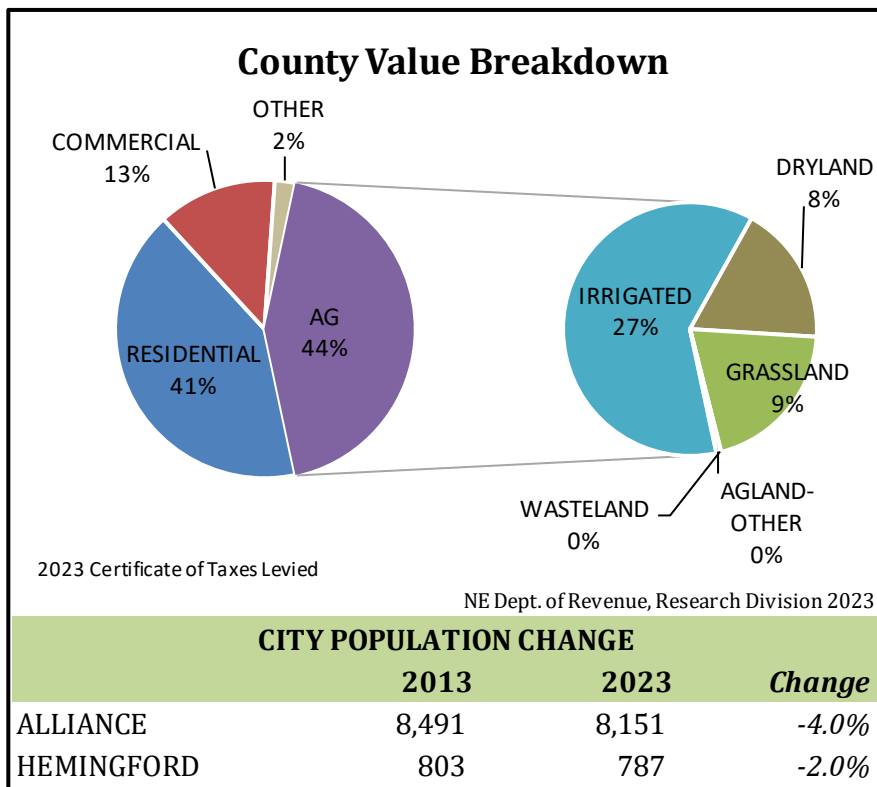


## County Overview

With a total area of 1,075 square miles, Box Butte County has 10,672 residents, per the Census Bureau Quick Facts for 2024, a slight 2% population decrease from the 2023 U.S. Census. Reports indicate that 73% of county residents are homeowners and 80% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$122,015 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. According to the latest information available from the U.S. Census Bureau, there are 294 employer establishments with total employment of 2,557, for a slight 3% decrease in employment.



Agricultural land makes up approximately 48% of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county. Box Butte County is included in the Upper Niobrara White Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Box Butte County ranks first in sugar beets for sugar, second in dry edible beans, and third for winter wheat.

# 2024 Residential Correlation for Box Butte County

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## *Assessment Actions*

Only appraisal maintenance was completed within the residential class, the rural first acre home sites were raised from \$13,000 to \$20,000.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor's sales verification and qualification process consists of a mailed questionnaire to both the buyer and seller of the particular property and non-respondents receive a telephone call. Sale usability for the residential property class is comparable to the statewide average, thus ensuring that all truly arm's-length transactions were available for measurement purposes.

Vacant lot studies are routinely conducted during the year of review for each valuation group and are currently dated from 2020 to 2023. The process is to examine neighborhoods that actually have sales and then develop a value per square foot for urban parcels and a per acre value for lands in corporate limits and rural properties. Cost and depreciation tables are also updated after the review.

Box Butte County is current with the statutorily required six-year review and inspection cycle. The six-year cycle begins with the review of Alliance, then all rural groups (including improvements on agricultural land) and then Hemingford.

Five valuation groups are used to define residential property within Box Butte County and are based on market conditions for this property class. The two hubs of most residential activity occur within the Valuation Group 10 and 20. The three rural residential valuation groups were established based on geographic location. Valuation Group 82 consists of rural parcels close to paved roads and highways. Valuation Group 83 consists of properties in the rural platted subdivisions of Rainbow Acres. The remaining rural Valuation Group 81 encompasses all the rural residential properties that do not fall into the other two rural groups.

The county assessor has submitted a written valuation methodology and produces a new methodology for each valuation group as it is reviewed and revalued.

# 2024 Residential Correlation for Box Butte County

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## *Description of Analysis*

Five valuation groups define the residential property class in the county.

| <b>Valuation Group</b> | <b>Description</b>   |
|------------------------|--|
| 10                     | Alliance including suburban  |
| 20                     | Hemingford   |
| 81                     | Rural 1: all rural residential county wide not in Valuation Groups 82 or 83                          |
| 82                     | Rural 2: rural residential properties within one mile of a paved road, major county road or highway. |
| 83                     | Rural 3: rural residential in platted Rainbow Acres subdivisions                                     |

The residential statistical profile reveals 312 qualified sales during the two-year timeframe of the sales study period. All overall three measures of central tendency are within acceptable range and the median and mean differ by only one point. Both qualitative measures are within the IAAO recommended range.

By valuation group, four of the five groups have medians within acceptable range. The COD of each valuation group with a sufficient sample support their respective median measures.

Valuation Group 83 with five sales exhibits two of the three measures of central tendency above range, and further review reveals assessment to sale price ratios of 65% to 383%. The small sample is not statistically significant as the removal of an extreme outlier on either end of the array would significantly alter the median.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL), Line 04 shows an overall residential change of 1%, which is comparable to the sample change of 2%, supporting the assessment actions.

## *Equalization and Quality of Assessment*

The above analysis and the review of the assessment practices for the overall residential class, indicate that the quality of assessment for the residential property class is in compliance with generally accepted mass appraisal techniques.

## 2024 Residential Correlation for Box Butte County

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| VALUATION GROUP |       |        |        |          |       |        |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    |
| 10              | 264   | 97.91  | 96.67  | 95.07    | 07.69 | 101.68 |
| 20              | 27    | 93.93  | 92.42  | 89.37    | 18.38 | 103.41 |
| 81              | 5     | 99.72  | 95.29  | 72.10    | 36.29 | 132.16 |
| 82              | 11    | 92.24  | 96.52  | 92.66    | 12.93 | 104.17 |
| 83              | 5     | 109.37 | 150.27 | 88.23    | 67.42 | 170.32 |
| ALL             | 312   | 97.80  | 97.14  | 94.10    | 10.40 | 103.23 |

### *Level of Value*

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

# 2024 Commercial Correlation for Box Butte County

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## *Assessment Actions*

The current year's assessment actions included the review and revaluation of Alliance commercial property and the implementation of updated cost and depreciation. The income approach was used for multi-family commercial properties.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor's sales verification and qualification process consists of a mailed questionnaire to both the buyer and seller of the particular property and non-respondents receive a telephone call. Sale usability for the commercial property class is slightly below the statewide average. However, a review of the non-qualified sales reveals compelling reasons for their disqualification. Therefore, all truly arm's-length commercial sales were available for measurement purposes.

Vacant lot studies are conducted as the commercial valuation groups are reviewed and are dated 2020 through 2024. All commercial lots are valued using a per square foot method. Cost and depreciation are also updated during the review and revaluation part of the required six-year review and inspection cycle. Thus, the county assessor is in compliance with the statutory requirement.

Commercial property is defined by three valuation groups, primarily based on geographic location. Alliance, the commercial hub of Box Butte County is designated Valuation Group 10. Valuation Group 20 consists of Hemingford, and Valuation Group 80 encompasses all rural commercial parcels. The county assessor applies the income approach to a number of occupancy codes in Valuation Group 10, since there is adequate income information. The remaining two valuation groups are valued using the cost approach, and the Computer-Assisted Mass Appraisal (CAMA) cost tables and depreciation.

## *Description of Analysis*

Commercial property is defined by three valuation groups based on both geographic location and market activity.

| <b>Valuation Group</b> | <b>Description</b> |
|------------------------|--------------------|
| 10                     | Alliance           |
| 20                     | Hemingford         |
| 80                     | Rural              |

## 2024 Commercial Correlation for Box Butte County

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The overall statistical profile for the commercial property class indicates that none of the measures of central tendency are within the acceptable range. Both the median and mean are above the upper limits of acceptable range and the weighted mean is slightly below the minimum boundary of range.

A review of the sample by study years indicates that the first two study years' medians are above acceptable range, but the 17 sales that constitute the latest study year's sample indicates both median and means within acceptable range and both at 98%. The hypothetical removal of the oldest 14 sales only lowers the median to 100% and the mean to 101%, suggesting that the market is not significantly trending upward within the county. The COD supports the median measure in both current overall and hypothetical statistics.

Review by valuation group indicates that only Valuation Group 10 has an adequate sample of sales, and all three measures of central tendency are above acceptable range. All 14 of the first study year's sales are within Valuation Group 10. Neither of the other two valuation groups have sufficient sales for a meaningful statistical analysis; however, the few sales that exist do not support that these areas are over assessed.

Based on the analysis, commercial property in Box Butte County is above the acceptable range. In order to bring both Valuation Group 10 and the overall commercial statistical sample within acceptable range, a non-binding recommendation is made to decrease improvements in Valuation Group 10 by 6%. Three additional statistics are found in the appendix of this report, including a substat of Valuation Group 10, a substat of Valuation Group 10 showing the recommended 6% reduction, and a statistical profile of all 40 sales with the 6% reduction to Valuation Group 10.

The 6% adjustment to improvements only to Valuation Group 10 would bring the overall median of 37 sales to 96%, with a COD of 12% and a PRD of 96%. Likewise, the overall statistics for the 40 commercial sales would have a median of 96% with a COD of 14.%. Further, the 17 latest year's sales would indicate a median of 94% indicating that the recommendation would not necessitate an upward adjustment for assessment year 2025.

Comparison of the preliminary to final statistics and the 2024 County Abstract of Assessment for Real Property Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) indicate that both sold properties and the commercial base changed similarly, and this supports the assessment actions applied to both uniformly.

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

The valuation practices of the county assessor have not produced statutorily acceptable valuations and therefore do not meet generally accepted mass appraisal techniques. A decrease to commercial property values in Valuation Group 10 is necessary to result in an equalized level of value.

## 2024 Commercial Correlation for Box Butte County

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Box Butte County is 101%. The non-binding recommendation of the Property Tax Administrator is that to achieve the statutorily required level of value in Box Butte County, a decrease to improvements only in Valuation Group 10 of 6% should be made. With the decrease to the Valuation Group, the median level of value for this group would be 96% and the level of value for the entire commercial property class would also be at 96%.

| <b>COMMERCIAL IMPROVED</b>    |            |             |        | <b>Type : Qualified</b> |        |        |       |        |
|-------------------------------|------------|-------------|--------|-------------------------|--------|--------|-------|--------|
| Number of Sales :             | 40         | Median :    | 96     | COV :                   | 21.18  |        |       |        |
| Total Sales Price :           | 23,909,025 | Wgt. Mean : | 86     | STD :                   | 21.31  |        |       |        |
| Total Adj. Sales Price :      | 23,109,025 | Mean :      | 101    | Avg.Abs.Dev :           | 13.70  |        |       |        |
| Total Assessed Value :        | 19,819,372 |             |        |                         |        |        |       |        |
| Avg. Adj. Sales Price :       | 577,726    | COD :       | 14.26  | MAX Sales Ratio :       | 146.07 |        |       |        |
| Avg. Assessed Value :         | 495,484    | PRD :       | 117.30 | MIN Sales Ratio :       | 22.58  |        |       |        |
| <hr/>                         |            |             |        |                         |        |        |       |        |
| <b><u>VALUATION GROUP</u></b> |            |             |        |                         |        |        |       |        |
| RANGE                         | COUNT      | MEDIAN      | MEAN   | WGT.MEAN                | COD    | PRD    | MIN   | MAX    |
| 10                            | 37         | 96.14       | 102.80 | 107.15                  | 12.35  | 95.94  | 78.40 | 146.07 |
| 20                            | 2          | 98.84       | 98.84  | 85.73                   | 17.87  | 115.29 | 81.18 | 116.50 |
| 80                            | 1          | 22.58       | 22.58  | 22.58                   |        | 100.00 | 22.58 | 22.58  |
| <hr/>                         |            |             |        |                         |        |        |       |        |
| <b><u>PROPERTY TYPE *</u></b> |            |             |        |                         |        |        |       |        |
| RANGE                         | COUNT      | MEDIAN      | MEAN   | WGT.MEAN                | COD    | PRD    | MIN   | MAX    |
| 02                            | 14         | 93.54       | 103.52 | 120.98                  | 17.43  | 85.57  | 78.40 | 146.07 |
| 03                            | 26         | 98.40       | 99.03  | 77.31                   | 12.09  | 128.09 | 22.58 | 135.18 |

# 2024 Agricultural Correlation for Box Butte County

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## *Assessment Actions*

For the current assessment year, after a review of the agricultural sales and comparison with surrounding counties' values, the county assessor made no major valuation changes to the agricultural land class.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The county assessor's sales verification and qualification process consists of a mailed questionnaire to both the buyer and seller of the particular property and non-respondents receive a telephone call. The agricultural property class's sale usability rate exceeds the statewide average and can produce extreme outliers.

Agricultural land use was last updated in 2020 utilizing GIS aerial imagery coupled with taxpayer information supplied by mailed questionnaires. Improvements on agricultural land are reviewed concurrently with the review of rural residential improvements. The date of the last improvement and site review was assessment year 2020. Cost index and depreciation tables for all rural improvements are dated July 2020. A review of land enrolled in government programs reveals that approximately one-third of CRP land has been identified.

Three agricultural market areas that are based on Majority Land Use (MLU), soils, topography, and the availability of water are used to designate all agricultural land in the county. Market Area 1 consists primarily of grassland. Market Area 2 contains acres distributed among all three land classes. Northern Market Area 3 consists of predominantly dryland and grassland. The county assessor recognizes a subclass of irrigated land where the irrigation is applied from an adjacent parcel, because there is not a well on each parcel. The county assessor has determined that there are no non-agricultural influences in the county, and thus special value is not utilized.

Intensive use acres have been identified, classified as a special intensive use code, and valued similarly to the other Panhandle counties.

## *Description of Analysis*

Analysis of the agricultural land's statistical profile indicates 40 sales deemed qualified with two of the three overall measures of central tendency within the acceptable range. The weighted mean is four percentage points below the acceptable range and is affected by the high dollar sales. The COD is 19% and supports the median as an indicator of the level of value.



## 2024 Agricultural Correlation for Box Butte County

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By market area, only the two areas with sufficient sales have medians within acceptable range. Market Area 1 has 8 sales, with a median of 61%. Three of the sales occurred in the first year of the study period, and the remaining five occurred in the latest year of the study period, as the agricultural market is increasing in the county, this distribution shifts the median toward the newest sales.

Further analysis by the 80% Majority Land Use (MLU), Market Area 1 statistics reveal only one or two sales for each land use subclass. Comparison of the Market Area 1 values with neighboring counties as illustrated in the Box Butte County 2024 Average Acre Value Comparison, reveals that average irrigated land values in Market Area 1 are higher than neighboring counties. Market Area 1 dryland is comparable to neighboring Sioux County and grassland is lower than neighboring counties, despite a median above the range.

Market Area 2 irrigated land is within range, as well as dry. The three grassland sales appear to be low, but again are comparable to neighboring Sioux County. Market Area 3 irrigated land sales are within acceptable range, dryland appears to be low, but is the second highest when compared to neighboring counties. The grassland sales appear to be low; however, the average grassland values are comparable to surrounding counties.

Analysis of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) indicates no significant valuation changes to the agricultural property class, reflecting the current assessment year's actions.

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

All agricultural improvements are reviewed at the same time and valued with the same cost and depreciation schedules as those for the rural residential improvements. Homesites are also valued the same according to their location within the respective three market areas.

Based upon all available information obtained by analysis of the agricultural statistical profile as well as the review of the assessment practices, it is determined that agricultural land is valued equitably, and the quality of assessment complies with generally accepted mass appraisal techniques.

## 2024 Agricultural Correlation for Box Butte County

| 80%MLU By Market Area |       |        |       |          |       |        |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE                 | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    |
| <u>Irrigated</u>      |       |        |       |          |       |        |
| County                | 11    | 73.79  | 66.09 | 61.26    | 22.17 | 107.88 |
| 1                     | 1     | 41.90  | 41.90 | 41.90    | 00.00 | 100.00 |
| 2                     | 5     | 73.79  | 71.10 | 72.43    | 10.46 | 98.16  |
| 3                     | 5     | 74.24  | 65.92 | 64.59    | 29.36 | 102.06 |
| <u>Dry</u>            |       |        |       |          |       |        |
| County                | 10    | 69.64  | 72.75 | 70.78    | 20.00 | 102.78 |
| 1                     | 1     | 68.55  | 68.55 | 68.55    | 00.00 | 100.00 |
| 2                     | 3     | 70.73  | 71.69 | 73.37    | 15.40 | 97.71  |
| 3                     | 6     | 66.23  | 73.99 | 69.77    | 26.30 | 106.05 |
| <u>Grass</u>          |       |        |       |          |       |        |
| County                | 5     | 69.46  | 71.42 | 76.43    | 18.05 | 93.44  |
| 1                     | 2     | 77.65  | 77.65 | 83.86    | 10.55 | 92.59  |
| 2                     | 3     | 57.04  | 67.27 | 62.73    | 19.81 | 107.24 |
| <u>ALL</u>            |       |        |       |          |       |        |
|                       | 40    | 69.01  | 68.64 | 64.66    | 19.48 | 106.16 |

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Box Butte County is 69%.

## 2024 Opinions of the Property Tax Administrator for Box Butte County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

| Class                            | Level of Value | Quality of Assessment                                       | Non-binding recommendation                    |
|----------------------------------|----------------|---|---|
| <b>Residential Real Property</b> | <b>98</b>      | Meets generally accepted mass appraisal techniques.         | No recommendation.                            |
|                                  |                |   |   |
| <b>Commercial Real Property</b>  | <b>101</b>     | Does not meet generally accepted mass appraisal techniques. | Valuation Grouping # 10, an adjustment of -6% |
|                                  |                |   |   |
| <b>Agricultural Land</b>         | <b>69</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, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Box Butte County

### Residential Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 312          | Median                             | 97.80     |
| Total Sales Price      | \$41,608,881 | Mean                               | 97.14     |
| Total Adj. Sales Price | \$41,608,881 | Wgt. Mean                          | 94.10     |
| Total Assessed Value   | \$39,152,346 | Average Assessed Value of the Base | \$104,228 |
| Avg. Adj. Sales Price  | \$133,362    | Avg. Assessed Value                | \$125,488 |

### Confidence Interval - Current

|  |                |
|--|----------------|
| 95% Median C.I   | 97.41 to 98.28 |
| 95% Wgt. Mean C.I  | 92.18 to 96.01 |
| 95% Mean C.I   | 94.53 to 99.75 |
| % of Value of the Class of all Real Property Value in the County | 36.43          |
| % of Records Sold in the Study Period                            | 6.61           |
| % of Value Sold in the Study Period                              | 7.96           |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 317             | 99  | 99.13  |
| 2022 | 300             | 96  | 95.51  |
| 2021 | 318             | 95  | 95.28  |
| 2020 | 309             | 96  | 96.30  |

## 2024 Commission Summary for Box Butte County

### Commercial Real Property - Current

|                        |              |                                    |           |
|------------------------|--------------|------------------------------------|-----------|
| Number of Sales        | 40           | Median                             | 101.22    |
| Total Sales Price      | \$23,109,025 | Mean                               | 105.30    |
| Total Adj. Sales Price | \$23,109,025 | Wgt. Mean                          | 89.79     |
| Total Assessed Value   | \$20,749,966 | Average Assessed Value of the Base | \$257,772 |
| Avg. Adj. Sales Price  | \$577,726    | Avg. Assessed Value                | \$518,749 |

### Confidence Interval - Current

|  |                 |
|--|-----------------|
| 95% Median C.I   | 97.99 to 105.36 |
| 95% Wgt. Mean C.I  | 59.55 to 120.03 |
| 95% Mean C.I   | 98.37 to 112.23 |
| % of Value of the Class of all Real Property Value in the County | 14.48           |
| % of Records Sold in the Study Period                            | 5.28            |
| % of Value Sold in the Study Period                              | 10.62           |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2023 | 34              | 100 | 100.14 |
| 2022 | 49              | 99  | 99.46  |
| 2021 | 34              | 99  | 99.29  |
| 2020 | 43              | 100 | 99.90  |

**07 Box Butte  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 312  
 Total Sales Price : 41,608,881  
 Total Adj. Sales Price : 41,608,881  
 Total Assessed Value : 39,152,346  
 Avg. Adj. Sales Price : 133,362  
 Avg. Assessed Value : 125,488

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 10.40  
 PRD : 103.23

COV : 24.25  
 STD : 23.56  
 Avg. Abs. Dev : 10.17  
 MAX Sales Ratio : 383.12  
 MIN Sales Ratio : 37.18

95% Median C.I. : 97.41 to 98.28  
 95% Wgt. Mean C.I. : 92.18 to 96.01  
 95% Mean C.I. : 94.53 to 99.75

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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-21 To 31-DEC-21 | 40    | 99.32  | 100.63 | 98.95    | 05.34 | 101.70 | 65.04 | 160.73 | 97.96 to 99.99  | 112,259              | 111,082        |
| 01-JAN-22 To 31-MAR-22 | 42    | 99.07  | 100.44 | 97.94    | 05.54 | 102.55 | 52.08 | 136.98 | 98.29 to 99.88  | 128,447              | 125,797        |
| 01-APR-22 To 30-JUN-22 | 38    | 98.10  | 100.35 | 98.60    | 05.56 | 101.77 | 74.82 | 140.37 | 97.07 to 99.26  | 132,128              | 130,278        |
| 01-JUL-22 To 30-SEP-22 | 46    | 98.89  | 104.25 | 98.60    | 09.36 | 105.73 | 74.64 | 383.12 | 97.67 to 99.41  | 138,120              | 136,189        |
| 01-OCT-22 To 31-DEC-22 | 35    | 97.84  | 96.44  | 94.17    | 05.16 | 102.41 | 64.14 | 119.27 | 97.39 to 99.02  | 139,059              | 130,949        |
| 01-JAN-23 To 31-MAR-23 | 29    | 94.90  | 94.62  | 94.71    | 13.19 | 99.90  | 55.98 | 157.84 | 87.65 to 99.17  | 124,345              | 117,770        |
| 01-APR-23 To 30-JUN-23 | 35    | 87.53  | 88.11  | 86.06    | 15.15 | 102.38 | 58.84 | 155.98 | 77.21 to 94.77  | 144,354              | 124,236        |
| 01-JUL-23 To 30-SEP-23 | 47    | 91.01  | 90.44  | 85.93    | 19.27 | 105.25 | 37.18 | 191.70 | 81.40 to 92.95  | 145,190              | 124,757        |
| <u>Study Yrs</u>       |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-OCT-21 To 30-SEP-22 | 166   | 98.90  | 101.52 | 98.51    | 06.57 | 103.06 | 52.08 | 383.12 | 98.28 to 99.26  | 128,069              | 126,157        |
| 01-OCT-22 To 30-SEP-23 | 146   | 93.95  | 92.15  | 89.49    | 14.47 | 102.97 | 37.18 | 191.70 | 91.07 to 95.89  | 139,379              | 124,728        |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |       |        |                 |                      |                |
| 01-JAN-22 To 31-DEC-22 | 161   | 98.60  | 100.64 | 97.44    | 06.58 | 103.28 | 52.08 | 383.12 | 98.08 to 99.00  | 134,386              | 130,944        |
| <u>ALL</u>             | 312   | 97.80  | 97.14  | 94.10    | 10.40 | 103.23 | 37.18 | 383.12 | 97.41 to 98.28  | 133,362              | 125,488        |

| VALUATION GROUP |       |        |        |          |       |        |       |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |                      |                |
| 10              | 264   | 97.91  | 96.67  | 95.07    | 07.69 | 101.68 | 58.84 | 191.70 | 97.55 to 98.34  | 135,098              | 128,431        |
| 20              | 27    | 93.93  | 92.42  | 89.37    | 18.38 | 103.41 | 37.18 | 140.37 | 80.66 to 100.84 | 81,387               | 72,736         |
| 81              | 5     | 99.72  | 95.29  | 72.10    | 36.29 | 132.16 | 45.81 | 146.53 | N/A             | 167,700              | 120,913        |
| 82              | 11    | 92.24  | 96.52  | 92.66    | 12.93 | 104.17 | 64.14 | 125.98 | 84.45 to 119.27 | 232,289              | 215,228        |
| 83              | 5     | 109.37 | 150.27 | 88.23    | 67.42 | 170.32 | 65.04 | 383.12 | N/A             | 70,400               | 62,116         |
| <u>ALL</u>      | 312   | 97.80  | 97.14  | 94.10    | 10.40 | 103.23 | 37.18 | 383.12 | 97.41 to 98.28  | 133,362              | 125,488        |

| PROPERTY TYPE * |       |        |       |          |       |        |       |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|-----------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |                      |                |
| 01              | 312   | 97.80  | 97.14 | 94.10    | 10.40 | 103.23 | 37.18 | 383.12 | 97.41 to 98.28  | 133,362              | 125,488        |
| 06              |       |        |       |          |       |        |       |        |                 |                      |                |
| 07              |       |        |       |          |       |        |       |        |                 |                      |                |
| <u>ALL</u>      | 312   | 97.80  | 97.14 | 94.10    | 10.40 | 103.23 | 37.18 | 383.12 | 97.41 to 98.28  | 133,362              | 125,488        |

**07 Box Butte  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 312  
 Total Sales Price : 41,608,881  
 Total Adj. Sales Price : 41,608,881  
 Total Assessed Value : 39,152,346  
 Avg. Adj. Sales Price : 133,362  
 Avg. Assessed Value : 125,488

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 97  
 COD : 10.40  
 PRD : 103.23

COV : 24.25  
 STD : 23.56  
 Avg. Abs. Dev : 10.17  
 MAX Sales Ratio : 383.12  
 MIN Sales Ratio : 37.18

95% Median C.I. : 97.41 to 98.28  
 95% Wgt. Mean C.I. : 92.18 to 96.01  
 95% Mean C.I. : 94.53 to 99.75

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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            |            |              |              |              |              |               |              |               |                       |                      |                |
| Less Than 15,000           | 2          | 147.48       | 147.48       | 145.18       | 17.12        | 101.58        | 122.23       | 172.72        | N/A                   | 11,000               | 15,970         |
| Less Than 30,000           | 10         | 98.54        | 135.68       | 130.66       | 42.40        | 103.84        | 86.57        | 383.12        | 93.10 to 172.72       | 20,025               | 26,164         |
| <b>Ranges Excl. Low \$</b> |            |              |              |              |              |               |              |               |                       |                      |                |
| Greater Than 4,999         | 312        | 97.80        | 97.14        | 94.10        | 10.40        | 103.23        | 37.18        | 383.12        | 97.41 to 98.28        | 133,362              | 125,488        |
| Greater Than 14,999        | 310        | 97.78        | 96.81        | 94.07        | 10.15        | 102.91        | 37.18        | 383.12        | 97.39 to 98.25        | 134,151              | 126,195        |
| Greater Than 29,999        | 302        | 97.80        | 95.86        | 93.92        | 09.33        | 102.07        | 37.18        | 191.70        | 97.41 to 98.28        | 137,115              | 128,777        |
| <b>Incremental Ranges</b>  |            |              |              |              |              |               |              |               |                       |                      |                |
| 0 TO 4,999                 |            |              |              |              |              |               |              |               |                       |                      |                |
| 5,000 TO 14,999            | 2          | 147.48       | 147.48       | 145.18       | 17.12        | 101.58        | 122.23       | 172.72        | N/A                   | 11,000               | 15,970         |
| 15,000 TO 29,999           | 8          | 97.01        | 132.74       | 128.87       | 40.87        | 103.00        | 86.57        | 383.12        | 86.57 to 383.12       | 22,281               | 28,713         |
| 30,000 TO 59,999           | 37         | 98.05        | 100.69       | 100.81       | 14.53        | 99.88         | 37.18        | 191.70        | 95.99 to 99.72        | 48,369               | 48,762         |
| 60,000 TO 99,999           | 79         | 98.29        | 99.32        | 98.99        | 09.37        | 100.33        | 65.35        | 179.58        | 97.38 to 99.41        | 77,486               | 76,701         |
| 100,000 TO 149,999         | 70         | 97.50        | 93.16        | 92.82        | 09.57        | 100.37        | 55.98        | 146.53        | 94.77 to 98.14        | 123,874              | 114,986        |
| 150,000 TO 249,999         | 94         | 98.31        | 95.44        | 95.22        | 06.04        | 100.23        | 62.04        | 125.98        | 97.48 to 99.02        | 188,806              | 179,777        |
| 250,000 TO 499,999         | 21         | 95.36        | 85.65        | 85.73        | 13.17        | 99.91         | 45.81        | 100.18        | 71.42 to 98.57        | 309,913              | 265,701        |
| 500,000 TO 999,999         | 1          | 87.53        | 87.53        | 87.53        | 00.00        | 100.00        | 87.53        | 87.53         | N/A                   | 570,500              | 499,371        |
| 1,000,000 +                |            |              |              |              |              |               |              |               |                       |                      |                |
| <b>ALL</b>                 | <b>312</b> | <b>97.80</b> | <b>97.14</b> | <b>94.10</b> | <b>10.40</b> | <b>103.23</b> | <b>37.18</b> | <b>383.12</b> | <b>97.41 to 98.28</b> | <b>133,362</b>       | <b>125,488</b> |



**07 Box Butte  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 40  
 Total Sales Price : 23,109,025  
 Total Adj. Sales Price : 23,109,025  
 Total Assessed Value : 20,749,966  
 Avg. Adj. Sales Price : 577,726  
 Avg. Assessed Value : 518,749

MEDIAN : 101  
 WGT. MEAN : 90  
 MEAN : 105  
 COD : 13.70  
 PRD : 117.27

COV : 21.24  
 STD : 22.37  
 Avg. Abs. Dev : 13.87  
 MAX Sales Ratio : 154.78  
 MIN Sales Ratio : 22.58

95% Median C.I. : 97.99 to 105.36  
 95% Wgt. Mean C.I. : 59.55 to 120.03  
 95% Mean C.I. : 98.37 to 112.23

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| DATE OF SALE *         |       |        |        |          |       |        |        |        |                  |                      |                |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|------------------|----------------------|----------------|
| RANGE                  | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I.  | Avg. Adj. Sale Price | Avg. Assd. Val |
| <u>Qrtrs</u>           |       |        |        |          |       |        |        |        |                  |                      |                |
| 01-OCT-20 To 31-DEC-20 | 9     | 113.43 | 122.26 | 121.29   | 16.49 | 100.80 | 91.62  | 154.78 | 103.19 to 151.96 | 1,045,714            | 1,268,364      |
| 01-JAN-21 To 31-MAR-21 | 2     | 99.96  | 99.96  | 98.93    | 01.68 | 101.04 | 98.28  | 101.63 | N/A              | 124,000              | 122,671        |
| 01-APR-21 To 30-JUN-21 | 2     | 97.20  | 97.20  | 96.17    | 03.70 | 101.07 | 93.60  | 100.80 | N/A              | 210,000              | 201,960        |
| 01-JUL-21 To 30-SEP-21 | 1     | 90.72  | 90.72  | 90.72    | 00.00 | 100.00 | 90.72  | 90.72  | N/A              | 275,000              | 249,480        |
| 01-OCT-21 To 31-DEC-21 | 5     | 112.74 | 114.57 | 110.76   | 09.68 | 103.44 | 97.40  | 140.83 | N/A              | 147,600              | 163,480        |
| 01-JAN-22 To 31-MAR-22 |       |        |        |          |       |        |        |        |                  |                      |                |
| 01-APR-22 To 30-JUN-22 | 3     | 104.46 | 96.98  | 95.39    | 07.70 | 101.67 | 81.18  | 105.30 | N/A              | 275,000              | 262,319        |
| 01-JUL-22 To 30-SEP-22 | 1     | 100.01 | 100.01 | 100.01   | 00.00 | 100.00 | 100.01 | 100.01 | N/A              | 2,735,000            | 2,735,157      |
| 01-OCT-22 To 31-DEC-22 | 5     | 98.73  | 106.25 | 115.78   | 09.15 | 91.77  | 96.06  | 135.73 | N/A              | 173,500              | 200,870        |
| 01-JAN-23 To 31-MAR-23 | 1     | 93.05  | 93.05  | 93.05    | 00.00 | 100.00 | 93.05  | 93.05  | N/A              | 260,000              | 241,920        |
| 01-APR-23 To 30-JUN-23 | 4     | 97.09  | 85.39  | 27.03    | 26.58 | 315.91 | 22.58  | 124.80 | N/A              | 1,513,875            | 409,150        |
| 01-JUL-23 To 30-SEP-23 | 7     | 99.45  | 99.58  | 95.29    | 07.40 | 104.50 | 83.04  | 122.23 | 83.04 to 122.23  | 181,943              | 173,366        |
| <u>Study Yrs</u>       |       |        |        |          |       |        |        |        |                  |                      |                |
| 01-OCT-20 To 30-SEP-21 | 14    | 104.91 | 113.24 | 118.93   | 15.37 | 95.22  | 90.72  | 154.78 | 93.60 to 151.96  | 739,602              | 879,573        |
| 01-OCT-21 To 30-SEP-22 | 9     | 105.30 | 107.09 | 100.97   | 09.74 | 106.06 | 81.18  | 140.83 | 97.40 to 116.50  | 477,556              | 482,168        |
| 01-OCT-22 To 30-SEP-23 | 17    | 97.99  | 97.82  | 48.44    | 12.48 | 201.94 | 22.58  | 135.73 | 93.05 to 103.12  | 497,447              | 240,967        |
| <u>Calendar Yrs</u>    |       |        |        |          |       |        |        |        |                  |                      |                |
| 01-JAN-21 To 31-DEC-21 | 10    | 101.22 | 105.79 | 102.09   | 09.51 | 103.62 | 90.72  | 140.83 | 93.60 to 116.50  | 168,100              | 171,614        |
| 01-JAN-22 To 31-DEC-22 | 9     | 100.01 | 102.47 | 102.24   | 08.34 | 100.22 | 81.18  | 135.73 | 96.06 to 105.30  | 491,944              | 502,940        |
| <u>ALL</u>             | 40    | 101.22 | 105.30 | 89.79    | 13.70 | 117.27 | 22.58  | 154.78 | 97.99 to 105.36  | 577,726              | 518,749        |

| VALUATION GROUP |       |        |        |          |       |        |       |        |                 |                      |                |
|-----------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE           | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
| 10              | 37    | 101.63 | 107.89 | 112.63   | 11.71 | 95.79  | 83.04 | 154.78 | 98.28 to 105.36 | 459,082              | 517,076        |
| 20              | 2     | 98.84  | 98.84  | 85.73    | 17.87 | 115.29 | 81.18 | 116.50 | N/A             | 186,500              | 159,879        |
| 80              | 1     | 22.58  | 22.58  | 22.58    | 00.00 | 100.00 | 22.58 | 22.58  | N/A             | 5,750,000            | 1,298,405      |
| <u>ALL</u>      | 40    | 101.22 | 105.30 | 89.79    | 13.70 | 117.27 | 22.58 | 154.78 | 97.99 to 105.36 | 577,726              | 518,749        |

**07 Box Butte  
COMMERCIAL**

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 Avg. Adj. Sales Price : 577,726  
 Avg. Assessed Value : 518,749

MEDIAN : 101  
 WGT. MEAN : 90  
 MEAN : 105  
 COD : 13.70  
 PRD : 117.27

COV : 21.24  
 STD : 22.37  
 Avg. Abs. Dev : 13.87  
 MAX Sales Ratio : 154.78  
 MIN Sales Ratio : 22.58

95% Median C.I. : 97.99 to 105.36  
 95% Wgt. Mean C.I. : 59.55 to 120.03  
 95% Mean C.I. : 98.37 to 112.23

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**PROPERTY TYPE \***

| RANGE      | COUNT     | MEDIAN        | MEAN          | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.        | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|---------------|---------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| 02         | 14        | 98.87         | 109.49        | 128.14       | 17.35        | 85.45         | 83.04        | 154.78        | 91.62 to 151.96        | 319,500              | 409,405        |
| 03         | 26        | 102.54        | 103.05        | 80.59        | 11.55        | 127.87        | 22.58        | 140.83        | 97.99 to 107.90        | 716,770              | 577,627        |
| 04         |           |               |               |              |              |               |              |               |                        |                      |                |
| <u>ALL</u> | <u>40</u> | <u>101.22</u> | <u>105.30</u> | <u>89.79</u> | <u>13.70</u> | <u>117.27</u> | <u>22.58</u> | <u>154.78</u> | <u>97.99 to 105.36</u> | <u>577,726</u>       | <u>518,749</u> |

**SALE PRICE \***

| RANGE                      | COUNT     | MEDIAN        | MEAN          | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.        | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|---------------|---------------|--------------|--------------|---------------|--------------|---------------|------------------------|----------------------|----------------|
| <u>Low \$ Ranges</u>       |           |               |               |              |              |               |              |               |                        |                      |                |
| Less Than 5,000            |           |               |               |              |              |               |              |               |                        |                      |                |
| Less Than 15,000           |           |               |               |              |              |               |              |               |                        |                      |                |
| Less Than 30,000           |           |               |               |              |              |               |              |               |                        |                      |                |
| <u>Ranges Excl. Low \$</u> |           |               |               |              |              |               |              |               |                        |                      |                |
| Greater Than 4,999         | 40        | 101.22        | 105.30        | 89.79        | 13.70        | 117.27        | 22.58        | 154.78        | 97.99 to 105.36        | 577,726              | 518,749        |
| Greater Than 14,999        | 40        | 101.22        | 105.30        | 89.79        | 13.70        | 117.27        | 22.58        | 154.78        | 97.99 to 105.36        | 577,726              | 518,749        |
| Greater Than 29,999        | 40        | 101.22        | 105.30        | 89.79        | 13.70        | 117.27        | 22.58        | 154.78        | 97.99 to 105.36        | 577,726              | 518,749        |
| <u>Incremental Ranges</u>  |           |               |               |              |              |               |              |               |                        |                      |                |
| 0 TO 4,999                 |           |               |               |              |              |               |              |               |                        |                      |                |
| 5,000 TO 14,999            |           |               |               |              |              |               |              |               |                        |                      |                |
| 15,000 TO 29,999           |           |               |               |              |              |               |              |               |                        |                      |                |
| 30,000 TO 59,999           | 5         | 101.63        | 107.30        | 106.17       | 08.38        | 101.06        | 97.40        | 122.23        | N/A                    | 44,200               | 46,926         |
| 60,000 TO 99,999           | 5         | 96.59         | 104.54        | 103.78       | 10.51        | 100.73        | 91.62        | 140.83        | N/A                    | 81,700               | 84,785         |
| 100,000 TO 149,999         | 6         | 101.29        | 102.80        | 102.71       | 06.23        | 100.09        | 92.04        | 118.90        | 92.04 to 118.90        | 117,083              | 120,253        |
| 150,000 TO 249,999         | 6         | 101.38        | 106.03        | 105.00       | 07.03        | 100.98        | 97.62        | 124.80        | 97.62 to 124.80        | 176,433              | 185,257        |
| 250,000 TO 499,999         | 13        | 103.19        | 107.79        | 108.48       | 15.96        | 99.36         | 81.18        | 151.96        | 90.72 to 135.73        | 339,423              | 368,211        |
| 500,000 TO 999,999         |           |               |               |              |              |               |              |               |                        |                      |                |
| 1,000,000 TO 1,999,999     | 2         | 134.11        | 134.11        | 134.39       | 15.42        | 99.79         | 113.43       | 154.78        | N/A                    | 1,885,933            | 2,534,596      |
| 2,000,000 TO 4,999,999     | 2         | 103.96        | 103.96        | 104.72       | 03.80        | 99.27         | 100.01       | 107.90        | N/A                    | 3,392,030            | 3,552,006      |
| 5,000,000 TO 9,999,999     | 1         | 22.58         | 22.58         | 22.58        | 00.00        | 100.00        | 22.58        | 22.58         | N/A                    | 5,750,000            | 1,298,405      |
| 10,000,000 +               |           |               |               |              |              |               |              |               |                        |                      |                |
| <u>ALL</u>                 | <u>40</u> | <u>101.22</u> | <u>105.30</u> | <u>89.79</u> | <u>13.70</u> | <u>117.27</u> | <u>22.58</u> | <u>154.78</u> | <u>97.99 to 105.36</u> | <u>577,726</u>       | <u>518,749</u> |

**07 Box Butte  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 40  
 Total Sales Price : 23,109,025  
 Total Adj. Sales Price : 23,109,025  
 Total Assessed Value : 20,749,966  
 Avg. Adj. Sales Price : 577,726  
 Avg. Assessed Value : 518,749

MEDIAN : 101  
 WGT. MEAN : 90  
 MEAN : 105  
 COD : 13.70  
 PRD : 117.27

COV : 21.24  
 STD : 22.37  
 Avg. Abs. Dev : 13.87  
 MAX Sales Ratio : 154.78  
 MIN Sales Ratio : 22.58

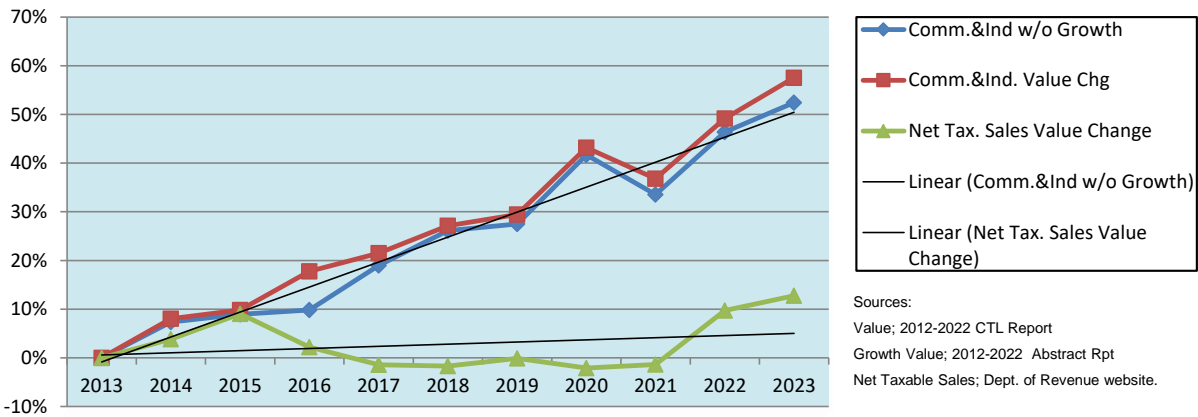
95% Median C.I. : 97.99 to 105.36  
 95% Wgt. Mean C.I. : 59.55 to 120.03  
 95% Mean C.I. : 98.37 to 112.23

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**OCCUPANCY CODE**

| RANGE      | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| 123        | 1     | 22.58  | 22.58  | 22.58    | 00.00 | 100.00 | 22.58  | 22.58  | N/A             | 5,750,000            | 1,298,405      |
| 186        | 1     | 101.95 | 101.95 | 101.95   | 00.00 | 100.00 | 101.95 | 101.95 | N/A             | 198,600              | 202,469        |
| 304        | 1     | 81.18  | 81.18  | 81.18    | 00.00 | 100.00 | 81.18  | 81.18  | N/A             | 325,000              | 263,835        |
| 343        | 2     | 104.91 | 104.91 | 104.92   | 00.43 | 99.99  | 104.46 | 105.36 | N/A             | 412,500              | 432,806        |
| 344        | 1     | 116.50 | 116.50 | 116.50   | 00.00 | 100.00 | 116.50 | 116.50 | N/A             | 48,000               | 55,922         |
| 350        | 1     | 103.12 | 103.12 | 103.12   | 00.00 | 100.00 | 103.12 | 103.12 | N/A             | 107,500              | 110,856        |
| 352        | 14    | 98.87  | 109.49 | 128.14   | 17.35 | 85.45  | 83.04  | 154.78 | 91.62 to 151.96 | 319,500              | 409,405        |
| 353        | 6     | 100.18 | 106.43 | 105.56   | 08.77 | 100.82 | 96.59  | 140.83 | 96.59 to 140.83 | 109,750              | 115,847        |
| 384        | 1     | 97.40  | 97.40  | 97.40    | 00.00 | 100.00 | 97.40  | 97.40  | N/A             | 40,000               | 38,959         |
| 386        | 3     | 100.39 | 104.38 | 100.64   | 04.22 | 103.72 | 100.01 | 112.74 | N/A             | 1,075,000            | 1,081,860      |
| 406        | 2     | 108.45 | 108.45 | 109.81   | 09.64 | 98.76  | 97.99  | 118.90 | N/A             | 115,000              | 126,282        |
| 455        | 1     | 135.73 | 135.73 | 135.73   | 00.00 | 100.00 | 135.73 | 135.73 | N/A             | 400,000              | 542,928        |
| 516        | 1     | 92.04  | 92.04  | 92.04    | 00.00 | 100.00 | 92.04  | 92.04  | N/A             | 145,000              | 133,458        |
| 528        | 1     | 97.62  | 97.62  | 97.62    | 00.00 | 100.00 | 97.62  | 97.62  | N/A             | 210,000              | 205,007        |
| 851        | 4     | 110.67 | 113.19 | 109.80   | 05.36 | 103.09 | 106.62 | 124.80 | N/A             | 1,618,356            | 1,776,905      |
| <u>ALL</u> | 40    | 101.22 | 105.30 | 89.79    | 13.70 | 117.27 | 22.58  | 154.78 | 97.99 to 105.36 | 577,726              | 518,749        |

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



| Tax Year        | Value          | Growth Value | % Growth of Value | Value Exclud. Growth | Ann.%chg w/o grwth | Net Taxable Sales Value | % Chg Net Tax. Sales |
|-----------------|----------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2012            | \$ 107,329,614 | \$ 5,461,141 | 5.09%             | \$ 101,868,473       |                    | \$ 92,461,328           |                      |
| 2013            | \$ 115,933,048 | \$ 718,878   | 0.62%             | \$ 115,214,170       | 7.35%              | \$ 95,995,122           | 3.82%                |
| 2014            | \$ 117,894,816 | \$ 959,743   | 0.81%             | \$ 116,935,073       | 0.86%              | \$ 100,834,157          | 5.04%                |
| 2015            | \$ 126,426,216 | \$ 8,569,550 | 6.78%             | \$ 117,856,666       | -0.03%             | \$ 94,499,518           | -6.28%               |
| 2016            | \$ 130,383,919 | \$ 2,673,870 | 2.05%             | \$ 127,710,049       | 1.02%              | \$ 91,145,545           | -3.55%               |
| 2017            | \$ 136,466,467 | \$ 1,063,589 | 0.78%             | \$ 135,402,878       | 3.85%              | \$ 90,876,407           | -0.30%               |
| 2018            | \$ 138,961,353 | \$ 2,137,137 | 1.54%             | \$ 136,824,216       | 0.26%              | \$ 92,346,249           | 1.62%                |
| 2019            | \$ 153,672,191 | \$ 1,588,844 | 1.03%             | \$ 152,083,347       | 9.44%              | \$ 90,524,621           | -1.97%               |
| 2020            | \$ 146,843,090 | \$ 3,529,635 | 2.40%             | \$ 143,313,455       | -6.74%             | \$ 91,174,907           | 0.72%                |
| 2021            | \$ 160,106,676 | \$ 2,998,120 | 1.87%             | \$ 157,108,556       | 6.99%              | \$ 101,459,886          | 11.28%               |
| 2022            | \$ 169,105,354 | \$ 5,482,540 | 3.24%             | \$ 163,622,814       | 2.20%              | \$ 104,252,407          | 2.75%                |
| 2023            | \$ 171,309,270 | \$ 557,463   | 0.33%             | \$ 170,751,807       | 0.97%              | \$ 108,054,691          | 3.65%                |
| <b>Ann %chg</b> | <b>3.98%</b>   |              |                   | <b>Average</b>       | <b>2.38%</b>       | 1.19%                   | <b>1.53%</b>         |

| Tax Year | Cumulative Change   |                 |                     |
|----------|---------------------|-----------------|---------------------|
|          | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2012     | -                   | -               | -                   |
| 2013     | 7.35%               | 8.02%           | 3.82%               |
| 2014     | 8.95%               | 9.84%           | 9.06%               |
| 2015     | 9.81%               | 17.79%          | 2.20%               |
| 2016     | 18.99%              | 21.48%          | -1.42%              |
| 2017     | 26.16%              | 27.15%          | -1.71%              |
| 2018     | 27.48%              | 29.47%          | -0.12%              |
| 2019     | 41.70%              | 43.18%          | -2.09%              |
| 2020     | 33.53%              | 36.82%          | -1.39%              |
| 2021     | 46.38%              | 49.17%          | 9.73%               |
| 2022     | 52.45%              | 57.56%          | 12.75%              |
| 2023     | 59.09%              | 59.61%          | 16.86%              |

|               |           |
|---------------|-----------|
| County Number | 7         |
| County Name   | Box Butte |

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |       |                   |        |                      |                  |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|------------------|
| Number of Sales :        | 37         | Median :    | 102   | COV :             | 16.72  | 95% Median C.I. :    | 98.28 to 105.36  |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 113   | STD :             | 18.04  | 95% Wgt. Mean C.I. : | 101.68 to 123.58 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 108   | Avg. Abs.Dev :    | 11.90  | 95% Mean C.I. :      | 102.08 to 113.70 |
| Total Assessed Value :   | 19,131,804 |             |       |                   |        |                      |                  |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 11.71 | MAX Sales Ratio : | 154.78 |                      |                  |
| Avg. Assessed Value :    | 517,076    | PRD :       | 95.79 | MIN Sales Ratio : | 83.04  |                      |                  |

What IF

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>                    |       |        |        |          |       |        |        |        |                  |                   |               |
| 10/01/2020 To 12/31/2020        | 9     | 113.43 | 122.26 | 121.29   | 16.49 | 100.80 | 91.62  | 154.78 | 103.19 to 151.96 | 1,045,714         | 1,268,364     |
| 01/01/2021 To 03/31/2021        | 2     | 99.96  | 99.96  | 98.93    | 01.68 | 101.04 | 98.28  | 101.63 | N/A              | 124,000           | 122,671       |
| 04/01/2021 To 06/30/2021        | 2     | 97.20  | 97.20  | 96.17    | 03.70 | 101.07 | 93.60  | 100.80 | N/A              | 210,000           | 201,960       |
| 07/01/2021 To 09/30/2021        | 1     | 90.72  | 90.72  | 90.72    |       | 100.00 | 90.72  | 90.72  | N/A              | 275,000           | 249,480       |
| 10/01/2021 To 12/31/2021        | 4     | 109.05 | 114.08 | 110.36   | 11.65 | 103.37 | 97.40  | 140.83 | N/A              | 172,500           | 190,370       |
| <u>01/01/2022 To 03/31/2022</u> |       |        |        |          |       |        |        |        |                  |                   |               |
| 04/01/2022 To 06/30/2022        | 2     | 104.88 | 104.88 | 104.62   | 00.40 | 100.25 | 104.46 | 105.30 | N/A              | 250,000           | 261,561       |
| 07/01/2022 To 09/30/2022        | 1     | 100.01 | 100.01 | 100.01   |       | 100.00 | 100.01 | 100.01 | N/A              | 2,735,000         | 2,735,157     |
| 10/01/2022 To 12/31/2022        | 5     | 98.73  | 106.25 | 115.78   | 09.15 | 91.77  | 96.06  | 135.73 | N/A              | 173,500           | 200,870       |
| 01/01/2023 To 03/31/2023        | 1     | 93.05  | 93.05  | 93.05    |       | 100.00 | 93.05  | 93.05  | N/A              | 260,000           | 241,920       |
| 04/01/2023 To 06/30/2023        | 3     | 97.59  | 106.33 | 110.70   | 09.63 | 96.05  | 96.59  | 124.80 | N/A              | 101,833           | 112,732       |
| 07/01/2023 To 09/30/2023        | 7     | 99.45  | 99.58  | 95.29    | 07.40 | 104.50 | 83.04  | 122.23 | 83.04 to 122.23  | 181,943           | 173,366       |
| <u>Study Yrs</u>                |       |        |        |          |       |        |        |        |                  |                   |               |
| 10/01/2020 To 09/30/2021        | 14    | 104.91 | 113.24 | 118.93   | 15.37 | 95.22  | 90.72  | 154.78 | 93.60 to 151.96  | 739,602           | 879,573       |
| 10/01/2021 To 09/30/2022        | 7     | 105.30 | 109.44 | 102.41   | 07.74 | 106.86 | 97.40  | 140.83 | 97.40 to 140.83  | 560,714           | 574,251       |
| 10/01/2022 To 09/30/2023        | 16    | 98.36  | 102.52 | 103.38   | 08.42 | 99.17  | 83.04  | 135.73 | 96.06 to 103.12  | 169,163           | 174,877       |
| <u>Calendar Yrs</u>             |       |        |        |          |       |        |        |        |                  |                   |               |
| 01/01/2021 To 12/31/2021        | 9     | 100.80 | 104.60 | 101.67   | 08.88 | 102.88 | 90.72  | 140.83 | 93.60 to 112.74  | 181,444           | 184,469       |
| 01/01/2022 To 12/31/2022        | 8     | 101.57 | 105.13 | 103.90   | 06.91 | 101.18 | 96.06  | 135.73 | 96.06 to 135.73  | 512,813           | 532,829       |

**COMMERCIAL IMPROVED**

Type : Qualified

|                          |            |             |       |                   |        |                      |                  |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|------------------|
| Number of Sales :        | 37         | Median :    | 102   | COV :             | 16.72  | 95% Median C.I. :    | 98.28 to 105.36  |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 113   | STD :             | 18.04  | 95% Wgt. Mean C.I. : | 101.68 to 123.58 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 108   | Avg. Abs. Dev :   | 11.90  | 95% Mean C.I. :      | 102.08 to 113.70 |
| Total Assessed Value :   | 19,131,804 |             |       |                   |        |                      |                  |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 11.71 | MAX Sales Ratio : | 154.78 |                      |                  |
| Avg. Assessed Value :    | 517,076    | PRD :       | 95.79 | MIN Sales Ratio : | 83.04  |                      |                  |

What IF

**VALUATION GROUP**

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD   | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|-------------------|---------------|
| 10    | 37    | 101.63 | 107.89 | 112.63   | 11.71 | 95.79 | 83.04 | 154.78 | 98.28 to 105.36 | 459,082           | 517,076       |

**PROPERTY TYPE \***

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD   | MIN   | MAX    | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|-------------------|---------------|
| 02    | 14    | 98.87  | 109.49 | 128.14   | 17.35 | 85.45 | 83.04 | 154.78 | 91.62 to 151.96 | 319,500           | 409,405       |
| 03    | 23    | 103.12 | 106.91 | 107.09   | 08.10 | 99.83 | 92.04 | 140.83 | 98.73 to 107.90 | 544,045           | 582,614       |
| 04    |       |        |        |          |       |       |       |        |                 |                   |               |

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |       |                   |        |                      |                  |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|------------------|
| Number of Sales :        | 37         | Median :    | 102   | COV :             | 16.72  | 95% Median C.I. :    | 98.28 to 105.36  |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 113   | STD :             | 18.04  | 95% Wgt. Mean C.I. : | 101.68 to 123.58 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 108   | Avg. Abs. Dev :   | 11.90  | 95% Mean C.I. :      | 102.08 to 113.70 |
| Total Assessed Value :   | 19,131,804 |             |       |                   |        |                      |                  |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 11.71 | MAX Sales Ratio : | 154.78 |                      |                  |
| Avg. Assessed Value :    | 517,076    | PRD :       | 95.79 | MIN Sales Ratio : | 83.04  |                      |                  |

What IF

**SALE PRICE \***

| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000           |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 15,000          |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 30,000          |       |        |        |          |       |        |        |        |                 |                      |                 |
| __ Ranges Excl. Low \$ __ |       |        |        |          |       |        |        |        |                 |                      |                 |
| Greater Than 4,999        | 37    | 101.63 | 107.89 | 112.63   | 11.71 | 95.79  | 83.04  | 154.78 | 98.28 to 105.36 | 459,082              | 517,076         |
| Greater Than 15,000       | 37    | 101.63 | 107.89 | 112.63   | 11.71 | 95.79  | 83.04  | 154.78 | 98.28 to 105.36 | 459,082              | 517,076         |
| Greater Than 30,000       | 37    | 101.63 | 107.89 | 112.63   | 11.71 | 95.79  | 83.04  | 154.78 | 98.28 to 105.36 | 459,082              | 517,076         |
| __ Incremental Ranges __  |       |        |        |          |       |        |        |        |                 |                      |                 |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |                      |                 |
| 5,000 TO 14,999           |       |        |        |          |       |        |        |        |                 |                      |                 |
| 15,000 TO 29,999          |       |        |        |          |       |        |        |        |                 |                      |                 |
| 30,000 TO 59,999          | 4     | 100.18 | 105.00 | 103.30   | 06.92 | 101.65 | 97.40  | 122.23 | N/A             | 43,250               | 44,678          |
| 60,000 TO 99,999          | 5     | 96.59  | 104.54 | 103.78   | 10.51 | 100.73 | 91.62  | 140.83 | N/A             | 81,700               | 84,785          |
| 100,000 TO 149,999        | 6     | 101.29 | 102.80 | 102.71   | 06.23 | 100.09 | 92.04  | 118.90 | 92.04 to 118.90 | 117,083              | 120,253         |
| 150,000 TO 249,999        | 6     | 101.38 | 106.03 | 105.00   | 07.03 | 100.98 | 97.62  | 124.80 | 97.62 to 124.80 | 176,433              | 185,257         |
| 250,000 TO 499,999        | 12    | 103.83 | 110.01 | 110.65   | 15.42 | 99.42  | 83.04  | 151.96 | 93.05 to 135.73 | 340,625              | 376,909         |
| 500,000 TO 999,999        |       |        |        |          |       |        |        |        |                 |                      |                 |
| 1,000,000 TO 1,999,999    | 2     | 134.11 | 134.11 | 134.39   | 15.42 | 99.79  | 113.43 | 154.78 | N/A             | 1,885,933            | 2,534,596       |
| 2,000,000 TO 4,999,999    | 2     | 103.96 | 103.96 | 104.72   | 03.80 | 99.27  | 100.01 | 107.90 | N/A             | 3,392,030            | 3,552,006       |
| 5,000,000 TO 9,999,999    |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10,000,000 +              |       |        |        |          |       |        |        |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |       |                   |        |                      |                  |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|------------------|
| Number of Sales :        | 37         | Median :    | 102   | COV :             | 16.72  | 95% Median C.I. :    | 98.28 to 105.36  |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 113   | STD :             | 18.04  | 95% Wgt. Mean C.I. : | 101.68 to 123.58 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 108   | Avg. Abs. Dev :   | 11.90  | 95% Mean C.I. :      | 102.08 to 113.70 |
| Total Assessed Value :   | 19,131,804 |             |       |                   |        |                      |                  |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 11.71 | MAX Sales Ratio : | 154.78 |                      |                  |
| Avg. Assessed Value :    | 517,076    | PRD :       | 95.79 | MIN Sales Ratio : | 83.04  |                      |                  |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 186   | 1     | 101.95 | 101.95 | 101.95   |       | 100.00 | 101.95 | 101.95 | N/A             | 198,600              | 202,469         |
| 343   | 2     | 104.91 | 104.91 | 104.92   | 00.43 | 99.99  | 104.46 | 105.36 | N/A             | 412,500              | 432,806         |
| 350   | 1     | 103.12 | 103.12 | 103.12   |       | 100.00 | 103.12 | 103.12 | N/A             | 107,500              | 110,856         |
| 352   | 14    | 98.87  | 109.49 | 128.14   | 17.35 | 85.45  | 83.04  | 154.78 | 91.62 to 151.96 | 319,500              | 409,405         |
| 353   | 6     | 100.18 | 106.43 | 105.56   | 08.77 | 100.82 | 96.59  | 140.83 | 96.59 to 140.83 | 109,750              | 115,847         |
| 384   | 1     | 97.40  | 97.40  | 97.40    |       | 100.00 | 97.40  | 97.40  | N/A             | 40,000               | 38,959          |
| 386   | 3     | 100.39 | 104.38 | 100.64   | 04.22 | 103.72 | 100.01 | 112.74 | N/A             | 1,075,000            | 1,081,860       |
| 406   | 2     | 108.45 | 108.45 | 109.81   | 09.64 | 98.76  | 97.99  | 118.90 | N/A             | 115,000              | 126,282         |
| 455   | 1     | 135.73 | 135.73 | 135.73   |       | 100.00 | 135.73 | 135.73 | N/A             | 400,000              | 542,928         |
| 516   | 1     | 92.04  | 92.04  | 92.04    |       | 100.00 | 92.04  | 92.04  | N/A             | 145,000              | 133,458         |
| 528   | 1     | 97.62  | 97.62  | 97.62    |       | 100.00 | 97.62  | 97.62  | N/A             | 210,000              | 205,007         |
| 851   | 4     | 110.67 | 113.19 | 109.80   | 05.36 | 103.09 | 106.62 | 124.80 | N/A             | 1,618,356            | 1,776,905       |



COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading  | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 10     | Total        | Decrease    | 0%             |

What IF

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |       |                   |        |                      |                 |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 37         | Median :    | 96    | COV :             | 16.86  | 95% Median C.I. :    | 93.98 to 102.43 |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 107   | STD :             | 17.33  | 95% Wgt. Mean C.I. : | 96.90 to 117.41 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 103   | Avg. Abs. Dev :   | 11.87  | 95% Mean C.I. :      | 97.22 to 108.38 |
| Total Assessed Value :   | 18,201,210 |             |       |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 12.35 | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 491,925    | PRD :       | 95.94 | MIN Sales Ratio : | 78.40  |                      |                 |

What IF

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>                    |       |        |        |          |       |        |       |        |                 |                   |               |
| 10/01/2020 To 12/31/2020        | 9     | 108.45 | 116.27 | 115.24   | 15.66 | 100.89 | 86.58 | 146.07 | 98.50 to 143.45 | 1,045,714         | 1,205,123     |
| 01/01/2021 To 03/31/2021        | 2     | 94.59  | 94.59  | 93.64    | 01.64 | 101.01 | 93.04 | 96.14  | N/A             | 124,000           | 116,111       |
| 04/01/2021 To 06/30/2021        | 2     | 91.85  | 91.85  | 90.89    | 03.64 | 101.06 | 88.51 | 95.18  | N/A             | 210,000           | 190,875       |
| 07/01/2021 To 09/30/2021        | 1     | 85.62  | 85.62  | 85.62    |       | 100.00 | 85.62 | 85.62  | N/A             | 275,000           | 235,456       |
| 10/01/2021 To 12/31/2021        | 4     | 103.65 | 108.69 | 105.02   | 12.03 | 103.49 | 92.28 | 135.18 | N/A             | 172,500           | 181,167       |
| <u>01/01/2022 To 03/31/2022</u> |       |        |        |          |       |        |       |        |                 |                   |               |
| 04/01/2022 To 06/30/2022        | 2     | 101.14 | 101.14 | 102.05   | 01.51 | 99.11  | 99.61 | 102.66 | N/A             | 250,000           | 255,126       |
| 07/01/2022 To 09/30/2022        | 1     | 94.79  | 94.79  | 94.79    |       | 100.00 | 94.79 | 94.79  | N/A             | 2,735,000         | 2,592,419     |
| 10/01/2022 To 12/31/2022        | 5     | 94.59  | 101.77 | 111.42   | 09.53 | 91.34  | 90.63 | 131.35 | N/A             | 173,500           | 193,307       |
| 01/01/2023 To 03/31/2023        | 1     | 87.71  | 87.71  | 87.71    |       | 100.00 | 87.71 | 87.71  | N/A             | 260,000           | 228,035       |
| 04/01/2023 To 06/30/2023        | 3     | 92.10  | 101.89 | 106.74   | 11.29 | 95.46  | 91.18 | 122.38 | N/A             | 101,833           | 108,696       |
| 07/01/2023 To 09/30/2023        | 7     | 94.04  | 94.96  | 90.90    | 08.32 | 104.47 | 78.40 | 117.00 | 78.40 to 117.00 | 181,943           | 165,382       |
| <u>Study Yrs</u>                |       |        |        |          |       |        |       |        |                 |                   |               |
| 10/01/2020 To 09/30/2021        | 14    | 100.47 | 107.50 | 112.95   | 15.49 | 95.17  | 85.62 | 146.07 | 88.51 to 143.40 | 739,602           | 835,396       |
| 10/01/2021 To 09/30/2022        | 7     | 100.15 | 104.54 | 97.51    | 08.32 | 107.21 | 92.28 | 135.18 | 92.28 to 135.18 | 560,714           | 546,763       |
| 10/01/2022 To 09/30/2023        | 16    | 94.01  | 97.94  | 98.96    | 09.30 | 98.97  | 78.40 | 131.35 | 90.63 to 99.72  | 169,163           | 167,396       |
| <u>Calendar Yrs</u>             |       |        |        |          |       |        |       |        |                 |                   |               |
| 01/01/2021 To 12/31/2021        | 9     | 95.18  | 99.25  | 96.39    | 09.25 | 102.97 | 85.62 | 135.18 | 88.51 to 107.14 | 181,444           | 174,899       |
| 01/01/2022 To 12/31/2022        | 8     | 96.55  | 100.74 | 99.19    | 07.50 | 101.56 | 90.63 | 131.35 | 90.63 to 131.35 | 512,813           | 508,651       |

**COMMERCIAL IMPROVED**

Type : Qualified

|                          |            |             |       |                   |        |                      |                 |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 37         | Median :    | 96    | COV :             | 16.86  | 95% Median C.I. :    | 93.98 to 102.43 |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 107   | STD :             | 17.33  | 95% Wgt. Mean C.I. : | 96.90 to 117.41 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 103   | Avg. Abs. Dev :   | 11.87  | 95% Mean C.I. :      | 97.22 to 108.38 |
| Total Assessed Value :   | 18,201,210 |             |       |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 12.35 | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 491,925    | PRD :       | 95.94 | MIN Sales Ratio : | 78.40  |                      |                 |

What IF

**VALUATION GROUP**

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD   | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|----------------------|-----------------|
| 10    | 37    | 96.14  | 102.80 | 107.15   | 12.35 | 95.94 | 78.40 | 146.07 | 93.98 to 102.43 | 459,082              | 491,925         |

**PROPERTY TYPE \***

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02    | 14    | 93.54  | 103.52 | 120.98   | 17.43 | 85.57  | 78.40 | 146.07 | 86.58 to 143.40 | 319,500              | 386,523         |
| 03    | 23    | 98.50  | 102.37 | 102.21   | 08.74 | 100.16 | 86.95 | 135.18 | 94.59 to 105.06 | 544,045              | 556,082         |
| 04    |       |        |        |          |       |        |       |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |       |                   |        |                      |                 |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 37         | Median :    | 96    | COV :             | 16.86  | 95% Median C.I. :    | 93.98 to 102.43 |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 107   | STD :             | 17.33  | 95% Wgt. Mean C.I. : | 96.90 to 117.41 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 103   | Avg. Abs. Dev :   | 11.87  | 95% Mean C.I. :      | 97.22 to 108.38 |
| Total Assessed Value :   | 18,201,210 |             |       |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 12.35 | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 491,925    | PRD :       | 95.94 | MIN Sales Ratio : | 78.40  |                      |                 |

What IF

**SALE PRICE \***

| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000           |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 15,000          |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 30,000          |       |        |        |          |       |        |        |        |                 |                      |                 |
| __ Ranges Excl. Low \$ __ |       |        |        |          |       |        |        |        |                 |                      |                 |
| Greater Than 4,999        | 37    | 96.14  | 102.80 | 107.15   | 12.35 | 95.94  | 78.40  | 146.07 | 93.98 to 102.43 | 459,082              | 491,925         |
| Greater Than 15,000       | 37    | 96.14  | 102.80 | 107.15   | 12.35 | 95.94  | 78.40  | 146.07 | 93.98 to 102.43 | 459,082              | 491,925         |
| Greater Than 30,000       | 37    | 96.14  | 102.80 | 107.15   | 12.35 | 95.94  | 78.40  | 146.07 | 93.98 to 102.43 | 459,082              | 491,925         |
| __ Incremental Ranges __  |       |        |        |          |       |        |        |        |                 |                      |                 |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |                      |                 |
| 5,000 TO 14,999           |       |        |        |          |       |        |        |        |                 |                      |                 |
| 15,000 TO 29,999          |       |        |        |          |       |        |        |        |                 |                      |                 |
| 30,000 TO 59,999          | 4     | 95.37  | 100.00 | 98.37    | 06.89 | 101.66 | 92.28  | 117.00 | N/A             | 43,250               | 42,546          |
| 60,000 TO 99,999          | 5     | 91.18  | 99.13  | 98.38    | 10.98 | 100.76 | 86.58  | 135.18 | N/A             | 81,700               | 80,374          |
| 100,000 TO 149,999        | 6     | 96.17  | 97.34  | 97.23    | 06.37 | 100.11 | 86.95  | 112.50 | 86.95 to 112.50 | 117,083              | 113,845         |
| 150,000 TO 249,999        | 6     | 97.45  | 101.91 | 100.94   | 08.05 | 100.96 | 93.04  | 122.38 | 93.04 to 122.38 | 176,433              | 178,089         |
| 250,000 TO 499,999        | 12    | 99.33  | 105.07 | 105.87   | 16.05 | 99.24  | 78.40  | 143.45 | 87.71 to 131.35 | 340,625              | 360,633         |
| 500,000 TO 999,999        |       |        |        |          |       |        |        |        |                 |                      |                 |
| 1,000,000 TO 1,999,999    | 2     | 127.26 | 127.26 | 127.53   | 14.78 | 99.79  | 108.45 | 146.07 | N/A             | 1,885,933            | 2,405,074       |
| 2,000,000 TO 4,999,999    | 2     | 98.61  | 98.61  | 99.35    | 03.87 | 99.26  | 94.79  | 102.43 | N/A             | 3,392,030            | 3,369,906       |
| 5,000,000 TO 9,999,999    |       |        |        |          |       |        |        |        |                 |                      |                 |
| 10,000,000 +              |       |        |        |          |       |        |        |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |       |                   |        |                      |                 |
|--------------------------|------------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 37         | Median :    | 96    | COV :             | 16.86  | 95% Median C.I. :    | 93.98 to 102.43 |
| Total Sales Price :      | 16,986,025 | Wgt. Mean : | 107   | STD :             | 17.33  | 95% Wgt. Mean C.I. : | 96.90 to 117.41 |
| Total Adj. Sales Price : | 16,986,025 | Mean :      | 103   | Avg. Abs. Dev :   | 11.87  | 95% Mean C.I. :      | 97.22 to 108.38 |
| Total Assessed Value :   | 18,201,210 |             |       |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 459,082    | COD :       | 12.35 | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 491,925    | PRD :       | 95.94 | MIN Sales Ratio : | 78.40  |                      |                 |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 186   | 1     | 99.72  | 99.72  | 99.72    |       | 100.00 | 99.72  | 99.72  | N/A             | 198,600              | 198,044         |
| 343   | 2     | 101.41 | 101.41 | 101.37   | 01.24 | 100.04 | 100.15 | 102.66 | N/A             | 412,500              | 418,144         |
| 350   | 1     | 98.30  | 98.30  | 98.29    |       | 100.01 | 98.30  | 98.30  | N/A             | 107,500              | 105,667         |
| 352   | 14    | 93.54  | 103.52 | 120.98   | 17.43 | 85.57  | 78.40  | 146.07 | 86.58 to 143.40 | 319,500              | 386,523         |
| 353   | 6     | 95.37  | 101.28 | 100.56   | 09.08 | 100.72 | 91.18  | 135.18 | 91.18 to 135.18 | 109,750              | 110,369         |
| 384   | 1     | 92.28  | 92.28  | 92.29    |       | 99.99  | 92.28  | 92.28  | N/A             | 40,000               | 36,914          |
| 386   | 3     | 96.01  | 99.31  | 95.49    | 04.29 | 104.00 | 94.79  | 107.14 | N/A             | 1,075,000            | 1,026,523       |
| 406   | 2     | 102.56 | 102.56 | 103.85   | 09.69 | 98.76  | 92.62  | 112.50 | N/A             | 115,000              | 119,431         |
| 455   | 1     | 131.35 | 131.35 | 131.35   |       | 100.00 | 131.35 | 131.35 | N/A             | 400,000              | 525,390         |
| 516   | 1     | 86.95  | 86.95  | 86.95    |       | 100.00 | 86.95  | 86.95  | N/A             | 145,000              | 126,081         |
| 528   | 1     | 93.98  | 93.98  | 93.98    |       | 100.00 | 93.98  | 93.98  | N/A             | 210,000              | 197,358         |
| 851   | 4     | 106.76 | 109.58 | 104.79   | 05.47 | 104.57 | 102.43 | 122.38 | N/A             | 1,618,356            | 1,695,875       |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading  | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 10     | Improvmt     | Decrease    | 6%             |

What IF

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 40         | Median :    | 96     | COV :             | 21.18  | 95% Median C.I. :    | 93.04 to 102.43 |
| Total Sales Price :      | 23,909,025 | Wgt. Mean : | 86     | STD :             | 21.31  | 95% Wgt. Mean C.I. : | 52.11 to 119.42 |
| Total Adj. Sales Price : | 23,109,025 | Mean :      | 101    | Avg. Abs.Dev :    | 13.70  | 95% Mean C.I. :      | 94.00 to 107.20 |
| Total Assessed Value :   | 19,819,372 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 577,726    | COD :       | 14.26  | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 495,484    | PRD :       | 117.30 | MIN Sales Ratio : | 22.58  |                      |                 |

What IF

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>                    |       |        |        |          |       |        |       |        |                 |                   |               |
| 10/01/2020 To 12/31/2020        | 9     | 108.45 | 116.27 | 115.24   | 15.66 | 100.89 | 86.58 | 146.07 | 98.50 to 143.45 | 1,045,714         | 1,205,123     |
| 01/01/2021 To 03/31/2021        | 2     | 94.59  | 94.59  | 93.64    | 01.64 | 101.01 | 93.04 | 96.14  | N/A             | 124,000           | 116,111       |
| 04/01/2021 To 06/30/2021        | 2     | 91.85  | 91.85  | 90.89    | 03.64 | 101.06 | 88.51 | 95.18  | N/A             | 210,000           | 190,875       |
| 07/01/2021 To 09/30/2021        | 1     | 85.62  | 85.62  | 85.62    |       | 100.00 | 85.62 | 85.62  | N/A             | 275,000           | 235,456       |
| 10/01/2021 To 12/31/2021        | 5     | 107.14 | 110.25 | 105.77   | 11.06 | 104.24 | 92.28 | 135.18 | N/A             | 147,600           | 156,118       |
| <u>01/01/2022 To 03/31/2022</u> |       |        |        |          |       |        |       |        |                 |                   |               |
| 04/01/2022 To 06/30/2022        | 3     | 99.61  | 94.48  | 93.83    | 07.19 | 100.69 | 81.18 | 102.66 | N/A             | 275,000           | 258,029       |
| 07/01/2022 To 09/30/2022        | 1     | 94.79  | 94.79  | 94.79    |       | 100.00 | 94.79 | 94.79  | N/A             | 2,735,000         | 2,592,419     |
| 10/01/2022 To 12/31/2022        | 5     | 94.59  | 101.77 | 111.42   | 09.53 | 91.34  | 90.63 | 131.35 | N/A             | 173,500           | 193,307       |
| 01/01/2023 To 03/31/2023        | 1     | 87.71  | 87.71  | 87.71    |       | 100.00 | 87.71 | 87.71  | N/A             | 260,000           | 228,035       |
| 04/01/2023 To 06/30/2023        | 4     | 91.64  | 82.06  | 26.83    | 27.48 | 305.85 | 22.58 | 122.38 | N/A             | 1,513,875         | 406,123       |
| 07/01/2023 To 09/30/2023        | 7     | 94.04  | 94.96  | 90.90    | 08.32 | 104.47 | 78.40 | 117.00 | 78.40 to 117.00 | 181,943           | 165,382       |
| <u>Study Yrs</u>                |       |        |        |          |       |        |       |        |                 |                   |               |
| 10/01/2020 To 09/30/2021        | 14    | 100.47 | 107.50 | 112.95   | 15.49 | 95.17  | 85.62 | 146.07 | 88.51 to 143.40 | 739,602           | 835,396       |
| 10/01/2021 To 09/30/2022        | 9     | 100.15 | 103.28 | 96.49    | 10.38 | 107.04 | 81.18 | 135.18 | 92.28 to 116.50 | 477,556           | 460,788       |
| 10/01/2022 To 09/30/2023        | 17    | 93.98  | 93.50  | 47.03    | 13.22 | 198.81 | 22.58 | 131.35 | 87.71 to 99.72  | 497,447           | 233,926       |
| <u>Calendar Yrs</u>             |       |        |        |          |       |        |       |        |                 |                   |               |
| 01/01/2021 To 12/31/2021        | 10    | 95.66  | 100.97 | 96.97    | 10.51 | 104.12 | 85.62 | 135.18 | 88.51 to 116.50 | 168,100           | 163,002       |
| 01/01/2022 To 12/31/2022        | 9     | 94.79  | 98.57  | 97.87    | 08.39 | 100.72 | 81.18 | 131.35 | 90.63 to 102.66 | 491,944           | 481,449       |

**COMMERCIAL IMPROVED**

Type : Qualified

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 40         | Median :    | 96     | COV :             | 21.18  | 95% Median C.I. :    | 93.04 to 102.43 |
| Total Sales Price :      | 23,909,025 | Wgt. Mean : | 86     | STD :             | 21.31  | 95% Wgt. Mean C.I. : | 52.11 to 119.42 |
| Total Adj. Sales Price : | 23,109,025 | Mean :      | 101    | Avg. Abs. Dev :   | 13.70  | 95% Mean C.I. :      | 94.00 to 107.20 |
| Total Assessed Value :   | 19,819,372 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 577,726    | COD :       | 14.26  | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 495,484    | PRD :       | 117.30 | MIN Sales Ratio : | 22.58  |                      |                 |

What IF

**VALUATION GROUP**

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 10    | 37    | 96.14  | 102.80 | 107.15   | 12.35 | 95.94  | 78.40 | 146.07 | 93.98 to 102.43 | 459,082              | 491,925         |
| 20    | 2     | 98.84  | 98.84  | 85.73    | 17.87 | 115.29 | 81.18 | 116.50 | N/A             | 186,500              | 159,879         |
| 80    | 1     | 22.58  | 22.58  | 22.58    |       | 100.00 | 22.58 | 22.58  | N/A             | 5,750,000            | 1,298,405       |

**PROPERTY TYPE \***

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02    | 14    | 93.54  | 103.52 | 120.98   | 17.43 | 85.57  | 78.40 | 146.07 | 86.58 to 143.40 | 319,500              | 386,523         |
| 03    | 26    | 98.40  | 99.03  | 77.31    | 12.09 | 128.09 | 22.58 | 135.18 | 93.98 to 105.06 | 716,770              | 554,156         |
| 04    |       |        |        |          |       |        |       |        |                 |                      |                 |



COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 40         | Median :    | 96     | COV :             | 21.18  | 95% Median C.I. :    | 93.04 to 102.43 |
| Total Sales Price :      | 23,909,025 | Wgt. Mean : | 86     | STD :             | 21.31  | 95% Wgt. Mean C.I. : | 52.11 to 119.42 |
| Total Adj. Sales Price : | 23,109,025 | Mean :      | 101    | Avg. Abs. Dev :   | 13.70  | 95% Mean C.I. :      | 94.00 to 107.20 |
| Total Assessed Value :   | 19,819,372 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 577,726    | COD :       | 14.26  | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 495,484    | PRD :       | 117.30 | MIN Sales Ratio : | 22.58  |                      |                 |

What IF

SALE PRICE \*

| RANGE                     | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|---------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| Less Than 5,000           |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 15,000          |       |        |        |          |       |        |        |        |                 |                      |                 |
| Less Than 30,000          |       |        |        |          |       |        |        |        |                 |                      |                 |
| __ Ranges Excl. Low \$ __ |       |        |        |          |       |        |        |        |                 |                      |                 |
| Greater Than 4,999        | 40    | 96.08  | 100.60 | 85.76    | 14.26 | 117.30 | 22.58  | 146.07 | 93.04 to 102.43 | 577,726              | 495,484         |
| Greater Than 15,000       | 40    | 96.08  | 100.60 | 85.76    | 14.26 | 117.30 | 22.58  | 146.07 | 93.04 to 102.43 | 577,726              | 495,484         |
| Greater Than 30,000       | 40    | 96.08  | 100.60 | 85.76    | 14.26 | 117.30 | 22.58  | 146.07 | 93.04 to 102.43 | 577,726              | 495,484         |
| __ Incremental Ranges __  |       |        |        |          |       |        |        |        |                 |                      |                 |
| 0 TO 4,999                |       |        |        |          |       |        |        |        |                 |                      |                 |
| 5,000 TO 14,999           |       |        |        |          |       |        |        |        |                 |                      |                 |
| 15,000 TO 29,999          |       |        |        |          |       |        |        |        |                 |                      |                 |
| 30,000 TO 59,999          | 5     | 96.14  | 103.30 | 102.31   | 09.70 | 100.97 | 92.28  | 117.00 | N/A             | 44,200               | 45,221          |
| 60,000 TO 99,999          | 5     | 91.18  | 99.13  | 98.38    | 10.98 | 100.76 | 86.58  | 135.18 | N/A             | 81,700               | 80,374          |
| 100,000 TO 149,999        | 6     | 96.17  | 97.34  | 97.23    | 06.37 | 100.11 | 86.95  | 112.50 | 86.95 to 112.50 | 117,083              | 113,845         |
| 150,000 TO 249,999        | 6     | 97.45  | 101.91 | 100.94   | 08.05 | 100.96 | 93.04  | 122.38 | 93.04 to 122.38 | 176,433              | 178,089         |
| 250,000 TO 499,999        | 13    | 98.50  | 103.23 | 104.06   | 16.29 | 99.20  | 78.40  | 143.45 | 85.62 to 131.35 | 339,423              | 353,187         |
| 500,000 TO 999,999        |       |        |        |          |       |        |        |        |                 |                      |                 |
| 1,000,000 TO 1,999,999    | 2     | 127.26 | 127.26 | 127.53   | 14.78 | 99.79  | 108.45 | 146.07 | N/A             | 1,885,933            | 2,405,074       |
| 2,000,000 TO 4,999,999    | 2     | 98.61  | 98.61  | 99.35    | 03.87 | 99.26  | 94.79  | 102.43 | N/A             | 3,392,030            | 3,369,906       |
| 5,000,000 TO 9,999,999    | 1     | 22.58  | 22.58  | 22.58    |       | 100.00 | 22.58  | 22.58  | N/A             | 5,750,000            | 1,298,405       |
| 10,000,000 +              |       |        |        |          |       |        |        |        |                 |                      |                 |

COMMERCIAL IMPROVED

Type : Qualified

|                          |            |             |        |                   |        |                      |                 |
|--------------------------|------------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales :        | 40         | Median :    | 96     | COV :             | 21.18  | 95% Median C.I. :    | 93.04 to 102.43 |
| Total Sales Price :      | 23,909,025 | Wgt. Mean : | 86     | STD :             | 21.31  | 95% Wgt. Mean C.I. : | 52.11 to 119.42 |
| Total Adj. Sales Price : | 23,109,025 | Mean :      | 101    | Avg. Abs. Dev :   | 13.70  | 95% Mean C.I. :      | 94.00 to 107.20 |
| Total Assessed Value :   | 19,819,372 |             |        |                   |        |                      |                 |
| Avg. Adj. Sales Price :  | 577,726    | COD :       | 14.26  | MAX Sales Ratio : | 146.07 |                      |                 |
| Avg. Assessed Value :    | 495,484    | PRD :       | 117.30 | MIN Sales Ratio : | 22.58  |                      |                 |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN   | WGT.MEAN | COD   | PRD    | MIN    | MAX    | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 123   | 1     | 22.58  | 22.58  | 22.58    |       | 100.00 | 22.58  | 22.58  | N/A             | 5,750,000            | 1,298,405       |
| 186   | 1     | 99.72  | 99.72  | 99.72    |       | 100.00 | 99.72  | 99.72  | N/A             | 198,600              | 198,044         |
| 304   | 1     | 81.18  | 81.18  | 81.18    |       | 100.00 | 81.18  | 81.18  | N/A             | 325,000              | 263,835         |
| 343   | 2     | 101.41 | 101.41 | 101.37   | 01.24 | 100.04 | 100.15 | 102.66 | N/A             | 412,500              | 418,144         |
| 344   | 1     | 116.50 | 116.50 | 116.50   |       | 100.00 | 116.50 | 116.50 | N/A             | 48,000               | 55,922          |
| 350   | 1     | 98.30  | 98.30  | 98.29    |       | 100.01 | 98.30  | 98.30  | N/A             | 107,500              | 105,667         |
| 352   | 14    | 93.54  | 103.52 | 120.98   | 17.43 | 85.57  | 78.40  | 146.07 | 86.58 to 143.40 | 319,500              | 386,523         |
| 353   | 6     | 95.37  | 101.28 | 100.56   | 09.08 | 100.72 | 91.18  | 135.18 | 91.18 to 135.18 | 109,750              | 110,369         |
| 384   | 1     | 92.28  | 92.28  | 92.29    |       | 99.99  | 92.28  | 92.28  | N/A             | 40,000               | 36,914          |
| 386   | 3     | 96.01  | 99.31  | 95.49    | 04.29 | 104.00 | 94.79  | 107.14 | N/A             | 1,075,000            | 1,026,523       |
| 406   | 2     | 102.56 | 102.56 | 103.85   | 09.69 | 98.76  | 92.62  | 112.50 | N/A             | 115,000              | 119,431         |
| 455   | 1     | 131.35 | 131.35 | 131.35   |       | 100.00 | 131.35 | 131.35 | N/A             | 400,000              | 525,390         |
| 516   | 1     | 86.95  | 86.95  | 86.95    |       | 100.00 | 86.95  | 86.95  | N/A             | 145,000              | 126,081         |
| 528   | 1     | 93.98  | 93.98  | 93.98    |       | 100.00 | 93.98  | 93.98  | N/A             | 210,000              | 197,358         |
| 851   | 4     | 106.76 | 109.58 | 104.79   | 05.47 | 104.57 | 102.43 | 122.38 | N/A             | 1,618,356            | 1,695,875       |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading  | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 10     | Improvmt     | Decrease    | 6%             |

What IF

**07 Box Butte**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 40  
Total Sales Price : 26,827,208  
Total Adj. Sales Price : 26,827,208  
Total Assessed Value : 17,347,564  
Avg. Adj. Sales Price : 670,680  
Avg. Assessed Value : 433,689

MEDIAN : 69  
WGT. MEAN : 65  
MEAN : 69  
COD : 19.48  
PRD : 106.16

COV : 25.70  
STD : 17.64  
Avg. Abs. Dev : 13.44  
MAX Sales Ratio : 122.45  
MIN Sales Ratio : 24.31

95% Median C.I. : 58.51 to 73.79  
95% Wgt. Mean C.I. : 57.88 to 71.44  
95% Mean C.I. : 63.17 to 74.11

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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-20 To 31-DEC-20 | 1     | 78.72  | 78.72 | 78.72    | 00.00 | 100.00 | 78.72 | 78.72  | N/A             | 847,500              | 667,123        |
| 01-JAN-21 To 31-MAR-21 | 11    | 73.79  | 76.66 | 73.41    | 16.34 | 104.43 | 53.60 | 97.66  | 55.85 to 95.96  | 483,463              | 354,890        |
| 01-APR-21 To 30-JUN-21 | 10    | 69.01  | 68.61 | 67.69    | 11.16 | 101.36 | 50.76 | 88.50  | 57.04 to 79.05  | 314,463              | 212,864        |
| 01-JUL-21 To 30-SEP-21 | 1     | 85.84  | 85.84 | 85.84    | 00.00 | 100.00 | 85.84 | 85.84  | N/A             | 1,702,000            | 1,460,963      |
| 01-OCT-21 To 31-DEC-21 | 1     | 70.73  | 70.73 | 70.73    | 00.00 | 100.00 | 70.73 | 70.73  | N/A             | 112,063              | 79,266         |
| 01-JAN-22 To 31-MAR-22 | 2     | 44.97  | 44.97 | 55.79    | 45.94 | 80.61  | 24.31 | 65.62  | N/A             | 746,000              | 416,221        |
| 01-APR-22 To 30-JUN-22 | 3     | 59.20  | 60.78 | 61.18    | 14.27 | 99.35  | 48.89 | 74.24  | N/A             | 314,167              | 192,203        |
| 01-JUL-22 To 30-SEP-22 |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-22 To 31-DEC-22 | 3     | 52.50  | 52.51 | 52.37    | 00.44 | 100.27 | 52.17 | 52.85  | N/A             | 1,708,382            | 894,601        |
| 01-JAN-23 To 31-MAR-23 | 4     | 56.98  | 69.58 | 51.35    | 36.70 | 135.50 | 41.90 | 122.45 | N/A             | 1,111,306            | 570,650        |
| 01-APR-23 To 30-JUN-23 | 4     | 67.69  | 68.22 | 73.89    | 17.40 | 92.33  | 55.84 | 81.67  | N/A             | 924,513              | 683,081        |
| 01-JUL-23 To 30-SEP-23 |       |        |       |          |       |        |       |        |                 |                      |                |
| <u>Study Yrs</u>       |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-OCT-20 To 30-SEP-21 | 23    | 72.70  | 73.65 | 74.10    | 14.37 | 99.39  | 50.76 | 97.66  | 68.41 to 81.85  | 478,792              | 354,805        |
| 01-OCT-21 To 30-SEP-22 | 6     | 62.41  | 57.17 | 58.44    | 20.88 | 97.83  | 24.31 | 74.24  | 24.31 to 74.24  | 424,427              | 248,053        |
| 01-OCT-22 To 30-SEP-23 | 11    | 55.84  | 64.43 | 58.02    | 23.30 | 111.05 | 41.90 | 122.45 | 52.17 to 81.67  | 1,206,220            | 699,884        |
| <u>Calendar Yrs</u>    |       |        |       |          |       |        |       |        |                 |                      |                |
| 01-JAN-21 To 31-DEC-21 | 23    | 71.83  | 73.30 | 73.69    | 14.24 | 99.47  | 50.76 | 97.66  | 68.41 to 81.85  | 446,817              | 329,246        |
| 01-JAN-22 To 31-DEC-22 | 8     | 52.68  | 53.72 | 54.14    | 17.58 | 99.22  | 24.31 | 74.24  | 24.31 to 74.24  | 944,956              | 511,607        |
| <u>ALL</u>             | 40    | 69.01  | 68.64 | 64.66    | 19.48 | 106.16 | 24.31 | 122.45 | 58.51 to 73.79  | 670,680              | 433,689        |

| AREA (MARKET) |       |        |       |          |       |        |       |        |                 | Avg. Adj. Sale Price | Avg. Assd. Val |
|---------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| RANGE         | COUNT | MEDIAN | MEAN  | WGT.MEAN | COD   | PRD    | MIN   | MAX    | 95%_Median_C.I. |                      |                |
| 1             | 8     | 60.70  | 63.12 | 61.40    | 21.85 | 102.80 | 41.90 | 85.84  | 41.90 to 85.84  | 1,440,257            | 884,321        |
| 2             | 16    | 69.57  | 70.49 | 68.95    | 17.06 | 102.23 | 53.60 | 97.66  | 55.85 to 81.85  | 509,384              | 351,221        |
| 3             | 16    | 70.66  | 69.55 | 65.04    | 21.20 | 106.93 | 24.31 | 122.45 | 58.51 to 79.05  | 447,188              | 290,841        |
| <u>ALL</u>    | 40    | 69.01  | 68.64 | 64.66    | 19.48 | 106.16 | 24.31 | 122.45 | 58.51 to 73.79  | 670,680              | 433,689        |

**07 Box Butte**  
**AGRICULTURAL LAND**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

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 Avg. Assessed Value : 433,689

MEDIAN : 69  
 WGT. MEAN : 65  
 MEAN : 69  
 COD : 19.48  
 PRD : 106.16

COV : 25.70  
 STD : 17.64  
 Avg. Abs. Dev : 13.44  
 MAX Sales Ratio : 122.45  
 MIN Sales Ratio : 24.31

95% Median C.I. : 58.51 to 73.79  
 95% Wgt. Mean C.I. : 57.88 to 71.44  
 95% Mean C.I. : 63.17 to 74.11

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**95%MLU By Market Area**

| RANGE            | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>Irrigated</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 1         | 55.85        | 55.85        | 55.85        | 00.00        | 100.00        | 55.85        | 55.85         | N/A                   | 300,000              | 167,535        |
| 2                | 1         | 55.85        | 55.85        | 55.85        | 00.00        | 100.00        | 55.85        | 55.85         | N/A                   | 300,000              | 167,535        |
| <b>Dry</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 8         | 70.63        | 74.63        | 72.04        | 22.71        | 103.60        | 50.76        | 122.45        | 50.76 to 122.45       | 157,803              | 113,681        |
| 1                | 1         | 68.55        | 68.55        | 68.55        | 00.00        | 100.00        | 68.55        | 68.55         | N/A                   | 118,400              | 81,167         |
| 2                | 2         | 72.17        | 72.17        | 74.21        | 22.63        | 97.25         | 55.84        | 88.50         | N/A                   | 177,155              | 131,467        |
| 3                | 5         | 72.70        | 76.83        | 71.59        | 25.19        | 107.32        | 50.76        | 122.45        | N/A                   | 157,943              | 113,069        |
| <b>Grass</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 4         | 63.25        | 67.82        | 63.96        | 18.31        | 106.04        | 55.44        | 89.34         | N/A                   | 321,151              | 205,397        |
| 1                | 1         | 69.46        | 69.46        | 69.46        | 00.00        | 100.00        | 69.46        | 69.46         | N/A                   | 233,708              | 162,342        |
| 2                | 3         | 57.04        | 67.27        | 62.73        | 19.81        | 107.24        | 55.44        | 89.34         | N/A                   | 350,298              | 219,748        |
| <b>ALL</b>       | <b>40</b> | <b>69.01</b> | <b>68.64</b> | <b>64.66</b> | <b>19.48</b> | <b>106.16</b> | <b>24.31</b> | <b>122.45</b> | <b>58.51 to 73.79</b> | <b>670,680</b>       | <b>433,689</b> |

**80%MLU By Market Area**

| RANGE            | COUNT     | MEDIAN       | MEAN         | WGT.MEAN     | COD          | PRD           | MIN          | MAX           | 95%_Median_C.I.       | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| <b>Irrigated</b> |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 11        | 73.79        | 66.09        | 61.26        | 22.17        | 107.88        | 24.31        | 95.96         | 41.90 to 86.22        | 650,891              | 398,738        |
| 1                | 1         | 41.90        | 41.90        | 41.90        | 00.00        | 100.00        | 41.90        | 41.90         | N/A                   | 2,163,148            | 906,262        |
| 2                | 5         | 73.79        | 71.10        | 72.43        | 10.46        | 98.16         | 55.85        | 81.85         | N/A                   | 644,075              | 466,529        |
| 3                | 5         | 74.24        | 65.92        | 64.59        | 29.36        | 102.06        | 24.31        | 95.96         | N/A                   | 355,256              | 229,442        |
| <b>Dry</b>       |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 10        | 69.64        | 72.75        | 70.78        | 20.00        | 102.78        | 50.76        | 122.45        | 55.84 to 88.50        | 151,759              | 107,421        |
| 1                | 1         | 68.55        | 68.55        | 68.55        | 00.00        | 100.00        | 68.55        | 68.55         | N/A                   | 118,400              | 81,167         |
| 2                | 3         | 70.73        | 71.69        | 73.37        | 15.40        | 97.71         | 55.84        | 88.50         | N/A                   | 155,457              | 114,066        |
| 3                | 6         | 66.23        | 73.99        | 69.77        | 26.30        | 106.05        | 50.76        | 122.45        | 50.76 to 122.45       | 155,470              | 108,474        |
| <b>Grass</b>     |           |              |              |              |              |               |              |               |                       |                      |                |
| County           | 5         | 69.46        | 71.42        | 76.43        | 18.05        | 93.44         | 55.44        | 89.34         | N/A                   | 597,321              | 456,510        |
| 1                | 2         | 77.65        | 77.65        | 83.86        | 10.55        | 92.59         | 69.46        | 85.84         | N/A                   | 967,854              | 811,653        |
| 2                | 3         | 57.04        | 67.27        | 62.73        | 19.81        | 107.24        | 55.44        | 89.34         | N/A                   | 350,298              | 219,748        |
| <b>ALL</b>       | <b>40</b> | <b>69.01</b> | <b>68.64</b> | <b>64.66</b> | <b>19.48</b> | <b>106.16</b> | <b>24.31</b> | <b>122.45</b> | <b>58.51 to 73.79</b> | <b>670,680</b>       | <b>433,689</b> |

## Box Butte County 2024 Average Acre Value Comparison

| County      | Mkt Area | 1A1   | 1A    | 2A1   | 2A    | 3A1   | 3A    | 4A1   | 4A    | WEIGHTED AVG IRR |
|-------------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Box Butte   | 1        | 2,759 | 2,762 | 2,762 | 2,756 | 2,775 | 2,764 | 2,777 | 2,764 | 2,762            |
| Dawes       | 4        | 2,300 | 2,045 | 2,045 | 2,045 | 1,790 | 1,790 | 1,535 | 1,535 | 1,979            |
| Sheridan    | 1        | 2,135 | 2,076 | 2,076 | 2,006 | 1,980 | 1,980 | 1,958 | 1,899 | 2,049            |
| Sioux       | 1        | 1,450 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,200 | 1,200 | 1,301            |
| Box Butte   | 2        | 2,208 | 2,251 | 2,251 | 2,215 | 2,055 | 2,067 | 2,039 | 2,065 | 2,197            |
| Sheridan    | 1        | 2,135 | 2,076 | 2,076 | 2,006 | 1,980 | 1,980 | 1,958 | 1,899 | 2,049            |
| Sioux       | 1        | 1,450 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,200 | 1,200 | 1,301            |
| Box Butte   | 3        | 1,952 | 1,981 | 1,981 | 1,932 | 1,775 | 1,782 | 1,744 | 1,797 | 1,952            |
| Sioux       | 1        | 1,450 | 1,300 | 1,300 | 1,300 | 1,300 | 1,300 | 1,200 | 1,200 | 1,301            |
| Garden      | 1        | 2,700 | n/a   | n/a   | 2,650 | 2,525 | 2,525 | 2,475 | 2,475 | 2,573            |
| Morrill     | 2        | 2,000 | n/a   | n/a   | 2,000 | 1,900 | 1,900 | 1,900 | 1,900 | 1,938            |
| ScottsBluff | 3        | 2,725 | 2,725 | 2,725 | 2,200 | 2,100 | 1,850 | 1,850 | 1,850 | 2,515            |

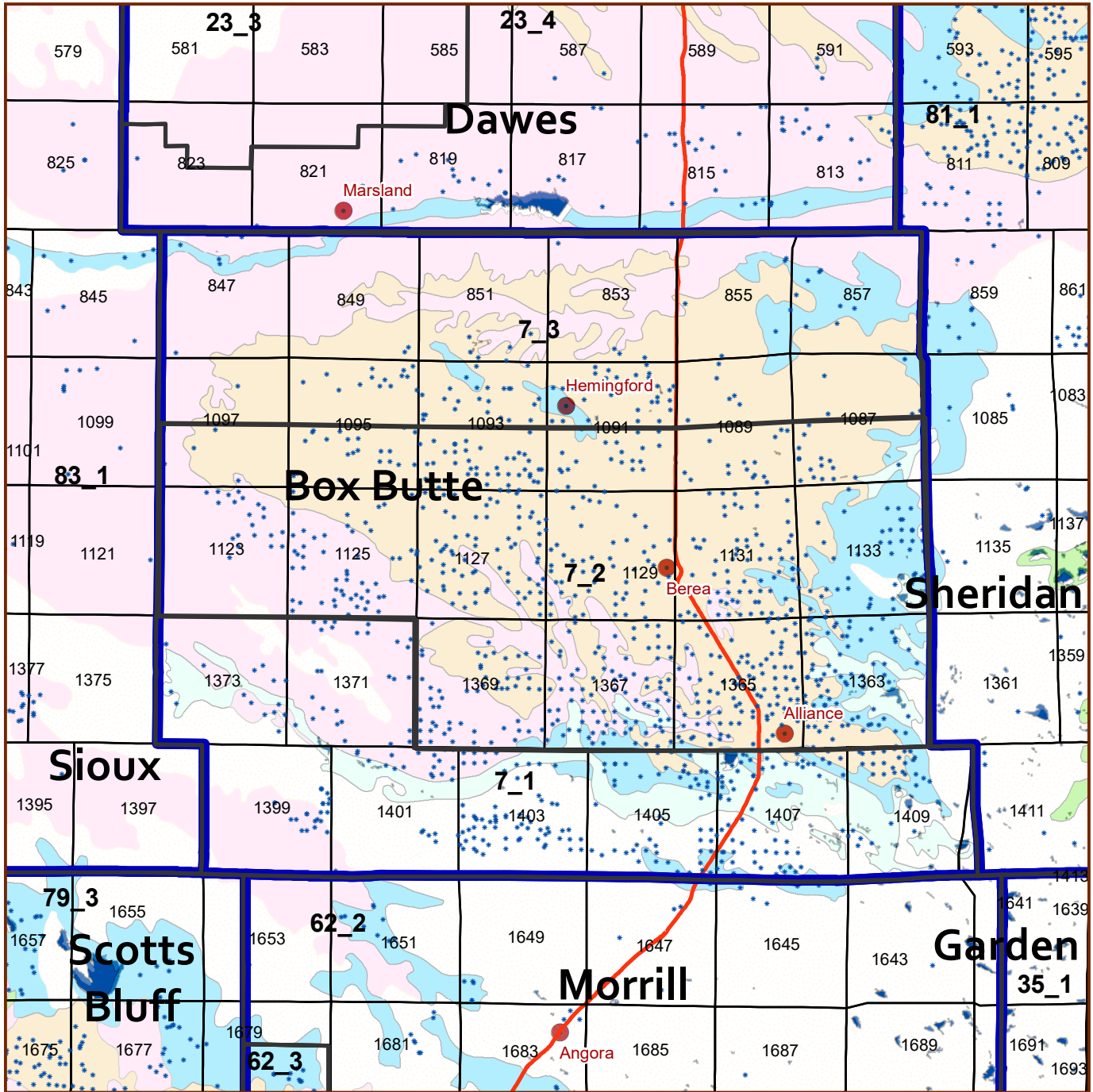
| County      | Mkt Area | 1D1 | 1D  | 2D1 | 2D  | 3D1 | 3D  | 4D1 | 4D  | WEIGHTED AVG DRY |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Box Butte   | 1        | n/a | 520 | 520 | 520 | 520 | n/a | 520 | 520 | 520              |
| Dawes       | 4        | n/a | 825 | 770 | 770 | 715 | 715 | 660 | 660 | 765              |
| Sheridan    | 1        | n/a | 661 | 645 | 645 | 630 | 609 | 594 | 590 | 633              |
| Sioux       | 1        | n/a | 600 | 570 | 530 | 520 | 520 | 510 | 500 | 539              |
| Box Butte   | 2        | n/a | 560 | 560 | 560 | 535 | n/a | 535 | 535 | 556              |
| Sheridan    | 1        | n/a | 661 | 645 | 645 | 630 | 609 | 594 | 590 | 633              |
| Sioux       | 1        | n/a | 600 | 570 | 530 | 520 | 520 | 510 | 500 | 539              |
| Box Butte   | 3        | n/a | 570 | 570 | 570 | 550 | 550 | 550 | 550 | 568              |
| Sioux       | 1        | n/a | 600 | 570 | 530 | 520 | 520 | 510 | 500 | 539              |
| Garden      | 1        | n/a | 850 | n/a | 850 | 780 | n/a | 780 | 780 | 838              |
| Morrill     | 2        | n/a | 470 | 472 | 435 | 435 | n/a | 425 | 425 | 435              |
| ScottsBluff | 3        | n/a | 500 | 500 | 500 | 470 | 470 | 470 | 470 | 492              |

| County      | Mkt Area | 1G1 | 1G  | 2G1 | 2G  | 3G1 | 3G  | 4G1 | 4G  | WEIGHTED AVG GRASS |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Box Butte   | 1        | 300 | 300 | n/a | 300 | 300 | 300 | 300 | 300 | 300                |
| Dawes       | 4        | 660 | n/a | 625 | n/a | 602 | 602 | 566 | 566 | 582                |
| Sheridan    | 1        | 589 | 589 | 584 | 584 | 559 | 559 | 553 | 534 | 558                |
| Sioux       | 1        | 450 | 450 | n/a | 430 | 430 | 430 | 400 | 380 | 396                |
| Box Butte   | 2        | 370 | 370 | n/a | 370 | 360 | 360 | 360 | 360 | 360                |
| Sheridan    | 1        | 589 | 589 | 584 | 584 | 559 | 559 | 553 | 534 | 558                |
| Sioux       | 1        | 450 | 450 | n/a | 430 | 430 | 430 | 400 | 380 | 396                |
| Box Butte   | 3        | 425 | 425 | n/a | 425 | n/a | 425 | 425 | 425 | 425                |
| Sioux       | 1        | 450 | 450 | n/a | 430 | 430 | 430 | 400 | 380 | 396                |
| Garden      | 1        | 495 | n/a | 498 | 495 | 485 | 485 | 485 | 485 | 486                |
| Morrill     | 2        | 415 | 416 | n/a | n/a | n/a | 415 | 415 | 415 | 415                |
| ScottsBluff | 3        | 450 | n/a | n/a | 450 | 450 | 450 | 450 | 450 | 450                |

| County      | Mkt Area | CRP | TIMBER | WASTE |
|-------------|----------|-----|--------|-------|
| Box Butte   | 1        | 351 | n/a    | 100   |
| Dawes       | 4        |     | n/a    | 100   |
| Sheridan    | 1        |     | 440    | 75    |
| Sioux       | 1        |     | 384    | 82    |
| Box Butte   | 2        | 495 | n/a    | 100   |
| Sheridan    | 1        |     | 440    | 75    |
| Sioux       | 1        |     | 384    | 82    |
| Box Butte   | 3        | 405 | n/a    | 100   |
| Sioux       | 1        |     | 384    | 82    |
| Garden      | 1        | 780 | n/a    | 50    |
| Morrill     | 2        | 425 | n/a    | 30    |
| ScottsBluff | 3        | 470 | n/a    | 147   |

Source: 2024 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.

# BOX BUTTE COUNTY



**Legend**

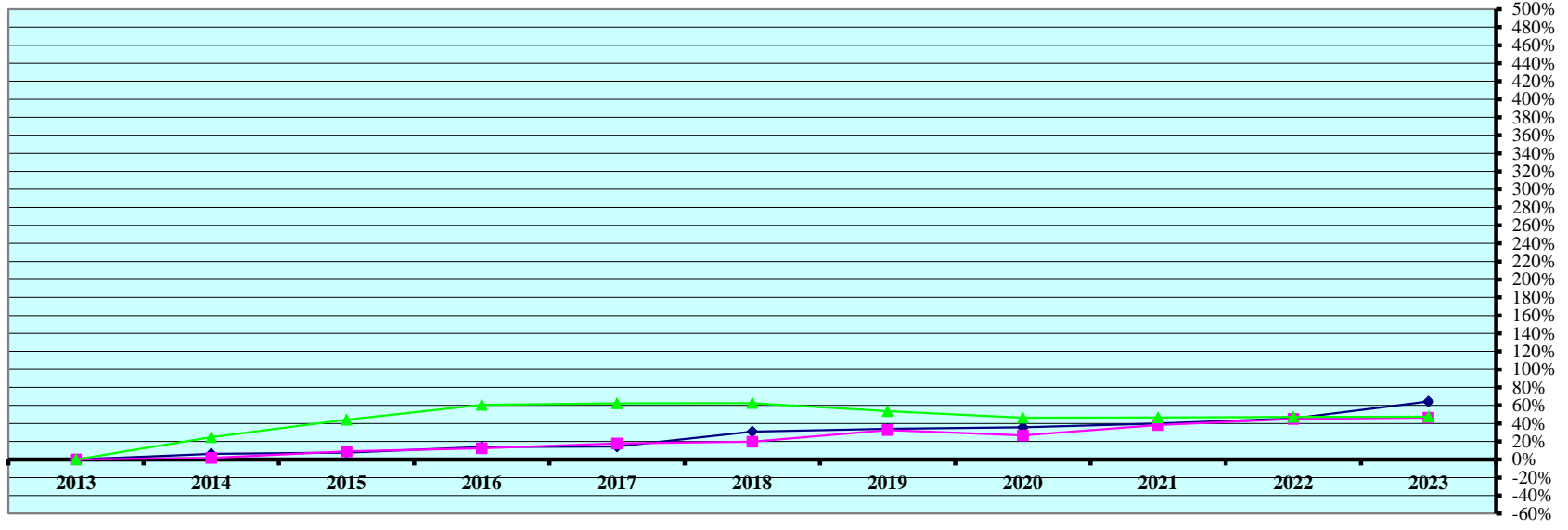
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



| 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 |
| 2013     | 294,842,621                               | -              | -        | -         | 115,933,048                            | -              | -        | -         | 385,998,789                            | -              | -        | -         |
| 2014     | 313,129,987                               | 18,287,366     | 6.20%    | 6.20%     | 117,894,816                            | 1,961,768      | 1.69%    | 1.69%     | 481,559,726                            | 95,560,937     | 24.76%   | 24.76%    |
| 2015     | 317,642,729                               | 4,512,742      | 1.44%    | 7.73%     | 126,426,216                            | 8,531,400      | 7.24%    | 9.05%     | 555,942,543                            | 74,382,817     | 15.45%   | 44.03%    |
| 2016     | 335,729,660                               | 18,086,931     | 5.69%    | 13.87%    | 130,383,919                            | 3,957,703      | 3.13%    | 12.46%    | 620,402,520                            | 64,459,977     | 11.59%   | 60.73%    |
| 2017     | 337,300,567                               | 1,570,907      | 0.47%    | 14.40%    | 136,466,467                            | 6,082,548      | 4.67%    | 17.71%    | 627,027,545                            | 6,625,025      | 1.07%    | 62.44%    |
| 2018     | 386,284,323                               | 48,983,756     | 14.52%   | 31.01%    | 138,961,353                            | 2,494,886      | 1.83%    | 19.86%    | 627,324,620                            | 297,075        | 0.05%    | 62.52%    |
| 2019     | 395,034,281                               | 8,749,958      | 2.27%    | 33.98%    | 153,672,191                            | 14,710,838     | 10.59%   | 32.55%    | 592,938,214                            | -34,386,406    | -5.48%   | 53.61%    |
| 2020     | 399,984,571                               | 4,950,290      | 1.25%    | 35.66%    | 146,843,090                            | -6,829,101     | -4.44%   | 26.66%    | 564,944,810                            | -27,993,404    | -4.72%   | 46.36%    |
| 2021     | 412,896,189                               | 12,911,618     | 3.23%    | 40.04%    | 160,106,676                            | 13,263,586     | 9.03%    | 38.10%    | 565,835,972                            | 891,162        | 0.16%    | 46.59%    |
| 2022     | 428,836,979                               | 15,940,790     | 3.86%    | 45.45%    | 167,973,884                            | 7,867,208      | 4.91%    | 44.89%    | 568,474,059                            | 2,638,087      | 0.47%    | 47.27%    |
| 2023     | 484,750,798                               | 55,913,819     | 13.04%   | 64.41%    | 169,835,600                            | 1,861,716      | 1.11%    | 46.49%    | 568,746,941                            | 272,882        | 0.05%    | 47.34%    |

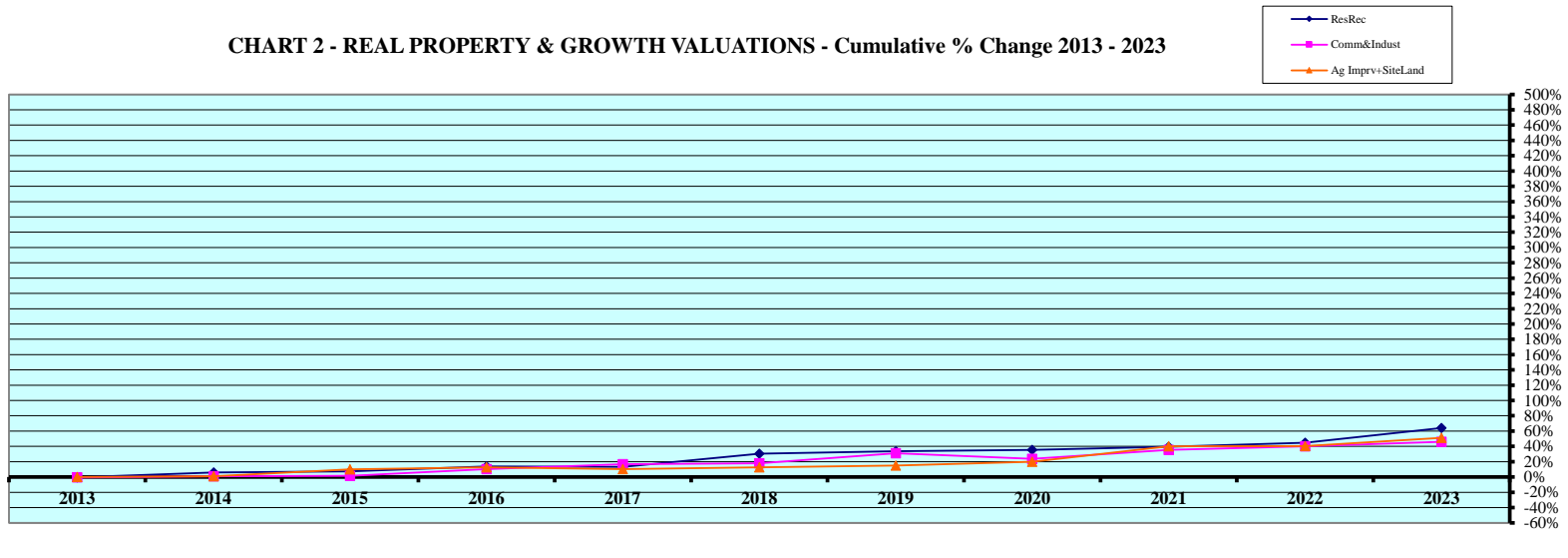
Rate Annual %chg: Residential & Recreational **5.10%** Commercial & Industrial **3.89%** Agricultural Land **3.95%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



| 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 |       |
| 2013         | 294,842,621                               | 1,296,948    | 0.44%             | 293,545,673                | -                  | -0.44%              | 115,933,048                            | 718,878      | 0.62%             | 115,214,170          | -                  | -0.62%              |       |
| 2014         | 313,129,987                               | 864,898      | 0.28%             | 312,265,089                | 5.91%              | 5.91%               | 117,894,816                            | 959,743      | 0.81%             | 116,935,073          | 0.86%              | 0.86%               |       |
| 2015         | 317,642,729                               | 1,064,786    | 0.34%             | 316,577,943                | 1.10%              | 7.37%               | 126,426,216                            | 8,569,550    | 6.78%             | 117,856,666          | -0.03%             | 1.66%               |       |
| 2016         | 335,729,660                               | 279,230      | 0.08%             | 335,450,430                | 5.61%              | 13.77%              | 130,383,919                            | 2,673,870    | 2.05%             | 127,710,049          | 1.02%              | 10.16%              |       |
| 2017         | 337,300,567                               | 3,102,412    | 0.92%             | 334,198,155                | -0.46%             | 13.35%              | 136,466,467                            | 1,063,589    | 0.78%             | 135,402,878          | 3.85%              | 16.79%              |       |
| 2018         | 386,284,323                               | 1,303,748    | 0.34%             | 384,980,575                | 14.14%             | 30.57%              | 138,961,353                            | 2,137,137    | 1.54%             | 136,824,216          | 0.26%              | 18.02%              |       |
| 2019         | 395,034,281                               | 502,862      | 0.13%             | 394,531,419                | 2.13%              | 33.81%              | 153,672,191                            | 1,588,844    | 1.03%             | 152,083,347          | 9.44%              | 31.18%              |       |
| 2020         | 399,984,571                               | 1,003,289    | 0.25%             | 398,981,282                | 1.00%              | 35.32%              | 146,843,090                            | 3,529,635    | 2.40%             | 143,313,455          | -6.74%             | 23.62%              |       |
| 2021         | 412,896,189                               | 1,489,995    | 0.36%             | 411,406,194                | 2.86%              | 39.53%              | 160,106,676                            | 2,998,120    | 1.87%             | 157,108,556          | 6.99%              | 35.52%              |       |
| 2022         | 428,836,979                               | 1,960,795    | 0.46%             | 426,876,184                | 3.39%              | 44.78%              | 167,973,884                            | 5,482,540    | 3.26%             | 162,491,344          | 1.49%              | 40.16%              |       |
| 2023         | 484,750,798                               | 1,114,336    | 0.23%             | 483,636,462                | 12.78%             | 64.03%              | 169,835,600                            | 557,463      | 0.33%             | 169,278,137          | 0.78%              | 46.01%              |       |
| Rate Ann%chg | 5.10%                                     |              |                   | Resid & Recreat w/o growth |                    |                     | 3.89%                                  |              |                   | C & I w/o growth     |                    |                     | 1.79% |

| Tax Year     | Ag Improvements & Site Land <sup>(1)</sup> |                             |                           |                          |                   |                      |                    |                     |
|--------------|--|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
|              | Agric. Dwelling & Homesite Value           | Ag Outblgd & Farmsite Value | Ag Imprv&Site Total Value | Growth Value             | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2013         | 38,884,270                                 | 19,954,005                  | 58,838,275                | 793,455                  | 1.35%             | 58,044,820           | -                  | -                   |
| 2014         | 40,438,502                                 | 20,059,841                  | 60,498,343                | 1,171,844                | 1.94%             | 59,326,499           | 0.83%              | 0.83%               |
| 2015         | 44,422,467                                 | 21,895,189                  | 66,317,656                | 1,531,300                | 2.31%             | 64,786,356           | 7.09%              | 10.11%              |
| 2016         | 43,880,705                                 | 23,311,446                  | 67,192,151                | 905,383                  | 1.35%             | 66,286,768           | -0.05%             | 12.66%              |
| 2017         | 44,114,370                                 | 21,762,325                  | 65,876,695                | 1,049,075                | 1.59%             | 64,827,620           | -3.52%             | 10.18%              |
| 2018         | 44,540,815                                 | 21,775,706                  | 66,316,521                | 33,250                   | 0.05%             | 66,283,271           | 0.62%              | 12.65%              |
| 2019         | 45,554,629                                 | 22,692,785                  | 68,247,414                | 633,470                  | 0.93%             | 67,613,944           | 1.96%              | 14.91%              |
| 2020         | 46,204,725                                 | 24,809,130                  | 71,013,855                | 379,330                  | 0.53%             | 70,634,525           | 3.50%              | 20.05%              |
| 2021         | 55,520,912                                 | 27,664,125                  | 83,185,037                | 733,785                  | 0.88%             | 82,451,252           | 16.11%             | 40.13%              |
| 2022         | 55,336,432                                 | 28,700,737                  | 84,037,169                | 1,451,605                | 1.73%             | 82,585,564           | -0.72%             | 40.36%              |
| 2023         | 60,227,082                                 | 29,073,417                  | 89,300,499                | 355,770                  | 0.40%             | 88,944,729           | 5.84%              | 51.17%              |
| Rate Ann%chg | 4.47%                                      | 3.84%                       | 4.26%                     | Ag Imprv+Site w/o growth |                   |                      | 3.16%              |                     |

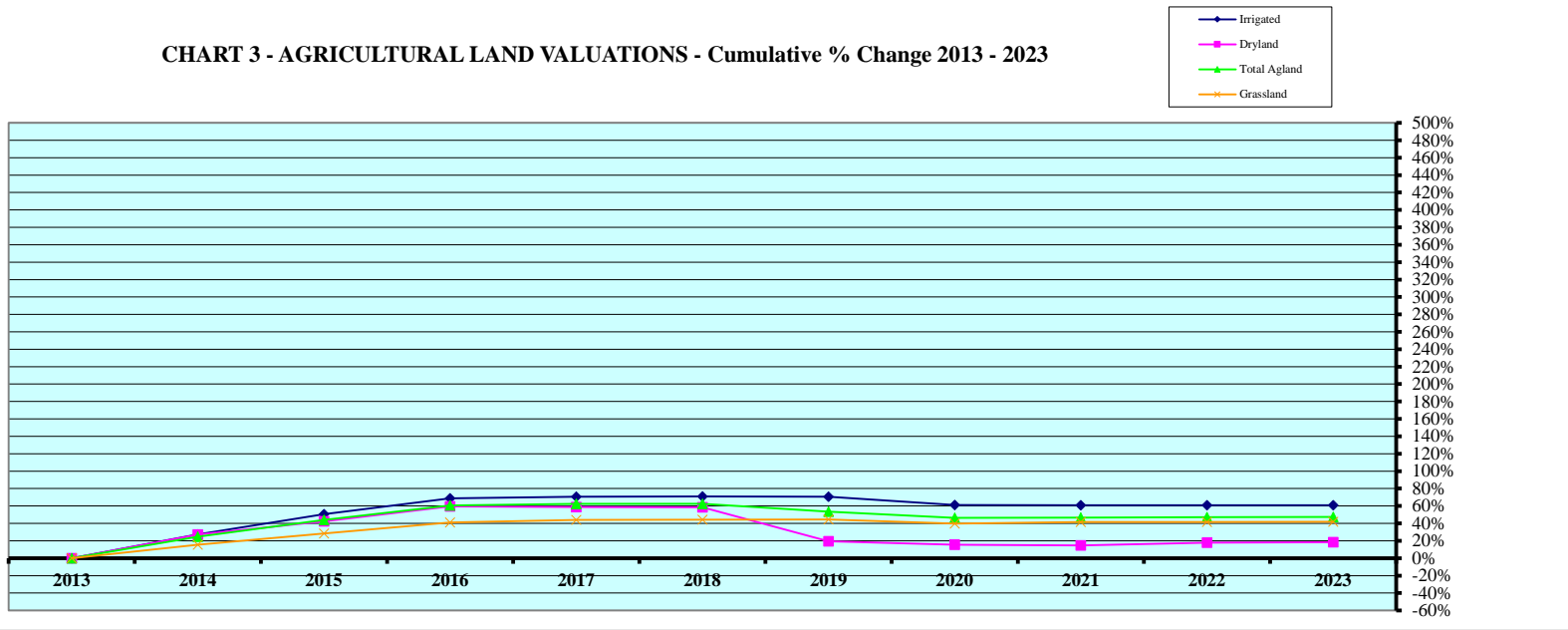
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 7  
County BOX BUTTE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



| 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 |
| 2013     | 217,262,784    | -           | -       | -         | 85,968,831  | -           | -       | -         | 80,453,867  | -          | -       | -         |
| 2014     | 276,844,639    | 59,581,855  | 27.42%  | 27.42%    | 109,382,371 | 23,413,540  | 27.23%  | 27.23%    | 93,009,218  | 12,555,351 | 15.61%  | 15.61%    |
| 2015     | 327,180,345    | 50,335,706  | 18.18%  | 50.59%    | 122,522,856 | 13,140,485  | 12.01%  | 42.52%    | 103,376,792 | 10,367,574 | 11.15%  | 28.49%    |
| 2016     | 366,544,437    | 39,364,092  | 12.03%  | 68.71%    | 137,153,465 | 14,630,609  | 11.94%  | 59.54%    | 113,464,662 | 10,087,870 | 9.76%   | 41.03%    |
| 2017     | 370,797,696    | 4,253,259   | 1.16%   | 70.67%    | 136,563,895 | -589,570    | -0.43%  | 58.85%    | 115,905,710 | 2,441,048  | 2.15%   | 44.06%    |
| 2018     | 371,418,816    | 621,120     | 0.17%   | 70.95%    | 136,338,424 | -225,471    | -0.17%  | 58.59%    | 115,979,106 | 73,396     | 0.06%   | 44.16%    |
| 2019     | 370,775,720    | -643,096    | -0.17%  | 70.66%    | 102,684,274 | -33,654,150 | -24.68% | 19.44%    | 116,258,761 | 279,655    | 0.24%   | 44.50%    |
| 2020     | 350,026,585    | -20,749,135 | -5.60%  | 61.11%    | 99,318,959  | -3,365,315  | -3.28%  | 15.53%    | 112,393,511 | -3,865,250 | -3.32%  | 39.70%    |
| 2021     | 349,666,553    | -360,032    | -0.10%  | 60.94%    | 98,665,318  | -653,641    | -0.66%  | 14.77%    | 113,940,007 | 1,546,496  | 1.38%   | 41.62%    |
| 2022     | 349,583,476    | -83,077     | -0.02%  | 60.90%    | 101,444,108 | 2,778,790   | 2.82%   | 18.00%    | 113,884,649 | -55,358    | -0.05%  | 41.55%    |
| 2023     | 349,257,062    | -326,414    | -0.09%  | 60.75%    | 101,805,069 | 360,961     | 0.36%   | 18.42%    | 114,127,345 | 242,696    | 0.21%   | 41.85%    |

Rate Ann.%chg: Irrigated **4.86%** Dryland **1.71%** Grassland **3.56%**

| 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 |
| 2013     | 120,079                   | -         | -       | -         | 2,193,228                   | -         | -       | -         | 385,998,789        | -           | -       | -         |
| 2014     | 120,945                   | 866       | 0.72%   | 0.72%     | 2,202,553                   | 9,325     | 0.43%   | 0.43%     | 481,559,726        | 95,560,937  | 24.76%  | 24.76%    |
| 2015     | 201,819                   | 80,874    | 66.87%  | 68.07%    | 2,660,731                   | 458,178   | 20.80%  | 21.32%    | 555,942,543        | 74,382,817  | 15.45%  | 44.03%    |
| 2016     | 394,690                   | 192,871   | 95.57%  | 228.69%   | 2,845,266                   | 184,535   | 6.94%   | 29.73%    | 620,402,520        | 64,459,977  | 11.59%  | 60.73%    |
| 2017     | 378,552                   | -16,138   | -4.09%  | 215.25%   | 3,381,692                   | 536,426   | 18.85%  | 54.19%    | 627,027,545        | 6,625,025   | 1.07%   | 62.44%    |
| 2018     | 378,303                   | -249      | -0.07%  | 215.05%   | 3,209,971                   | -171,721  | -5.08%  | 46.36%    | 627,324,620        | 297,075     | 0.05%   | 62.52%    |
| 2019     | 376,297                   | -2,006    | -0.53%  | 213.37%   | 2,843,162                   | -366,809  | -11.43% | 29.63%    | 592,938,214        | -34,386,406 | -5.48%  | 53.61%    |
| 2020     | 376,490                   | 193       | 0.05%   | 213.54%   | 2,829,265                   | -13,897   | -0.49%  | 29.00%    | 564,944,810        | -27,993,404 | -4.72%  | 46.36%    |
| 2021     | 393,528                   | 17,038    | 4.53%   | 227.72%   | 3,170,566                   | 341,301   | 12.06%  | 44.56%    | 565,835,972        | 891,162     | 0.16%   | 46.59%    |
| 2022     | 393,346                   | -182      | -0.05%  | 227.57%   | 3,168,480                   | -2,086    | -0.07%  | 44.47%    | 568,474,059        | 2,638,087   | 0.47%   | 47.27%    |
| 2023     | 392,711                   | -635      | -0.16%  | 227.04%   | 3,164,754                   | -3,726    | -0.12%  | 44.30%    | 568,746,941        | 272,882     | 0.05%   | 47.34%    |

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

Rate Ann.%chg: Total Agric Land **3.95%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

| Tax Year | IRRIGATED LAND |         |                    |                     |                       | DRYLAND     |         |                    |                     |                       | GRASSLAND   |         |                    |                     |                       |
|----------|----------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|-------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2013     | 217,359,491    | 150,798 | 1,441              |                     |                       | 85,957,554  | 187,025 | 460                |                     |                       | 80,147,199  | 307,973 | 260                |                     |                       |
| 2014     | 276,848,585    | 150,827 | 1,836              | 27.34%              | 27.34%                | 109,334,716 | 186,946 | 585                | 27.25%              | 27.25%                | 93,050,467  | 308,721 | 301                | 15.82%              | 15.82%                |
| 2015     | 327,319,722    | 150,829 | 2,170              | 18.23%              | 50.56%                | 122,746,121 | 187,837 | 653                | 11.73%              | 42.18%                | 103,245,023 | 307,754 | 335                | 11.30%              | 28.91%                |
| 2016     | 366,848,122    | 150,733 | 2,434              | 12.15%              | 68.85%                | 137,341,514 | 187,324 | 733                | 12.20%              | 59.52%                | 113,335,510 | 307,504 | 369                | 9.86%               | 41.62%                |
| 2017     | 370,797,696    | 150,355 | 2,466              | 1.33%               | 71.10%                | 136,540,792 | 184,703 | 739                | 0.83%               | 60.84%                | 115,795,801 | 309,764 | 374                | 1.43%               | 43.64%                |
| 2018     | 371,399,732    | 150,572 | 2,467              | 0.02%               | 71.13%                | 136,489,474 | 184,637 | 739                | 0.00%               | 60.84%                | 115,892,282 | 309,922 | 374                | 0.03%               | 43.69%                |
| 2019     | 370,772,316    | 150,698 | 2,460              | -0.25%              | 70.69%                | 102,784,720 | 183,799 | 559                | -24.35%             | 21.68%                | 116,121,493 | 310,620 | 374                | -0.03%              | 43.65%                |
| 2020     | 349,780,042    | 151,655 | 2,306              | -6.26%              | 60.01%                | 99,425,939  | 184,219 | 540                | -3.49%              | 17.43%                | 112,324,112 | 313,318 | 358                | -4.10%              | 37.76%                |
| 2021     | 349,013,216    | 151,335 | 2,306              | -0.01%              | 60.00%                | 98,665,774  | 182,802 | 540                | 0.00%               | 17.44%                | 114,129,522 | 314,904 | 362                | 1.10%               | 39.27%                |
| 2022     | 349,583,773    | 151,565 | 2,306              | 0.01%               | 60.02%                | 101,443,765 | 182,940 | 555                | 2.74%               | 20.65%                | 113,884,651 | 314,269 | 362                | -0.01%              | 39.25%                |
| 2023     | 349,257,061    | 151,564 | 2,304              | -0.09%              | 59.87%                | 101,805,068 | 181,961 | 559                | 0.90%               | 21.73%                | 114,134,359 | 314,911 | 362                | 0.01%               | 39.27%                |

Rate Annual %chg Average Value/Acre: **4.80%**

**1.99%**

**3.37%**

| Tax Year | WASTE LAND (2) |       |                    |                     |                       | OTHER AGLAND (2) |       |                    |                     |                       | TOTAL AGRICULTURAL LAND (1) |         |                    |                     |                       |
|----------|----------------|-------|--------------------|---------------------|-----------------------|------------------|-------|--------------------|---------------------|-----------------------|-----------------------------|---------|--------------------|---------------------|-----------------------|
|          | Value          | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value            | Acres | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre | Value                       | Acres   | Avg Value per Acre | Ann%chg AvgVal/acre | Cmltv%chg AvgVal/Acre |
| 2013     | 120,079        | 4,002 | 30                 |                     |                       | 2,155,730        | 9,542 | 226                |                     |                       | 385,740,053                 | 659,340 | 585                |                     |                       |
| 2014     | 120,089        | 4,002 | 30                 | 0.00%               | 0.00%                 | 2,196,046        | 9,772 | 225                | -0.52%              | -0.52%                | 481,549,903                 | 660,268 | 729                | 24.66%              | 24.66%                |
| 2015     | 201,359        | 4,026 | 50                 | 66.70%              | 66.70%                | 2,605,401        | 9,795 | 266                | 18.35%              | 17.73%                | 556,117,626                 | 660,240 | 842                | 15.49%              | 43.97%                |
| 2016     | 394,689        | 3,947 | 100                | 99.92%              | 233.26%               | 2,843,480        | 9,952 | 286                | 7.42%               | 26.47%                | 620,763,315                 | 659,460 | 941                | 11.76%              | 60.90%                |
| 2017     | 378,552        | 3,786 | 100                | 0.00%               | 233.26%               | 3,398,491        | 9,725 | 349                | 22.32%              | 54.69%                | 626,911,332                 | 658,332 | 952                | 1.16%               | 62.77%                |
| 2018     | 378,303        | 3,783 | 100                | 0.00%               | 233.26%               | 3,212,298        | 9,699 | 331                | -5.23%              | 46.60%                | 627,372,089                 | 658,612 | 953                | 0.03%               | 62.82%                |
| 2019     | 376,297        | 3,763 | 100                | 0.00%               | 233.26%               | 2,946,312        | 9,747 | 302                | -8.73%              | 33.80%                | 593,001,138                 | 658,626 | 900                | -5.48%              | 53.90%                |
| 2020     | 378,360        | 3,784 | 100                | 0.00%               | 233.26%               | 2,821,027        | 9,532 | 296                | -2.09%              | 31.00%                | 564,729,480                 | 662,508 | 852                | -5.33%              | 45.70%                |
| 2021     | 393,841        | 3,938 | 100                | 0.00%               | 233.26%               | 3,170,577        | 9,721 | 326                | 10.20%              | 44.37%                | 565,372,930                 | 662,701 | 853                | 0.08%               | 45.83%                |
| 2022     | 393,346        | 3,933 | 100                | 0.00%               | 233.26%               | 3,168,476        | 9,717 | 326                | -0.02%              | 44.33%                | 568,474,011                 | 662,424 | 858                | 0.59%               | 46.69%                |
| 2023     | 392,711        | 3,927 | 100                | 0.00%               | 233.26%               | 3,164,754        | 9,694 | 326                | 0.11%               | 44.50%                | 568,753,953                 | 662,057 | 859                | 0.10%               | 46.84%                |

**7**  
**BOX BUTTE**

Rate Annual %chg Average Value/Acre: **3.92%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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   |
|------------------------------------|------------------------------|---------------|-------------|---------------|-------------|-------------|------------|------------|-------------|------------|------------|----------|---------------|
| 10,842                             | BOX BUTTE                    | 71,387,635    | 45,425,356  | 230,062,411   | 484,268,905 | 152,595,439 | 17,240,161 | 481,893    | 568,746,941 | 60,227,082 | 29,073,417 | 0        | 1,659,509,240 |
| cnty sectorvalue % of total value: |                              | 4.30%         | 2.74%       | 13.86%        | 29.18%      | 9.20%       | 1.04%      | 0.03%      | 34.27%      | 3.63%      | 1.75%      |          | 100.00%       |
| Pop.                               | Municipality:                | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial  | Industrial | Recreation | Agland      | Agdwell&HS | AgImprv&FS | Minerals | Total Value   |
| 8,151                              | ALLIANCE                     | 7,528,060     | 25,754,004  | 124,687,909   | 370,192,214 | 100,183,138 | 0          | 55,210     | 15,440      | 0          | 0          | 0        | 628,415,975   |
| 75.18%                             | %sector of county sector     | 10.55%        | 56.70%      | 54.20%        | 76.44%      | 65.65%      |            | 11.46%     | 0.00%       |            |            |          | 37.87%        |
|                                    | %sector of municipality      | 1.20%         | 4.10%       | 19.84%        | 58.91%      | 15.94%      |            | 0.01%      | 0.00%       |            |            |          | 100.00%       |
| 787                                | HEMINGFORD                   | 2,064,876     | 1,041,679   | 2,689,106     | 29,935,324  | 22,886,944  | 0          | 0          | 838         | 2,775      | 14,175     | 0        | 58,635,717    |
| 7.26%                              | %sector of county sector     | 2.89%         | 2.29%       | 1.17%         | 6.18%       | 15.00%      |            |            | 0.00%       | 0.00%      | 0.05%      |          | 3.53%         |
|                                    | %sector of municipality      | 3.52%         | 1.78%       | 4.59%         | 51.05%      | 39.03%      |            |            | 0.00%       | 0.00%      | 0.02%      |          | 100.00%       |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of county sector     |               |             |               |             |             |            |            |             |            |            |          |               |
|                                    | %sector of municipality      |               |             |               |             |             |            |            |             |            |            |          |               |
| 8,939                              | Total Municipalities         | 9,592,936     | 26,795,684  | 127,377,016   | 400,127,540 | 123,070,083 | 0          | 55,210     | 16,278      | 2,775      | 14,175     | 0        | 687,051,694   |
| 82.45%                             | %all municip.sectors of cnty | 13.44%        | 58.99%      | 55.37%        | 82.63%      | 80.65%      |            | 11.46%     | 0.00%       | 0.00%      | 0.05%      |          | 41.40%        |

7 BOX BUTTE

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

|  |                        |                              |                         |                                   |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|
| <b>Total Real Property</b><br>Sum Lines 17, 25, & 30 | <b>Records : 8,409</b> | <b>Value : 1,349,466,753</b> | <b>Growth 4,520,475</b> | <b>Sum Lines 17, 25, &amp; 41</b> |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

|                                 | Urban   |             | SubUrban |           | Rural   |             | Total   |             | Growth    |
|---------------------------------|---------|-------------|----------|-----------|---------|-------------|---------|-------------|-----------|
|                                 | Records | Value       | Records  | Value     | Records | Value       | Records | Value       |           |
| <b>01. Res UnImp Land</b>       | 215     | 1,803,087   | 1        | 15,190    | 428     | 1,593,503   | 644     | 3,411,780   |           |
| <b>02. Res Improve Land</b>     | 3,147   | 27,429,555  | 2        | 31,680    | 504     | 12,531,805  | 3,653   | 39,993,040  |           |
| <b>03. Res Improvements</b>     | 3,503   | 373,615,610 | 2        | 263,370   | 565     | 73,847,836  | 4,070   | 447,726,816 |           |
| <b>04. Res Total</b>            | 3,718   | 402,848,252 | 3        | 310,240   | 993     | 87,973,144  | 4,714   | 491,131,636 | 1,333,446 |
| <b>% of Res Total</b>           | 78.87   | 82.02       | 0.06     | 0.06      | 21.06   | 17.91       | 56.06   | 36.39       | 29.50     |
| <b>05. Com UnImp Land</b>       | 70      | 3,254,803   | 1        | 136,600   | 21      | 821,375     | 92      | 4,212,778   |           |
| <b>06. Com Improve Land</b>     | 534     | 28,693,444  | 1        | 92,800    | 46      | 1,927,313   | 581     | 30,713,557  |           |
| <b>07. Com Improvements</b>     | 551     | 112,599,707 | 1        | 1,868,354 | 105     | 27,568,224  | 657     | 142,036,285 |           |
| <b>08. Com Total</b>            | 621     | 144,547,954 | 2        | 2,097,754 | 126     | 30,316,912  | 749     | 176,962,620 | 2,441,382 |
| <b>% of Com Total</b>           | 82.91   | 81.68       | 0.27     | 1.19      | 16.82   | 17.13       | 8.91    | 13.11       | 54.01     |
| <b>09. Ind UnImp Land</b>       | 0       | 0           | 0        | 0         | 3       | 206,500     | 3       | 206,500     |           |
| <b>10. Ind Improve Land</b>     | 0       | 0           | 0        | 0         | 6       | 2,184,375   | 6       | 2,184,375   |           |
| <b>11. Ind Improvements</b>     | 0       | 0           | 0        | 0         | 6       | 16,037,725  | 6       | 16,037,725  |           |
| <b>12. Ind Total</b>            | 0       | 0           | 0        | 0         | 9       | 18,428,600  | 9       | 18,428,600  | 0         |
| <b>% of Ind Total</b>           | 0.00    | 0.00        | 0.00     | 0.00      | 100.00  | 100.00      | 0.11    | 1.37        | 0.00      |
| <b>13. Rec UnImp Land</b>       | 0       | 0           | 0        | 0         | 0       | 0           | 0       | 0           |           |
| <b>14. Rec Improve Land</b>     | 1       | 24,000      | 0        | 0         | 2       | 79,826      | 3       | 103,826     |           |
| <b>15. Rec Improvements</b>     | 1       | 31,210      | 0        | 0         | 2       | 378,920     | 3       | 410,130     |           |
| <b>16. Rec Total</b>            | 1       | 55,210      | 0        | 0         | 2       | 458,746     | 3       | 513,956     | 0         |
| <b>% of Rec Total</b>           | 33.33   | 10.74       | 0.00     | 0.00      | 66.67   | 89.26       | 0.04    | 0.04        | 0.00      |
| <b>Res &amp; Rec Total</b>      | 3,719   | 402,903,462 | 3        | 310,240   | 995     | 88,431,890  | 4,717   | 491,645,592 | 1,333,446 |
| <b>% of Res &amp; Rec Total</b> | 78.84   | 81.95       | 0.06     | 0.06      | 21.09   | 17.99       | 56.09   | 36.43       | 29.50     |
| <b>Com &amp; Ind Total</b>      | 621     | 144,547,954 | 2        | 2,097,754 | 135     | 48,745,512  | 758     | 195,391,220 | 2,441,382 |
| <b>% of Com &amp; Ind Total</b> | 81.93   | 73.98       | 0.26     | 1.07      | 17.81   | 24.95       | 9.01    | 14.48       | 54.01     |
| <b>17. Taxable Total</b>        | 4,340   | 547,451,416 | 5        | 2,407,994 | 1,130   | 137,177,402 | 5,475   | 687,036,812 | 3,774,828 |
| <b>% of Taxable Total</b>       | 79.27   | 79.68       | 0.09     | 0.35      | 20.64   | 19.97       | 65.11   | 50.91       | 83.51     |

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   | 6       | 517,919    | 16,369,442   | 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            | 6        | 517,919    | 16,369,442   |
| 20. Industrial   | 0       | 0          | 0            | 0        | 0          | 0            |
| 21. Other        | 0       | 0          | 0            | 0        | 0          | 0            |
| 22. Total Sch II |         |            |              | 6        | 517,919    | 16,369,442   |

Schedule III : Mineral Interest Records

| Mineral Interest  | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing     | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 24. Non-Producing | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |
| 25. Total         | 0       | 0           | 0       | 0              | 0       | 0           | 0       | 0           | 0      |

Schedule IV : Exempt Records : Non-Agricultural

|            | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 351           | 0                | 138           | 489           |

Schedule V : Agricultural Records

|                      | Urban   |        | SubUrban |       | Rural   |             | Total   |             |
|----------------------|---------|--------|----------|-------|---------|-------------|---------|-------------|
|                      | Records | Value  | Records  | Value | Records | Value       | Records | Value       |
| 27. Ag-Vacant Land   | 4       | 15,440 | 0        | 0     | 2,307   | 429,278,459 | 2,311   | 429,293,899 |
| 28. Ag-Improved Land | 1       | 3,613  | 0        | 0     | 580     | 155,421,661 | 581     | 155,425,274 |
| 29. Ag Improvements  | 1       | 14,175 | 0        | 0     | 622     | 77,696,593  | 623     | 77,710,768  |

|              |  |  |  |       |             |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total |  |  |  | 2,934 | 662,429,941 |
|--------------|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

|                           | Urban   |          |            | SubUrban     |                  |                   | Growth         |
|---------------------------|---------|----------|------------|--------------|------------------|-------------------|----------------|
|                           | Records | Acres    | Value      | Records      | Acres            | Value             |                |
| 31. HomeSite UnImp Land   | 1       | 1.00     | 2,775      | 0            | 0.00             | 0                 |                |
| 32. HomeSite Improv Land  | 0       | 0.00     | 0          | 0            | 0.00             | 0                 |                |
| 33. HomeSite Improvements | 0       | 0.00     | 0          | 0            | 0.00             | 0                 |                |
| 34. HomeSite Total        |         |          |            |              |                  |                   |                |
| 35. FarmSite UnImp Land   | 0       | 0.00     | 0          | 0            | 0.00             | 0                 |                |
| 36. FarmSite Improv Land  | 0       | 0.00     | 0          | 0            | 0.00             | 0                 |                |
| 37. FarmSite Improvements | 1       | 0.00     | 14,175     | 0            | 0.00             | 0                 |                |
| 38. FarmSite Total        |         |          |            |              |                  |                   |                |
| 39. Road & Ditches        | 0       | 0.00     | 0          | 0            | 0.00             | 0                 |                |
| 40. Other- Non Ag Use     | 0       | 0.00     | 0          | 0            | 0.00             | 0                 |                |
|                           | Rural   |          |            | Total        |                  |                   |                |
|                           | Records | Acres    | Value      | Records      | Acres            | Value             |                |
| 31. HomeSite UnImp Land   | 206     | 226.61   | 1,246,786  | 207          | 227.61           | 1,249,561         |                |
| 32. HomeSite Improv Land  | 370     | 423.69   | 7,694,750  | 370          | 423.69           | 7,694,750         |                |
| 33. HomeSite Improvements | 377     | 0.00     | 53,768,988 | 377          | 0.00             | 53,768,988        | 166,050        |
| 34. HomeSite Total        |         |          |            | <b>584</b>   | <b>651.30</b>    | <b>62,713,299</b> |                |
| 35. FarmSite UnImp Land   | 82      | 194.74   | 252,190    | 82           | 194.74           | 252,190           |                |
| 36. FarmSite Improv Land  | 459     | 2,120.36 | 3,825,049  | 459          | 2,120.36         | 3,825,049         |                |
| 37. FarmSite Improvements | 588     | 0.00     | 23,927,605 | 589          | 0.00             | 23,941,780        | 579,597        |
| 38. FarmSite Total        |         |          |            | <b>671</b>   | <b>2,315.10</b>  | <b>28,019,019</b> |                |
| 39. Road & Ditches        | 1,861   | 5,976.26 | 0          | 1,861        | 5,976.26         | 0                 |                |
| 40. Other- Non Ag Use     | 60      | 1,336.76 | 3,188,173  | 60           | 1,336.76         | 3,188,173         |                |
| 41. Total Section VI      |         |          |            | <b>1,255</b> | <b>10,279.42</b> | <b>93,920,491</b> | <b>745,647</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 | 0       | 0.00  | 0     | 0        | 0.00  | 0     |

Schedule VIII : Agricultural Records : Special Value

|                   | Urban   |       |       | SubUrban |       |       |
|-------------------|---------|-------|-------|----------|-------|-------|
|                   | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. Market Value  | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
|                   | Rural   |       |       | Total    |       |       |
|                   | Records | Acres | Value | Records  | Acres | Value |
| 43. Special Value | 0       | 0.00  | 0     | 0        | 0.00  | 0     |
| 44. Market Value  | 0       | 0     | 0     | 0        | 0     | 0     |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated                    | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1                      | 1,961.08          | 5.53%          | 5,260,437          | 5.37%          | 2,682.42                |
| 46. 1A                       | 7,350.14          | 20.72%         | 20,281,244         | 20.70%         | 2,759.30                |
| 47. 2A1                      | 214.91            | 0.61%          | 593,666            | 0.61%          | 2,762.39                |
| 48. 2A                       | 5,454.21          | 15.38%         | 15,030,585         | 15.34%         | 2,755.78                |
| 49. 3A1                      | 6,316.36          | 17.81%         | 17,526,418         | 17.89%         | 2,774.77                |
| 50. 3A                       | 4,752.96          | 13.40%         | 13,135,562         | 13.41%         | 2,763.66                |
| 51. 4A1                      | 7,208.28          | 20.32%         | 20,019,041         | 20.44%         | 2,777.23                |
| 52. 4A                       | 2,211.46          | 6.23%          | 6,113,400          | 6.24%          | 2,764.42                |
| <b>53. Total</b>             | <b>35,469.40</b>  | <b>100.00%</b> | <b>97,960,353</b>  | <b>100.00%</b> | <b>2,761.83</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 54. 1D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 55. 1D                       | 2,549.24          | 29.41%         | 1,325,606          | 29.41%         | 520.00                  |
| 56. 2D1                      | 26.08             | 0.30%          | 13,560             | 0.30%          | 519.94                  |
| 57. 2D                       | 2,782.08          | 32.09%         | 1,446,681          | 32.09%         | 520.00                  |
| 58. 3D1                      | 1,024.21          | 11.82%         | 532,584            | 11.82%         | 519.99                  |
| 59. 3D                       | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 60. 4D1                      | 1,249.17          | 14.41%         | 649,566            | 14.41%         | 520.00                  |
| 61. 4D                       | 1,037.65          | 11.97%         | 539,579            | 11.97%         | 520.00                  |
| <b>62. Total</b>             | <b>8,668.43</b>   | <b>100.00%</b> | <b>4,507,576</b>   | <b>100.00%</b> | <b>520.00</b>           |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 1,697.10          | 1.31%          | 528,318            | 1.32%          | 311.31                  |
| 64. 1G                       | 3,361.42          | 2.60%          | 1,043,414          | 2.61%          | 310.41                  |
| 65. 2G1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 66. 2G                       | 2,467.01          | 1.91%          | 783,485            | 1.96%          | 317.58                  |
| 67. 3G1                      | 4,580.06          | 3.54%          | 1,405,106          | 3.52%          | 306.79                  |
| 68. 3G                       | 37,019.06         | 28.59%         | 11,425,537         | 28.59%         | 308.64                  |
| 69. 4G1                      | 58,577.55         | 45.24%         | 18,052,797         | 45.18%         | 308.19                  |
| 70. 4G                       | 21,768.87         | 16.81%         | 6,722,283          | 16.82%         | 308.80                  |
| <b>71. Total</b>             | <b>129,471.07</b> | <b>100.00%</b> | <b>39,960,940</b>  | <b>100.00%</b> | <b>308.65</b>           |
| <b>Irrigated Total</b>       |                   |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>35,469.40</b>  | <b>20.15%</b>  | <b>97,960,353</b>  | <b>68.58%</b>  | <b>2,761.83</b>         |
| <b>Dry Total</b>             |                   |                |                    |                |                         |
| <b>Dry Total</b>             | <b>8,668.43</b>   | <b>4.92%</b>   | <b>4,507,576</b>   | <b>3.16%</b>   | <b>520.00</b>           |
| <b>Grass Total</b>           |                   |                |                    |                |                         |
| <b>Grass Total</b>           | <b>129,471.07</b> | <b>73.54%</b>  | <b>39,960,940</b>  | <b>27.98%</b>  | <b>308.65</b>           |
| 72. Waste                    | 1,417.07          | 0.80%          | 141,707            | 0.10%          | 100.00                  |
| 73. Other                    | 1,022.77          | 0.58%          | 267,700            | 0.19%          | 261.74                  |
| 74. Exempt                   | 5,386.90          | 3.06%          | 2,222,963          | 1.56%          | 412.66                  |
| <b>75. Market Area Total</b> | <b>176,048.74</b> | <b>100.00%</b> | <b>142,838,276</b> | <b>100.00%</b> | <b>811.36</b>           |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated                    | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1                      | 26,498.39         | 26.29%         | 59,279,110         | 26.78%         | 2,237.08                |
| 46. 1A                       | 38,856.13         | 38.55%         | 85,805,413         | 38.76%         | 2,208.29                |
| 47. 2A1                      | 3,085.71          | 3.06%          | 6,947,269          | 3.14%          | 2,251.43                |
| 48. 2A                       | 18,834.91         | 18.69%         | 41,722,395         | 18.85%         | 2,215.16                |
| 49. 3A1                      | 2,048.02          | 2.03%          | 4,209,548          | 1.90%          | 2,055.42                |
| 50. 3A                       | 1,788.36          | 1.77%          | 3,695,700          | 1.67%          | 2,066.53                |
| 51. 4A1                      | 8,928.65          | 8.86%          | 18,201,472         | 8.22%          | 2,038.55                |
| 52. 4A                       | 741.71            | 0.74%          | 1,531,895          | 0.69%          | 2,065.36                |
| <b>53. Total</b>             | <b>100,781.88</b> | <b>100.00%</b> | <b>221,392,802</b> | <b>100.00%</b> | <b>2,196.75</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 54. 1D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 55. 1D                       | 51,808.38         | 55.85%         | 29,012,700         | 56.26%         | 560.00                  |
| 56. 2D1                      | 3,285.66          | 3.54%          | 1,839,975          | 3.57%          | 560.00                  |
| 57. 2D                       | 22,514.41         | 24.27%         | 12,608,082         | 24.45%         | 560.00                  |
| 58. 3D1                      | 1,985.42          | 2.14%          | 1,062,207          | 2.06%          | 535.00                  |
| 59. 3D                       | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 60. 4D1                      | 11,523.91         | 12.42%         | 6,165,312          | 11.96%         | 535.00                  |
| 61. 4D                       | 1,640.13          | 1.77%          | 877,469            | 1.70%          | 535.00                  |
| <b>62. Total</b>             | <b>92,757.91</b>  | <b>100.00%</b> | <b>51,565,745</b>  | <b>100.00%</b> | <b>555.92</b>           |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 369.25            | 0.42%          | 138,059            | 0.42%          | 373.89                  |
| 64. 1G                       | 85.26             | 0.10%          | 40,668             | 0.12%          | 476.99                  |
| 65. 2G1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 66. 2G                       | 2,195.47          | 2.51%          | 844,527            | 2.56%          | 384.67                  |
| 67. 3G1                      | 652.42            | 0.74%          | 238,673            | 0.72%          | 365.83                  |
| 68. 3G                       | 31,319.01         | 35.74%         | 11,676,403         | 35.36%         | 372.82                  |
| 69. 4G1                      | 44,435.37         | 50.71%         | 16,899,531         | 51.17%         | 380.32                  |
| 70. 4G                       | 8,573.04          | 9.78%          | 3,186,332          | 9.65%          | 371.67                  |
| <b>71. Total</b>             | <b>87,629.82</b>  | <b>100.00%</b> | <b>33,024,193</b>  | <b>100.00%</b> | <b>376.86</b>           |
| <b>Irrigated Total</b>       |                   |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>100,781.88</b> | <b>34.97%</b>  | <b>221,392,802</b> | <b>71.81%</b>  | <b>2,196.75</b>         |
| <b>Dry Total</b>             |                   |                |                    |                |                         |
| <b>Dry Total</b>             | <b>92,757.91</b>  | <b>32.18%</b>  | <b>51,565,745</b>  | <b>16.72%</b>  | <b>555.92</b>           |
| <b>Grass Total</b>           |                   |                |                    |                |                         |
| <b>Grass Total</b>           | <b>87,629.82</b>  | <b>30.41%</b>  | <b>33,024,193</b>  | <b>10.71%</b>  | <b>376.86</b>           |
| 72. Waste                    | 1,320.26          | 0.46%          | 132,026            | 0.04%          | 100.00                  |
| 73. Other                    | 5,713.25          | 1.98%          | 2,204,627          | 0.72%          | 385.88                  |
| 74. Exempt                   | 188.03            | 0.07%          | 93,171             | 0.03%          | 495.51                  |
| <b>75. Market Area Total</b> | <b>288,203.12</b> | <b>100.00%</b> | <b>308,319,393</b> | <b>100.00%</b> | <b>1,069.80</b>         |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated                    | Acres             | % of Acres*    | Value              | % of Value*    | Average Assessed Value* |
|------------------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| 45. 1A1                      | 3,887.63          | 25.63%         | 7,820,551          | 26.42%         | 2,011.65                |
| 46. 1A                       | 6,752.79          | 44.53%         | 13,183,463         | 44.54%         | 1,952.30                |
| 47. 2A1                      | 1,382.58          | 9.12%          | 2,738,435          | 9.25%          | 1,980.67                |
| 48. 2A                       | 1,875.47          | 12.37%         | 3,623,743          | 12.24%         | 1,932.18                |
| 49. 3A1                      | 262.66            | 1.73%          | 466,319            | 1.58%          | 1,775.37                |
| 50. 3A                       | 170.82            | 1.13%          | 304,364            | 1.03%          | 1,781.78                |
| 51. 4A1                      | 645.94            | 4.26%          | 1,126,650          | 3.81%          | 1,744.20                |
| 52. 4A                       | 188.28            | 1.24%          | 338,310            | 1.14%          | 1,796.85                |
| <b>53. Total</b>             | <b>15,166.17</b>  | <b>100.00%</b> | <b>29,601,835</b>  | <b>100.00%</b> | <b>1,951.83</b>         |
| <b>Dry</b>                   |                   |                |                    |                |                         |
| 54. 1D1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 55. 1D                       | 49,340.88         | 61.51%         | 28,124,400         | 61.74%         | 570.00                  |
| 56. 2D1                      | 6,191.68          | 7.72%          | 3,529,272          | 7.75%          | 570.00                  |
| 57. 2D                       | 16,160.63         | 20.15%         | 9,211,633          | 20.22%         | 570.00                  |
| 58. 3D1                      | 1,365.94          | 1.70%          | 751,312            | 1.65%          | 550.03                  |
| 59. 3D                       | 30.31             | 0.04%          | 16,671             | 0.04%          | 550.02                  |
| 60. 4D1                      | 6,285.98          | 7.84%          | 3,457,429          | 7.59%          | 550.02                  |
| 61. 4D                       | 838.62            | 1.05%          | 461,299            | 1.01%          | 550.07                  |
| <b>62. Total</b>             | <b>80,214.04</b>  | <b>100.00%</b> | <b>45,552,016</b>  | <b>100.00%</b> | <b>567.88</b>           |
| <b>Grass</b>                 |                   |                |                    |                |                         |
| 63. 1G1                      | 1,337.61          | 1.36%          | 560,435            | 1.35%          | 418.98                  |
| 64. 1G                       | 27.63             | 0.03%          | 11,466             | 0.03%          | 414.98                  |
| 65. 2G1                      | 0.00              | 0.00%          | 0                  | 0.00%          | 0.00                    |
| 66. 2G                       | 308.00            | 0.31%          | 129,594            | 0.31%          | 420.76                  |
| 67. 3G1                      | 7.60              | 0.01%          | 3,078              | 0.01%          | 405.00                  |
| 68. 3G                       | 16,356.04         | 16.66%         | 6,868,460          | 16.60%         | 419.93                  |
| 69. 4G1                      | 52,837.17         | 53.82%         | 22,280,099         | 53.84%         | 421.67                  |
| 70. 4G                       | 27,297.37         | 27.81%         | 11,529,684         | 27.86%         | 422.37                  |
| <b>71. Total</b>             | <b>98,171.42</b>  | <b>100.00%</b> | <b>41,382,816</b>  | <b>100.00%</b> | <b>421.54</b>           |
| <b>Irrigated Total</b>       |                   |                |                    |                |                         |
| <b>Irrigated Total</b>       | <b>15,166.17</b>  | <b>7.67%</b>   | <b>29,601,835</b>  | <b>25.22%</b>  | <b>1,951.83</b>         |
| <b>Dry Total</b>             |                   |                |                    |                |                         |
| <b>Dry Total</b>             | <b>80,214.04</b>  | <b>40.56%</b>  | <b>45,552,016</b>  | <b>38.82%</b>  | <b>567.88</b>           |
| <b>Grass Total</b>           |                   |                |                    |                |                         |
| <b>Grass Total</b>           | <b>98,171.42</b>  | <b>49.65%</b>  | <b>41,382,816</b>  | <b>35.26%</b>  | <b>421.54</b>           |
| 72. Waste                    | 1,189.78          | 0.60%          | 118,978            | 0.10%          | 100.00                  |
| 73. Other                    | 3,004.06          | 1.52%          | 696,136            | 0.59%          | 231.73                  |
| 74. Exempt                   | 56.84             | 0.03%          | 14,245             | 0.01%          | 250.62                  |
| <b>75. Market Area Total</b> | <b>197,745.47</b> | <b>100.00%</b> | <b>117,351,781</b> | <b>100.00%</b> | <b>593.45</b>           |

Schedule X : Agricultural Records :Ag Land Total

|               | Urban |        | SubUrban |       | Rural      |             | Total      |             |
|---------------|-------|--------|----------|-------|------------|-------------|------------|-------------|
|               | Acres | Value  | Acres    | Value | Acres      | Value       | Acres      | Value       |
| 76. Irrigated | 0.00  | 0      | 0.00     | 0     | 151,417.45 | 348,954,990 | 151,417.45 | 348,954,990 |
| 77. Dry Land  | 29.04 | 16,278 | 0.00     | 0     | 181,611.34 | 101,609,059 | 181,640.38 | 101,625,337 |
| 78. Grass     | 0.00  | 0      | 0.00     | 0     | 315,272.31 | 114,367,949 | 315,272.31 | 114,367,949 |
| 79. Waste     | 0.00  | 0      | 0.00     | 0     | 3,927.11   | 392,711     | 3,927.11   | 392,711     |
| 80. Other     | 0.00  | 0      | 0.00     | 0     | 9,740.08   | 3,168,463   | 9,740.08   | 3,168,463   |
| 81. Exempt    | 0.00  | 0      | 0.00     | 0     | 5,631.77   | 2,330,379   | 5,631.77   | 2,330,379   |
| 82. Total     | 29.04 | 16,278 | 0.00     | 0     | 661,968.29 | 568,493,172 | 661,997.33 | 568,509,450 |

|           | Acres      | % of Acres* | Value       | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 151,417.45 | 22.87%      | 348,954,990 | 61.38%      | 2,304.59                |
| Dry Land  | 181,640.38 | 27.44%      | 101,625,337 | 17.88%      | 559.49                  |
| Grass     | 315,272.31 | 47.62%      | 114,367,949 | 20.12%      | 362.76                  |
| Waste     | 3,927.11   | 0.59%       | 392,711     | 0.07%       | 100.00                  |
| Other     | 9,740.08   | 1.47%       | 3,168,463   | 0.56%       | 325.30                  |
| Exempt    | 5,631.77   | 0.85%       | 2,330,379   | 0.41%       | 413.79                  |
| Total     | 661,997.33 | 100.00%     | 568,509,450 | 100.00%     | 858.78                  |

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 N/a Or Error                     | 1                      | 952          | 0                    | 0            | 0                   | 0            | 1              | 952          | 0             |
| 83.2 Alliance Comm                    | 0                      | 0            | 2                    | 24,150       | 2                   | 87,037       | 2              | 111,187      | 0             |
| 83.3 Alliance Res                     | 183                    | 1,593,915    | 2,806                | 24,696,028   | 3,130               | 346,366,573  | 3,313          | 372,656,516  | 1,171,234     |
| 83.4 Hemingford Res                   | 32                     | 209,172      | 341                  | 2,733,377    | 371                 | 27,104,875   | 403            | 30,047,424   | 64,849        |
| 83.5 Rainbow Acres                    | 51                     | 429,784      | 72                   | 952,886      | 76                  | 5,166,574    | 127            | 6,549,244    | 44,335        |
| 83.6 Rural Comm                       | 0                      | 0            | 1                    | 56,126       | 1                   | 24,365       | 1              | 80,491       | 0             |
| 83.7 Rural Res1                       | 143                    | 476,490      | 136                  | 3,961,440    | 162                 | 19,089,885   | 305            | 23,527,815   | 25,695        |
| 83.8 Rural Res2                       | 234                    | 701,467      | 298                  | 7,672,859    | 331                 | 50,297,637   | 565            | 58,671,963   | 27,333        |
| 84 Residential Total                  | 644                    | 3,411,780    | 3,656                | 40,096,866   | 4,073               | 448,136,946  | 4,717          | 491,645,592  | 1,333,446     |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> |              | <u>Improved Land</u> |              | <u>Improvements</u> |              | <u>Total</u>   |              | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
|              |                          | <u>Records</u>         | <u>Value</u> | <u>Records</u>       | <u>Value</u> | <u>Records</u>      | <u>Value</u> | <u>Records</u> | <u>Value</u> |               |
| 85.1         | Alliance Comm            | 55                     | 3,079,769    | 471                  | 27,507,471   | 482                 | 90,674,717   | 537            | 121,261,957  | 284,609       |
| 85.2         | Hemingford Comm          | 14                     | 172,734      | 62                   | 1,164,385    | 68                  | 21,549,825   | 82             | 22,886,944   | 0             |
| 85.3         | Industrial               | 1                      | 158,575      | 7                    | 2,293,900    | 7                   | 14,081,330   | 8              | 16,533,805   | 0             |
| 85.4         | Rural Comm               | 25                     | 1,008,200    | 47                   | 1,932,176    | 106                 | 31,768,138   | 131            | 34,708,514   | 2,156,773     |
| 86           | Commercial Total         | 95                     | 4,419,278    | 587                  | 32,897,932   | 663                 | 158,074,010  | 758            | 195,391,220  | 2,441,382     |

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

Market Area 1

| Pure Grass             | Acres      | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|------------------------|------------|-------------|------------|-------------|-------------------------|
| 87. 1G1                | 1,377.35   | 1.28%       | 413,205    | 1.28%       | 300.00                  |
| 88. 1G                 | 2,778.28   | 2.59%       | 833,484    | 2.59%       | 300.00                  |
| 89. 2G1                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 90. 2G                 | 1,744.00   | 1.62%       | 523,200    | 1.62%       | 300.00                  |
| 91. 3G1                | 3,958.51   | 3.69%       | 1,187,553  | 3.69%       | 300.00                  |
| 92. 3G                 | 30,623.57  | 28.51%      | 9,187,071  | 28.51%      | 300.00                  |
| 93. 4G1                | 48,988.51  | 45.61%      | 14,696,553 | 45.61%      | 300.00                  |
| 94. 4G                 | 17,936.87  | 16.70%      | 5,381,061  | 16.70%      | 300.00                  |
| 95. Total              | 107,407.09 | 100.00%     | 32,222,127 | 100.00%     | 300.00                  |
| <b>CRP</b>             |            |             |            |             |                         |
| 96. 1C1                | 319.75     | 1.45%       | 115,113    | 1.49%       | 360.01                  |
| 97. 1C                 | 583.14     | 2.64%       | 209,930    | 2.71%       | 360.00                  |
| 98. 2C1                | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 723.01     | 3.28%       | 260,285    | 3.36%       | 360.00                  |
| 100. 3C1               | 621.55     | 2.82%       | 217,553    | 2.81%       | 350.02                  |
| 101. 3C                | 6,395.49   | 28.99%      | 2,238,466  | 28.93%      | 350.01                  |
| 102. 4C1               | 9,589.04   | 43.46%      | 3,356,244  | 43.37%      | 350.01                  |
| 103. 4C                | 3,832.00   | 17.37%      | 1,341,222  | 17.33%      | 350.01                  |
| 104. Total             | 22,063.98  | 100.00%     | 7,738,813  | 100.00%     | 350.74                  |
| <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            | 107,407.09 | 82.96%      | 32,222,127 | 80.63%      | 300.00                  |
| CRP Total              | 22,063.98  | 17.04%      | 7,738,813  | 19.37%      | 350.74                  |
| Timber Total           | 0.00       | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |            |             |            |             |                         |
| 114. Market Area Total | 129,471.07 | 100.00%     | 39,960,940 | 100.00%     | 308.65                  |



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

Market Area 2

| Pure Grass             | Acres     | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1                | 357.75    | 0.47%       | 132,367    | 0.48%       | 370.00                  |
| 88. 1G                 | 12.29     | 0.02%       | 4,548      | 0.02%       | 370.06                  |
| 89. 2G1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 90. 2G                 | 1,937.91  | 2.52%       | 717,033    | 2.59%       | 370.00                  |
| 91. 3G1                | 624.26    | 0.81%       | 224,734    | 0.81%       | 360.00                  |
| 92. 3G                 | 28,344.52 | 36.88%      | 10,204,023 | 36.85%      | 360.00                  |
| 93. 4G1                | 37,748.03 | 49.11%      | 13,589,291 | 49.07%      | 360.00                  |
| 94. 4G                 | 7,832.00  | 10.19%      | 2,819,515  | 10.18%      | 360.00                  |
| 95. Total              | 76,856.76 | 100.00%     | 27,691,511 | 100.00%     | 360.30                  |
| <b>CRP</b>             |           |             |            |             |                         |
| 96. 1C1                | 11.50     | 0.11%       | 5,692      | 0.11%       | 494.96                  |
| 97. 1C                 | 72.97     | 0.68%       | 36,120     | 0.68%       | 495.00                  |
| 98. 2C1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 257.56    | 2.39%       | 127,494    | 2.39%       | 495.01                  |
| 100. 3C1               | 28.16     | 0.26%       | 13,939     | 0.26%       | 494.99                  |
| 101. 3C                | 2,974.49  | 27.61%      | 1,472,380  | 27.61%      | 495.00                  |
| 102. 4C1               | 6,687.34  | 62.07%      | 3,310,240  | 62.07%      | 495.00                  |
| 103. 4C                | 741.04    | 6.88%       | 366,817    | 6.88%       | 495.00                  |
| 104. Total             | 10,773.06 | 100.00%     | 5,332,682  | 100.00%     | 495.00                  |
| <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            | 76,856.76 | 87.71%      | 27,691,511 | 83.85%      | 360.30                  |
| CRP Total              | 10,773.06 | 12.29%      | 5,332,682  | 16.15%      | 495.00                  |
| Timber Total           | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |           |             |            |             |                         |
| 114. Market Area Total | 87,629.82 | 100.00%     | 33,024,193 | 100.00%     | 376.86                  |

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

Market Area 3

| Pure Grass             | Acres     | % of Acres* | Value      | % of Value* | Average Assessed Value* |
|------------------------|-----------|-------------|------------|-------------|-------------------------|
| 87. 1G1                | 934.99    | 1.15%       | 397,374    | 1.15%       | 425.00                  |
| 88. 1G                 | 13.78     | 0.02%       | 5,857      | 0.02%       | 425.04                  |
| 89. 2G1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 90. 2G                 | 242.61    | 0.30%       | 103,111    | 0.30%       | 425.01                  |
| 91. 3G1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 92. 3G                 | 12,206.71 | 15.04%      | 5,187,975  | 15.04%      | 425.01                  |
| 93. 4G1                | 44,038.07 | 54.27%      | 18,716,456 | 54.27%      | 425.01                  |
| 94. 4G                 | 23,707.27 | 29.22%      | 10,075,689 | 29.22%      | 425.00                  |
| 95. Total              | 81,143.43 | 100.00%     | 34,486,462 | 100.00%     | 425.01                  |
| <b>CRP</b>             |           |             |            |             |                         |
| 96. 1C1                | 402.62    | 2.36%       | 163,061    | 2.36%       | 405.00                  |
| 97. 1C                 | 13.85     | 0.08%       | 5,609      | 0.08%       | 404.98                  |
| 98. 2C1                | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| 99. 2C                 | 65.39     | 0.38%       | 26,483     | 0.38%       | 405.00                  |
| 100. 3C1               | 7.60      | 0.04%       | 3,078      | 0.04%       | 405.00                  |
| 101. 3C                | 4,149.33  | 24.37%      | 1,680,485  | 24.37%      | 405.00                  |
| 102. 4C1               | 8,799.10  | 51.67%      | 3,563,643  | 51.67%      | 405.00                  |
| 103. 4C                | 3,590.10  | 21.08%      | 1,453,995  | 21.08%      | 405.00                  |
| 104. Total             | 17,027.99 | 100.00%     | 6,896,354  | 100.00%     | 405.00                  |
| <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            | 81,143.43 | 82.65%      | 34,486,462 | 83.34%      | 425.01                  |
| CRP Total              | 17,027.99 | 17.35%      | 6,896,354  | 16.66%      | 405.00                  |
| Timber Total           | 0.00      | 0.00%       | 0          | 0.00%       | 0.00                    |
| <hr/>                  |           |             |            |             |                         |
| 114. Market Area Total | 98,171.42 | 100.00%     | 41,382,816 | 100.00%     | 421.54                  |

**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

**07 Box Butte**

|  | <b>2023 CTL County<br/>Total</b> | <b>2024 Form 45<br/>County Total</b> | <b>Value Difference<br/>(2024 form 45 - 2023 CTL)</b> | <b>Percent<br/>Change</b> | <b>2024 Growth<br/>(New Construction Value)</b> | <b>Percent Change<br/>excl. Growth</b> |
|--|----------------------------------|--------------------------------------|---|---------------------------|---|--|
| 01. Residential  | 484,268,905                      | 491,131,636                          | 6,862,731   | 1.42%                     | 1,333,446                                       | 1.14%                                  |
| 02. Recreational   | 481,893                          | 513,956                              | 32,063  | 6.65%                     | 0   | 6.65%                                  |
| 03. Ag-Homesite Land, Ag-Res Dwelling                              | 60,227,082                       | 62,713,299                           | 2,486,217   | 4.13%                     | 166,050   | 3.85%                                  |
| <b>04. Total Residential (sum lines 1-3)</b>                       | <b>544,977,880</b>               | <b>554,358,891</b>                   | <b>9,381,011</b>                                      | <b>1.72%</b>              | <b>1,499,496</b>                                | <b>1.45%</b>                           |
| 05. Commercial   | 152,595,439                      | 176,962,620                          | 24,367,181  | 15.97%                    | 2,441,382                                       | 14.37%                                 |
| 06. Industrial   | 17,240,161                       | 18,428,600                           | 1,188,439   | 6.89%                     | 0   | 6.89%                                  |
| <b>07. Total Commercial (sum lines 5-6)</b>                        | <b>169,835,600</b>               | <b>195,391,220</b>                   | <b>25,555,620</b>                                     | <b>15.05%</b>             | <b>2,441,382</b>                                | <b>13.61%</b>                          |
| 08. Ag-Farmsite Land, Outbuildings                                 | 27,866,644                       | 28,019,019                           | 152,375   | 0.55%                     | 579,597   | -1.53%                                 |
| 09. Minerals   | 0                                | 0                                    | 0   |                           | 0   |  |
| 10. Non Ag Use Land  | 1,206,773                        | 3,188,173                            | 1,981,400   | 164.19%                   |   |  |
| <b>11. Total Non-Agland (sum lines 8-10)</b>                       | <b>29,073,417</b>                | <b>31,207,192</b>                    | <b>2,133,775</b>                                      | <b>7.34%</b>              | <b>579,597</b>                                  | <b>5.35%</b>                           |
| 12. Irrigated  | 349,257,062                      | 348,954,990                          | -302,072  | -0.09%                    |   |  |
| 13. Dryland  | 101,805,069                      | 101,625,337                          | -179,732  | -0.18%                    |   |  |
| 14. Grassland  | 114,127,345                      | 114,367,949                          | 240,604   | 0.21%                     |   |  |
| 15. Wasteland  | 392,711                          | 392,711                              | 0   | 0.00%                     |   |  |
| 16. Other Agland   | 3,164,754                        | 3,168,463                            | 3,709   | 0.12%                     |   |  |
| <b>17. Total Agricultural Land</b>                                 | <b>568,746,941</b>               | <b>568,509,450</b>                   | <b>-237,491</b>                                       | <b>-0.04%</b>             |   |  |
| <b>18. Total Value of all Real Property<br/>(Locally Assessed)</b> | <b>1,312,633,838</b>             | <b>1,349,466,753</b>                 | <b>36,832,915</b>                                     | <b>2.81%</b>              | <b>4,520,475</b>                                | <b>2.46%</b>                           |

## 2024 Assessment Survey for Box Butte 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>  |
|            | One.   |
| <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>                            |
|            | \$236,743  |
| <b>7.</b>  | <b>Adopted budget, or granted budget if different from above:</b>                      |
|            | \$239,372  |
| <b>8.</b>  | <b>Amount of the total assessor's budget set aside for appraisal work:</b>             |
|            | \$3,700 as a consulting fee.   |
| <b>9.</b>  | <b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b> |
|            | None   |
| <b>10.</b> | <b>Part of the assessor's budget that is dedicated to the computer system:</b>         |
|            | \$45,807 for gWorks and Eagle View Pictometry.   |
| <b>11.</b> | <b>Amount of the assessor's budget set aside for education/workshops:</b>              |
|            | \$5,500 for travel, mileage, dues, subscriptions, registration.                        |
| <b>12.</b> | <b>Amount of last year's assessor's budget not used:</b>                               |
|            | \$4,400  |

## B. Computer, Automation Information and GIS

|     |   |
|-----|---|
| 1.  | <b>Administrative software:</b>   |
|     | MIPS  |
| 2.  | <b>CAMA software:</b>   |
|     | MIPS  |
| 3.  | <b>Personal Property software:</b>  |
|     | MIPS  |
| 4.  | <b>Are cadastral maps currently being used?</b>   |
|     | No.   |
| 5.  | <b>If so, who maintains the Cadastral Maps?</b>   |
|     | N/A   |
| 6.  | <b>Does the county have GIS software?</b>   |
|     | Yes   |
| 7.  | <b>Is GIS available to the public? If so, what is the web address?</b>                        |
|     | Yes, the web address is <a href="https://boxbutte.gworks.com">https://boxbutte.gworks.com</a> |
| 8.  | <b>Who maintains the GIS software and maps?</b>   |
|     | gWorks  |
| 9.  | <b>What type of aerial imagery is used in the cyclical review of properties?</b>              |
|     | Eagle View for obliques and gWorks for land use   |
| 10. | <b>When was the aerial imagery last updated?</b>  |
|     | Eagle View (with Change Finder) will be updated in 2024 and gWorks was updated in 2022.       |

## C. Zoning Information

|    |   |
|----|---|
| 1. | <b>Does the county have zoning?</b>     |
|    | Yes                                     |
| 2. | <b>If so, is the zoning countywide?</b> |
|    | Yes                                     |
|    |   |

|           |   |
|-----------|---|
| <b>3.</b> | <b>What municipalities in the county are zoned?</b> |
|           | Alliance and Hemingford.                            |
| <b>4.</b> | <b>When was zoning implemented?</b>                 |
|           | 2001  |

#### **D. Contracted Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>Appraisal Services:</b>   |
|           | Consulting with Bob Ehler for 2024 commercial.   |
| <b>2.</b> | <b>GIS Services:</b>   |
|           | gWorks   |
| <b>3.</b> | <b>Other services:</b>   |
|           | MIPS for CAMA, administrative and personal property software; Eagle View (Pictometry). |

#### **E. Appraisal /Listing Services**

|           |  |
|-----------|--|
| <b>1.</b> | <b>List any outside appraisal or listing services employed by the county for the current assessment year</b> |
|           | Consulting with Bob Ehler for 2024 commercial.   |
| <b>2.</b> | <b>If so, is the appraisal or listing service performed under contract?</b>                                  |
|           | Yes.   |
| <b>3.</b> | <b>What appraisal certifications or qualifications does the County require?</b>                              |
|           | That the contracted appraiser hold a General Certification.  |
| <b>4.</b> | <b>Have the existing contracts been approved by the PTA?</b>   |
|           | Yes.   |
| <b>5.</b> | <b>Does the appraisal or listing service providers establish assessed values for the county?</b>             |
|           | No.  |

## 2024 Residential Assessment Survey for Box Butte County

| <b>1.</b>              | <b>Valuation data collection done by:</b>  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
|------------------------|--|------------------------|--|----|--|----|--|----|---|----|--|----|---|-------|--|-------|---|
|                        | The assessor and staff.  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| <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="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: this valuation group includes residential properties within the corporate limits of Alliance. And the residential parcels that could be classified as suburban (since there is no separate suburban residential market within the County).</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: all residential properties within the corporate limits of Hemingford and the immediate area around it.</td> </tr> <tr> <td style="text-align: center;">81</td> <td>Rural Residential 1: all areas in the county that do not fall within the boundaries of VG 82 (within one mile of a paved road, highway or county road) or VG 83 (a rural platted subdivision). Also includes residences and outbuildings on ag parcels.</td> </tr> <tr> <td style="text-align: center;">82</td> <td>Rural Residential 2: all rural residential properties that lie within one mile of a paved road or highway or major county road. Also includes residences and outbuildings on ag parcels.</td> </tr> <tr> <td style="text-align: center;">83</td> <td>Rural residential properties in the platted subdivision called Rainbow Acres.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings that are part of the above three rural VG's regarding review and costing.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings that are part of the above three rural VG's regarding review and costing.</td> </tr> </tbody> </table> | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 10 | Alliance: this valuation group includes residential properties within the corporate limits of Alliance. And the residential parcels that could be classified as suburban (since there is no separate suburban residential market within the County). | 20 | Hemingford: all residential properties within the corporate limits of Hemingford and the immediate area around it. | 81 | Rural Residential 1: all areas in the county that do not fall within the boundaries of VG 82 (within one mile of a paved road, highway or county road) or VG 83 (a rural platted subdivision). Also includes residences and outbuildings on ag parcels. | 82 | Rural Residential 2: all rural residential properties that lie within one mile of a paved road or highway or major county road. Also includes residences and outbuildings on ag parcels. | 83 | Rural residential properties in the platted subdivision called Rainbow Acres. | AG DW | Agricultural dwellings that are part of the above three rural VG's regarding review and costing. | AG OB | Agricultural outbuildings that are part of the above three rural VG's regarding review and costing. |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| 10                     | Alliance: this valuation group includes residential properties within the corporate limits of Alliance. And the residential parcels that could be classified as suburban (since there is no separate suburban residential market within the County).   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| 20                     | Hemingford: all residential properties within the corporate limits of Hemingford and the immediate area around it.   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| 81                     | Rural Residential 1: all areas in the county that do not fall within the boundaries of VG 82 (within one mile of a paved road, highway or county road) or VG 83 (a rural platted subdivision). Also includes residences and outbuildings on ag parcels.  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| 82                     | Rural Residential 2: all rural residential properties that lie within one mile of a paved road or highway or major county road. Also includes residences and outbuildings on ag parcels.   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| 83                     | Rural residential properties in the platted subdivision called Rainbow Acres.  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| AG DW                  | Agricultural dwellings that are part of the above three rural VG's regarding review and costing.   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| AG OB                  | Agricultural outbuildings that are part of the above three rural VG's regarding review and costing.  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of residential properties.</b>   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
|                        | The cost approach is applied, using the Core Logic (Marshall Swift) cost index, and individual depreciation tables for each valuation group.   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
|                        | Current local market information is used to determine depreciation for VG 10 (Alliance) and the three rural VG's (81, 82 and 83). Valuation Group 20 (Hemingford) utilizes the CAMA provided depreciation table.   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>   |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
|                        | Yes. Market depreciation is developed by taking sale price minus land to give the improvement value and this is divided by the cost index RCN. Depreciation is based on the condition rating of the property.  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
| <b>6.</b>              | <b>Describe the methodology used to determine the residential lot values?</b>  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |
|                        | Vacant lot sales are used to establish value by the square foot method. Also, neighborhoods are compared and equalized based on sales information specific to the neighborhood.  |                        |  |    |  |    |  |    |   |    |  |    |   |       |  |       |   |

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

Sales of vacant land purchased for home sites are reviewed. Improved site values are determined by the cost to improve the land with electricity, a well and septic system. Thus, the home site acre is valued at \$20,000, farm site acres are at \$2,500 per acre up to five acres. Additional acres 6-10 are at \$1,000 per acre and acres 11-20 are \$500 per acre. Any remaining acres over 20 are valued at 100% of grass values for that market area. The platted subdivision known as Rainbow Acres went from site acres to square foot lots and the unincorporated village of Berea has been revalued on a lot basis.

**8. Are there form 191 applications on file?**

No.

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

N/A

| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u> | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |
|------------------------|------------------------------------|------------------------|--------------------------------|--------------------------------|
| 10                     | 2022                               | 2022                   | 2022                           | 2022                           |
| 20                     | 2021                               | 2021                   | 2021                           | 2021                           |
| 81                     | 2020                               | 2020                   | 2020                           | 2020                           |
| 82                     | 2020                               | 2020                   | 2020                           | 2020                           |
| 83                     | 2020                               | 2020                   | 2020                           | 2020                           |
| AG DW                  | 2020                               | 2020                   | 2020                           | 2020                           |
| AG OB                  | 2020                               | 2020                   | 2020                           | 2020                           |



## 2024 Commercial Assessment Survey for Box Butte County

| <b>1.</b>              | <b>Valuation data collection done by:</b>   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|------------------------|---|------------------------|--------------------------------|--------------------------------|------------------------|--|------------------------|--|--------------------------------|--|------|---|------|------|----|------|------|------|------|----|------|------|------|------|
|                        | The assessor and staff.   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>2.</b>              | <b>List the valuation group recognized in 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%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: all commercial properties within the corporate limits of Alliance.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: the commercial properties within the corporate limits of Hemingford.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: commercial lying outside of the corporate limits of Alliance and Hemingford.</td> </tr> </tbody> </table>  |                        |                                |                                | <u>Valuation Group</u> | <u>Description of unique characteristics</u> | 10                     | Alliance: all commercial properties within the corporate limits of Alliance. | 20                             | Hemingford: the commercial properties within the corporate limits of Hemingford. | 80   | Rural: commercial lying outside of the corporate limits of Alliance and Hemingford. |      |      |    |      |      |      |      |    |      |      |      |      |
| <u>Valuation Group</u> | <u>Description of unique characteristics</u>  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 10                     | Alliance: all commercial properties within the corporate limits of Alliance.  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 20                     | Hemingford: the commercial properties within the corporate limits of Hemingford.  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 80                     | Rural: commercial lying outside of the corporate limits of Alliance and Hemingford.   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>3.</b>              | <b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | The income approach is used for Alliance income-producing properties—such as apartment buildings, storage units and mobile home parks. The cost approach is used for both Hemingford and rural commercial properties, utilizing the CAMA-derived depreciation tables.   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>3a.</b>             | <b>Describe the process used to determine the value of unique commercial properties.</b>  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | The Assessor does not know of any unique commercial properties within the County.   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>4.</b>              | <b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | The CAMA provided tables. If market depreciation is available, this would be utilized.  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>5.</b>              | <b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | Yes. Market analysis of sales and properties that indicate a functional or economic depreciation have that applied (the downtown area would have an economic factor).   |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>6.</b>              | <b>Describe the methodology used to determine the commercial lot values.</b>  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
|                        | The market approach is used to determine commercial lot value, and then the lots are valued by the square foot method.  |                        |                                |                                |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| <b>7.</b>              | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> <td style="text-align: center;">2023</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> <td style="text-align: center;">2021</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table> |                        |                                |                                | <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>           | <u>Date of Costing</u> | <u>Date of Lot Value Study</u>   | <u>Date of Last Inspection</u> | 10   | 2023 | 2023  | 2023 | 2023 | 20 | 2021 | 2021 | 2021 | 2021 | 80 | 2020 | 2020 | 2020 | 2020 |
| <u>Valuation Group</u> | <u>Date of Depreciation Tables</u>  | <u>Date of Costing</u> | <u>Date of Lot Value Study</u> | <u>Date of Last Inspection</u> |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 10                     | 2023  | 2023                   | 2023                           | 2023                           |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 20                     | 2021  | 2021                   | 2021                           | 2021                           |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |
| 80                     | 2020  | 2020                   | 2020                           | 2020                           |                        |  |                        |  |                                |  |      |   |      |      |    |      |      |      |      |    |      |      |      |      |

## 2024 Agricultural Assessment Survey for Box Butte County

| <b>1.</b>          | <b>Valuation data collection done by:</b>   |                                |  |                                |   |   |      |   |  |      |   |  |      |
|--------------------|---|--------------------------------|--|--------------------------------|---|---|------|---|--|------|---|--|------|
|                    | Assessor and staff.   |                                |  |                                |   |   |      |   |  |      |   |  |      |
| <b>2.</b>          | <b>List each market area, and describe the location and the specific characteristics that make each unique.</b>   |                                |  |                                |   |   |      |   |  |      |   |  |      |
|                    | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Land located across Township 24 and up into Township-Range 25-51 &amp; 25-52. Consists mostly of sandhills; the majority land use is grass.</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The majority of the center of the county running east and west. It is comprised of richer soils and fairly level to slightly rolling topography.</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Land located across Township 28 and the northern portions of Township 27. It consists of mostly bluffs, and steep, hilly land. Little irrigation land use.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table> | <u>Market Area</u>             | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | Land located across Township 24 and up into Township-Range 25-51 & 25-52. Consists mostly of sandhills; the majority land use is grass. | 2020 | 2 | The majority of the center of the county running east and west. It is comprised of richer soils and fairly level to slightly rolling topography. | 2020 | 3 | Land located across Township 28 and the northern portions of Township 27. It consists of mostly bluffs, and steep, hilly land. Little irrigation land use. | 2020 |
| <u>Market Area</u> | <u>Description of unique characteristics</u>  | <u>Year Land Use Completed</u> |  |                                |   |   |      |   |  |      |   |  |      |
| 1                  | Land located across Township 24 and up into Township-Range 25-51 & 25-52. Consists mostly of sandhills; the majority land use is grass.   | 2020                           |  |                                |   |   |      |   |  |      |   |  |      |
| 2                  | The majority of the center of the county running east and west. It is comprised of richer soils and fairly level to slightly rolling topography.  | 2020                           |  |                                |   |   |      |   |  |      |   |  |      |
| 3                  | Land located across Township 28 and the northern portions of Township 27. It consists of mostly bluffs, and steep, hilly land. Little irrigation land use.  | 2020                           |  |                                |   |   |      |   |  |      |   |  |      |
|                    | Land use update is accomplished by gWorks comparisons and land use questionnaires sent to a new buyer; also letters were sent to taxpayers with CRP that expired to determine if these would be renewed. All CRP renewals are updated.  |                                |  |                                |   |   |      |   |  |      |   |  |      |
| <b>3.</b>          | <b>Describe the process used to determine and monitor market areas.</b>   |                                |  |                                |   |   |      |   |  |      |   |  |      |
|                    | Sales within each market area are studied. Communication with landowners, the NRD and FSA regarding land use acres, contractual changes and any other changes maintained. Market boundaries would be changed only if sales data showed that the boundaries should be changed.   |                                |  |                                |   |   |      |   |  |      |   |  |      |
| <b>4.</b>          | <b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>   |                                |  |                                |   |   |      |   |  |      |   |  |      |
|                    | Primary use of the land is used to identify rural residential and recreational land in the county apart from agricultural land. Recreational use is considered when use is primarily for the purposes of recreation and/or hunting. Only three parcels are currently classified as recreational.  |                                |  |                                |   |   |      |   |  |      |   |  |      |
| <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, according to their location within the respective three market areas. There are also differences in well-depth that are taken into account when the sites in these areas are valued.   |                                |  |                                |   |   |      |   |  |      |   |  |      |
| <b>6.</b>          | <b>What separate market analysis has been conducted where intensive use is identified in the county?</b>  |                                |  |                                |   |   |      |   |  |      |   |  |      |
|                    | The market analysis used was to examine sales of feedlots in the entire Panhandle (including those in-county). The result was being consistent with neighboring counties for value per acre under feedlots and these are defined as feedlot acres (the feedlot acres are valued at \$3,000 per acre).   |                                |  |                                |   |   |      |   |  |      |   |  |      |
| <b>7.</b>          | <b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>   |                                |  |                                |   |   |      |   |  |      |   |  |      |
|                    | Box Butte County indicates that there is no land currently enrolled in the Wetland Reserve Program.   |                                |  |                                |   |   |      |   |  |      |   |  |      |
|                    |   |                                |  |                                |   |   |      |   |  |      |   |  |      |

|            |   |
|------------|---|
| <b>7a.</b> | <b>Are any other agricultural subclasses used? If yes, please explain.</b>  |
|            | Yes, there is a subclass of irrigation where the second pivot with a shared well indicates a lower valuation in the market than pivot irrigation with no shared well. |
|            | <b><i>If your county has special value applications, please answer the following</i></b>  |
| <b>8a.</b> | <b>How many parcels have a special valuation application on file?</b>   |
|            | None.   |
| <b>8b.</b> | <b>What process was used to determine if non-agricultural influences exist in the county?</b>   |
|            | If any land sold would indicate an influence by any use other than agricultural. There are no non-agricultural influences in the county.                              |
|            | <b><i>If your county recognizes a special value, please answer the following</i></b>  |
| <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   |



# 2024 Box Butte County Three Year Plan of Assessment

Michelle Robinson  
County Assessor

308-762-6100

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[boxbutte.gworks.com](http://boxbutte.gworks.com)

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# Statutory Requirement

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77-1311.02

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

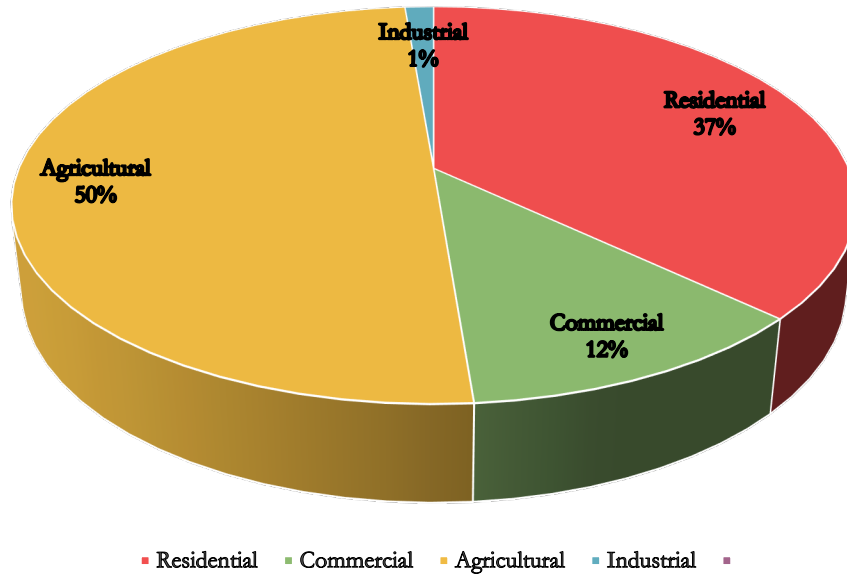
# Description of Real Property

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Per 2023 County Abstract, the county consists of the following property types:

|               | Parcels      | % of Total    | % of Taxable Value |
|---------------|--------------|---------------|--------------------|
| Residential   | 4,701        | 55.88         | 37.01              |
| Commercial    | 778          | 9.25          | 11.71              |
| Industrial    | 9            | 0.11          | 1.31               |
| Recreational  | 3            | 0.04          | .03                |
| Agricultural  | 2,921        | 34.72         | 49.94              |
| <b>Totals</b> | <b>8,412</b> | <b>100.00</b> | <b>100.00</b>      |

### Value Breakdown



### Levels of Value

| 2023         | Median |
|--------------|--------|
| Residential  | 99%    |
| Commercial   | 100%   |
| Agricultural | 70%    |

# County Description

The following information is taken from the 2023 Reports & Opinions of the Property Tax Administrator.

Box Butte County is comprised of 1,075 miles with 10,604 residents, per the Census Bureau Quick Facts for 2021. Reports indicate that 75% of county residents are homeowners and 83% of residents occupy the same residence as in the prior year (Census Quick Facts). The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. Per the latest information available from the U.S. Census Bureau, there are 294 employer establishments with a total employment of 2,637. Agriculture makes up approximately 48% of the county’s valuation base. The county is included in the Upper Niobrara White Natural Resources District (NRD).

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

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

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

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



# Current Resources

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## Staff

**Assessor**-current certification and requires continuing education. The Assessor is to obtain 60 hours of continuing education between 1/1/2023-12/31/2026. The Assessor currently has 7.25 hours.

**Deputy Assessor**-current certification and requires continuing education. The Deputy Assessor is to obtain 60 hours of continuing education between 1/1/2023-12/31/2026. The Deputy Assessor currently has 15 hours.

**Clerical**-one full-time.

## Budget

The county's fiscal year is July 1 through June 30.

Budget items are for the following:

Pictometry - oblique imagery - \$32,386

GIS maintenance - \$13,421

Dues/registration/training - \$2,000

Travel expense/hotel - \$1,750

Mileage allowance – \$1,750

Office supplies – \$3,000

Office equipment/computers - \$3,000

## Equipment

CAMA program with MIPS. 2021 server shared with the Treasurer's and Clerk's offices. Internet access through Allo. Four workstations with Dell dual monitors. GIS contracted with gWorks, Inc. Oblique imagery contracted with Pictometry. Two Microsoft Surface Pro tablets loaded with Mobile Assessment and camera for field reviews.

## Education

The assessor and deputy annually attend Nebraska Association of County Assessors (NACA) workshop where educational hours are provided. NACA has an educational committee that works with the Department of Revenue Property Assessment Division (PAD) to provide quality education for assessment staff. PAD conducts webinars. Monthly assessor meetings may provide educational opportunities. International Association of Assessing Officers (IAAO) courses also provide quality education. NACA is part of the North Central Regional Association of Assessing Officers (NCRAAO) which provides education at their annual conferences. The Assessor is 2024 NCRAAO President and is responsible for organizing the 2024 conference in conjunction with NACA's workshop.

Education is a valuable part of the assessment process. It comes in the form of local, state, regional, and online options. Educational classes benefit everyone in the assessor's office.

## Assessor's Duties and Responsibilities

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### Record Maintenance, Mapping, & Ownership Changes

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

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

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

### Administrative Reports

- Intent to Tax statements - sent to governmental entities that own property not used for public purpose
- Cemetery report to county board
- Abstracts – Real and Personal Property
- COVs – Change of Valuation notices sent to property owners by June 1 annually
- Real Estate Transfers Forms 521 and sales supplements electronically sent to Department of Revenue monthly
- Three Year Plan of Assessment
- Certification of Value to political subdivisions
- Homestead Exemption Tax Loss
- Certificate of Taxes Levied

### Personal Property

Personal property is self-reporting. Personal property returns are filed in office, on line, via email/mail. Filing date is January 1 through May 1 each year. Personal property filers who are late, after May 1, receive a 10% penalty. If there is no filing and there is an active schedule, a Failure to File Notice is sent. After July 1, if a personal property return is not filed on active schedules, then the Failure to File Notice is sent with a 25% penalty. We have 1,015 active schedules.

## **Homestead Exemption**

Eligible applicants file between February 1 and June 30. We have 473 applicants, an increase of 1% applicants from last year. The Department of Revenue will notify assessors by October 1<sup>st</sup> the approved and disapproved applications based upon income.

## **Permissive Exemptions**

Organizations that meet certain criteria for tax exemption file a Form 451 or Form 451A. The application is reviewed by the assessor and county board in order to qualify. We have 48 organizations applying for exemption.

## **Tax Increment Financing (TIF)**

Receive application from entity requesting TIF by August 1. Manage information for tax purposes to Treasurer and Community Development Projects for Box Butte County. We have six projects.

## **Centrally Assessed Properties**

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

## **Taxing Districts and Tax Rates**

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

## **Tax List Corrections (Correction Book)**

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

## **Protest Process with County Board of Equalization**

June 1 starts the protest process for owners of property. The office staff explains the current assessment actions for the valuation change, if there were changes. The office staff also explains the statutory requirements for assessed values. Prepare information for CBOE for each protest filed. Attend all hearings. 2021 forward saw the use of technology implemented for hearings via tablet and large screen tv and Wi-Fi provided in the Commissioners' Room.

## **Tax Equalization and Review Commission (TERC)**

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

# Approaches To Value

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

## Market Approach

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

## Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data are collected and analyzed. Market data is also collected and implemented when applicable. This approach to value is utilized for Alliance commercial properties only.

## Cost Approach

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

# 3 Year Appraisal Plan

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## 2024

**Residential:** Alliance, Hemingford, and rural property sales will be studied. Adjustments will be made if necessary. All building permits and discoveries will be verified by assessor and staff.

**Commercial:** Alliance will have a new cost index implemented. Correlation of all three approaches to value will be verified; cost, income, and sales. Hemingford and rural sales will be studied and adjustments made if necessary. Building permits will be verified by assessor and staff.

**Agricultural:** All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery. Landowners who have CRP contracts that are expiring are sent letters requesting FSA maps.

## 2025

**Residential:** Rural properties will be reappraised using questionnaires and Pictometry 2024 flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. A new cost index will be applied and a depreciation study will be performed. Hemingford and Alliance sales will be studied to see if adjustments need to be made. All building permits will be checked and verify changes made by assessor and staff.

**Commercial:** Rural properties will be reappraised using questionnaires and Pictometry 2024 flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. A new cost index will be applied and a depreciation study will be performed. Hemingford sales will be studied. Alliance commercial properties receive operating statements to complete for market rent analysis. All building permits will be checked and verify changes made by assessor and staff.

**Agricultural:** All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery. Landowners who have CRP contracts that are expiring are sent letters requesting FSA maps.

## 2026

**Residential:** Hemingford properties will be reappraised using questionnaires. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. A new cost index will be applied and a depreciation study will be performed. Alliance and rural sales will be studied to see if adjustments need to be made. All building permits will be checked and verify changes made by assessor and staff.

**Commercial:** Hemingford properties will be reappraised using questionnaires. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. A new cost index will be applied and a depreciation study will be performed. Rural properties will be analyzed using sales. Alliance commercial properties receive operating statements to complete for market rent analysis. All building permits will be checked and verify changes made by assessor and staff.

**Agricultural:** All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery. Landowners who have CRP contracts that are expiring are sent letters requesting FSA maps.

## Conclusion

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