

NEBRASKA

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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOONE COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Boone County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Boone County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Dan Lueken, Boone County Assessor

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Introduction

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.

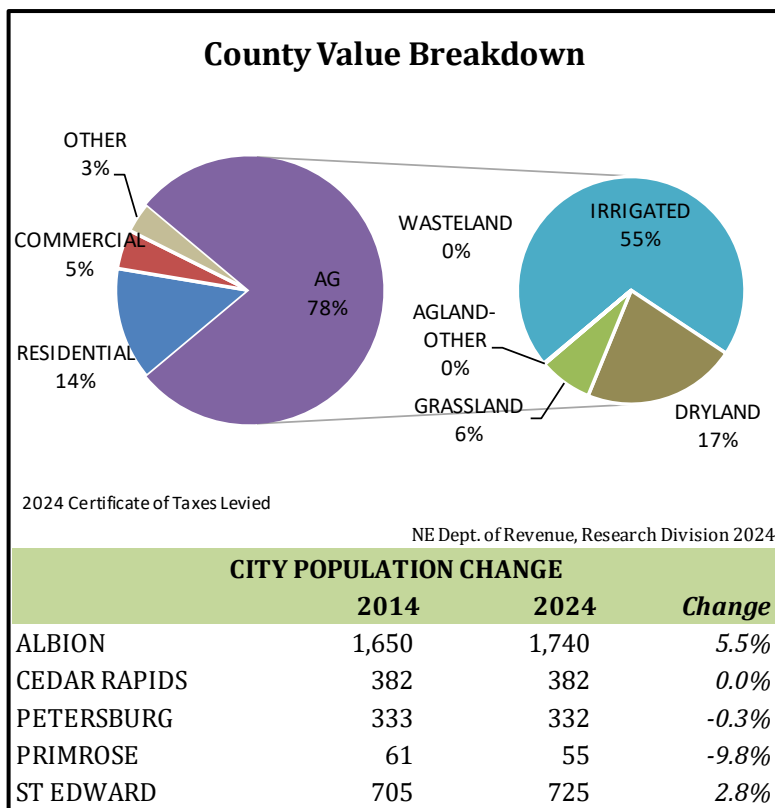
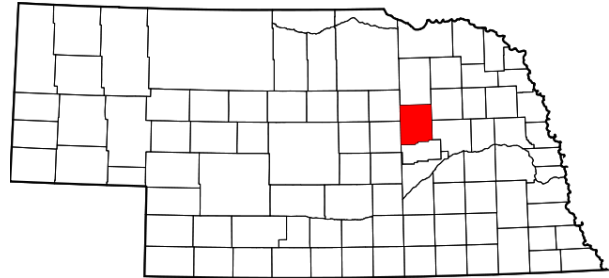
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 687 square miles, Boone County has 5,310 residents, per the Census Bureau Quick Facts for 2023, a slight decrease population from the 2020 U.S. Census. Reports indicate that 79% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$164,280 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boone County are located in and around Albion, the county seat. Per the latest information available from the U.S. Census Bureau, there are fewer employer establishments at 192, with more total employment of 1,764 people, for an overall increase of 17% in employment from 2021. The majority of Boone County's valuation base comes from agricultural land. A mix of irrigated and grass land makes up the majority of the land in the county. Boone County is included in both the Lower Loup and Lower Platte North Natural Resources Districts (NRD).

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

2025 Residential Correlation for Boone County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. Sales are reviewed through use of questionnaire and interviews with buyers and sellers and reports a high return rate. The assessor will contact buyers and sellers by phone if needed and often receives useful information. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that all arm's length transactions have been made available for measurement purposes.

The Boone County Assessor uses six valuation groups. The larger villages within Boone County are stratified and defined in Valuation Groups 1 through 5. Rural properties are included in Valuation Group 6. Valuation Group 7 includes the unincorporated communities in the county; Boone, Loretto, Raeville, and Primrose.

The six-year inspection and review cycle of the county is examined. Residential properties are valued by a contract appraiser. The county remains in compliance with statutory inspection requirements. A contracted lister reviews all pick-up work. The inspection includes new pictures and measurements if needed, an interview of the interior of the home is requested if available. A call back card is left for the property owner if needed.

The county assessor has a written methodology on file.

2025 Residential Assessment Details for Boone County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Albion	2023	2023	2024*	2024*	
2	Cedar Rapids	2023	2021	2024*	2023	
3	Petersburg	2020	2021	2019	2024*	
5	St. Edward	2023	2023	2021	2024*	Increased improvements by adjusting economic depreciation.
6	Acreages	2023	2021	2020	2023	
7	Rural Villages	2023	2021	2018	2023	5% increase to land and improvements
<u>Additional comments:</u> Pick-up work was completed by a contract lister and placed on the assessment roll. * = assessment action for current year						

2025 Residential Correlation for Boone County

Description of Analysis

The statistical sample in the residential class consists of 117 sales, all measures of central tendency closely correlated and are within acceptable range, as are the COD and PRD.

All valuation groups have medians within the acceptable range and generally have qualitative measures that support uniformity; Valuation Group 6 has a COD that is lower than expected for non-homogenous properties. Valuation Group 6 was recently reappraised by a contract appraiser for 2024 assessment year; only minimal changes were made to the sales sample for 2025 assessment year, and the COD did not change from the previous assessment year.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) shows generally consistent changes, but some locations have a wider spread. This is due to significant data changes that were made to both increase and decrease individual properties to improve assessment quality. Based on all available information, assessment changes were equitably applied.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments for residential property in Boone County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	62	96.27	96.13	94.72	07.07	101.49
2	18	92.28	97.25	92.41	17.21	105.24
3	7	94.99	95.33	91.35	07.70	104.36
5	17	94.02	103.37	98.38	19.26	105.07
6	8	96.81	96.34	96.62	03.64	99.71
7	5	94.36	91.67	88.69	19.07	103.36
<u>ALL</u>	<u>117</u>	<u>95.31</u>	<u>97.13</u>	<u>94.69</u>	<u>10.72</u>	<u>102.58</u>

Level of Value

Based on analysis of all available information, the level of value for the residential property in Boone County is 95%.

2025 Commercial Correlation for Boone County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The sales usability rate for the commercial class is near the statewide average. Sales are reviewed through use of questionnaire and interviews with buyers and sellers and the county assessor reports a high return rate. The county assessor will contact buyers and sellers by phone if needed and often receives useful information; reasons for sales disqualification are documented. The review revealed that all arm's-length transactions have been made available for measurement purposes.

There are five commercial valuation groups in Boone County. Each of the four larger, developing towns have their own valuation group. Albion, the county seat and largest city in the county, is the commercial hub of the county. St. Edward is a populated town in the county that has active trade and businesses. Cedar Rapids and Petersburg are limited and declining in trade and businesses, both including a grocery store; however, Cedar Rapids includes a merger school system. Rural and small villages have a lower rate of development and are combined in Valuation Group 6.

The six-year inspection and review cycle of the county is examined. Commercial properties are valued by a contract appraiser. The county assessor remains in compliance with statutory requirements. A contracted lister reviews all pick-up work. The inspection includes new pictures and measurements if needed. The contract appraiser enters commercial businesses for interior inspection if granted access.

2025 Commercial Assessment Details for Boone County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Albion	2022	2019	2018	2022	
2	Cedar Rapids	2022	2019	2018	2022	
3	Petersburg	2022	2019	2018	2022	
5	St. Edward	2022	2019	2018	2022	
6	Rural	2022	2019	2018	2022	
Additional comments: A 16% increase adjustment was applied to all Multi-Family properties. Pick-up work was completed by a contract lister and placed on the assessment roll. * = assessment action for current year						

2025 Commercial Correlation for Boone County

Description of Analysis

The statistical sample for the commercial class includes 25 qualified sales representing four of the five valuation groups. Of the four valuation groups, one has sufficient sales with a median within the acceptable range.

Valuation Group 2 has a median within acceptable range; however, the measures of central tendency lack correlation. Three of the four ratios are within acceptable range; the extreme outlier has a ratio of 44%.

Valuation Group 5 has a median above recommended range; the PRD is high. However, the ratios of the four sales range from 66% to 148%. The sample with only four sales has too much disparity in the ratios to be reliable which is also seen in the lack of correlation in the measures of central tendency.

Valuation Group 6 has a median below recommended range. The ratios of the four sales range from 44% to 118%. The sample with only four sales has too much disparity in the ratios to be reliable which is also seen in the lack of correlation in the measures of central tendency and COD above acceptable range.

The assessment actions indicate the county assessor has kept the costing, land values and depreciation tables updated within the six-year inspection cycle for all commercial valuation groups.

With all this dispersion in the sample, the median of the overall class shifts from 93% to 97% as outliers are removed on each side of the ratio array, providing confidence that the assessor has reached an acceptable level of value, but little confidence in the use of the median as a point estimate of the level of value.

The 2025 County Abstract of Assessment for Real Property, Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) is consistent with the reported actions of the assessor.

Equalization and Quality of Assessment

The review of the assessment practices by the county assessor supported that commercial property assessment in Boone County comply with generally accepted mass appraisal techniques and are uniformly assessed.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	13	96.17	88.01	89.45	15.97	98.39
2	4	92.80	82.22	77.78	15.28	105.71
5	4	105.91	106.68	79.86	24.81	133.58
6	4	87.57	84.33	84.72	27.99	99.54
<u>ALL</u>	25	93.91	89.48	85.46	19.70	104.70

2025 Commercial Correlation for Boone County

Level of Value

Based on analysis of all available information, the level of value for the commercial property is determined to be at the statutory level of 100% of market value.

2025 Agricultural Correlation for Boone County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed. The sales usability rate for the agricultural class is near the statewide average. Sales are reviewed through use of questionnaire and interviews with buyers and sellers and reports a high return. The assessor will contact buyers and sellers by phone if needed and often receives useful information. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that all arm's-length transactions have been made available for measurement purposes.

Two agricultural market areas are used in Boone County for analyzing agricultural sales. Market areas are defined by land use majority and soil types. Market Area 1 includes mostly rolling uplands, silty soils, with center pivot irrigation development scattered throughout the area. Market Area 2 is the northwesterly portion of the county; majority of the market area is grassland consisting of excessively draining sandy soils. This area includes center pivot irrigation development where topography, soils, and water table are suitable for irrigated farming.

The county assessor is in compliance with the six-year inspection and review cycle. A contract appraiser reviews all agricultural improvements. A contract lister collects pick-up work. The inspection includes taking new pictures and measurements if needed. The assessor and staff utilize aerial imagery to update land use and identify CRP. Feedlots and hog sites have been identified by the county assessor as intensive use.

2025 Agricultural Assessment Details for Boone County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2021	2021	2021-2022	
AB DW	Agricultural dwellings	2022	2021	2021	2021-2022	
<u>Additional comments:</u>						
Pick-up work was completed by a contract lister and placed on the assessment roll.						
* = assessment action for current year						

2025 Agricultural Correlation for Boone County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Majority of the county, silty soil characteristics.	2022	Irrigated land 17% increase Dryland 22% increase
2	The northwesterly portion of the county, excessively drained sandy soil characteristics.	2022	Grassland 15% increase CRP land 30% increase
<u>Additional comments:</u> * = assessment action for current year			

Description of Analysis

The statistical sample for the agricultural class includes 73 qualified sales. Two of the three measures of central tendency are within the acceptable range, the mean is high. The COD supports the use of the median as a point estimate of the level of value.

Reviewing each subclass by 80% Majority Land Use (MLU) indicates that all subclasses have medians within the acceptable range. A study of surrounding agricultural values indicates that the Boone County Assessor's values are comparable for all land uses.

Review of the 2025 County Abstract of Assessment for Real Property Form 45 Compared with the 2024 Certificate of Taxes Levied Report (CTL) reflect the reported adjustments to agricultural land.

Boone County has one school district subject to a 50% assessment level for property taxes used to pay the principal and interest on school bonds. There are very few properties from Boone County in this school district, and none of those properties sold for the current assessment cycle.

Equalization and Quality of Assessment

A review of Boone County assessment practices and a review of the agricultural economy of the surrounding counties indicates that land values in the county are assessed uniformly and according to generally accepted mass appraisal techniques. Agricultural improvements are equalized and assessed at the statutory level.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	34	70.02	82.44	74.78	28.31	110.24
1	34	70.02	82.44	74.78	28.31	110.24
<u> Dry </u>						
County	16	70.45	77.03	76.16	17.71	101.14
1	16	70.45	77.03	76.16	17.71	101.14
<u> Grass </u>						
County	8	70.79	71.84	68.89	10.27	104.28
1	4	73.97	76.93	74.04	12.17	103.90
2	4	69.75	66.76	64.59	05.78	103.36
<u> ALL </u>	73	71.25	79.39	75.18	21.47	105.60

2025 Agricultural Correlation for Boone County

Level of Value

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

Level of Value of School Bond Valuation – LB 2 (Operative January 1, 2022)

A review of agricultural land value in Boone County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 34%. Therefore, it is the opinion of the Property Tax Administrator that the level of value of agricultural land for school bond valuation in Boone County is 50%.

2025 Opinions of the Property Tax Administrator for Boone County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	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 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Boone County

Residential Real Property - Current

Number of Sales	117	Median	95.31
Total Sales Price	\$21,504,895	Mean	97.13
Total Adj. Sales Price	\$21,504,895	Wgt. Mean	94.69
Total Assessed Value	\$20,363,405	Average Assessed Value of the Base	\$134,270
Avg. Adj. Sales Price	\$183,803	Avg. Assessed Value	\$174,046

Confidence Interval - Current

95% Median C.I	94.02 to 97.32
95% Wgt. Mean C.I	92.74 to 96.65
95% Mean C.I	94.19 to 100.07
% of Value of the Class of all Real Property Value in the County	10.20
% of Records Sold in the Study Period	4.54
% of Value Sold in the Study Period	5.88

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	128	95	95.34
2023	121	95	94.87
2022	135	96	96.38
2021	137	99	98.50

2025 Commission Summary for Boone County

Commercial Real Property - Current

Number of Sales	25	Median	93.91
Total Sales Price	\$3,583,452	Mean	89.48
Total Adj. Sales Price	\$3,583,452	Wgt. Mean	85.46
Total Assessed Value	\$3,062,250	Average Assessed Value of the Base	\$315,496
Avg. Adj. Sales Price	\$143,338	Avg. Assessed Value	\$122,490

Confidence Interval - Current

95% Median C.I	78.22 to 99.55
95% Wgt. Mean C.I	69.99 to 100.92
95% Mean C.I	78.88 to 100.08
% of Value of the Class of all Real Property Value in the County	4.24
% of Records Sold in the Study Period	5.48
% of Value Sold in the Study Period	2.13

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	30	100	97.50
2023	20	99	98.53
2022	14	100	96.60
2021	16	100	100.15

06 Boone
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 117
 Total Sales Price : 21,504,895
 Total Adj. Sales Price : 21,504,895
 Total Assessed Value : 20,363,405
 Avg. Adj. Sales Price : 183,803
 Avg. Assessed Value : 174,046

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 97
 COD : 10.72
 PRD : 102.58

COV : 16.69
 STD : 16.21
 Avg. Abs. Dev : 10.22
 MAX Sales Ratio : 159.00
 MIN Sales Ratio : 53.23

95% Median C.I. : 94.02 to 97.32
 95% Wgt. Mean C.I. : 92.74 to 96.65
 95% Mean C.I. : 94.19 to 100.07

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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-22 To 31-DEC-22	11	96.59	94.93	92.61	11.66	102.51	65.60	128.52	74.29 to 104.27	162,091	150,106	
01-JAN-23 To 31-MAR-23	4	95.00	108.97	94.45	20.32	115.37	86.88	159.00	N/A	135,000	127,511	
01-APR-23 To 30-JUN-23	19	94.22	93.60	93.02	07.61	100.62	63.92	114.08	90.53 to 99.10	209,871	195,227	
01-JUL-23 To 30-SEP-23	35	96.24	97.14	95.28	10.26	101.95	55.36	136.52	92.03 to 99.26	186,853	178,029	
01-OCT-23 To 31-DEC-23	7	94.36	89.02	89.58	15.00	99.37	53.23	112.38	53.23 to 112.38	165,143	147,943	
01-JAN-24 To 31-MAR-24	6	92.61	92.61	95.50	07.57	96.97	81.55	104.00	81.55 to 104.00	211,000	201,506	
01-APR-24 To 30-JUN-24	19	96.89	101.26	96.19	10.67	105.27	80.12	139.13	92.17 to 104.81	184,079	177,065	
01-JUL-24 To 30-SEP-24	16	94.92	100.19	97.00	10.50	103.29	85.08	149.07	88.18 to 98.60	170,938	165,813	
<u>Study Yrs</u>												
01-OCT-22 To 30-SEP-23	69	95.31	96.50	94.17	10.46	102.47	55.36	159.00	92.45 to 98.25	186,238	175,384	
01-OCT-23 To 30-SEP-24	48	95.47	98.04	95.46	11.08	102.70	53.23	149.07	92.63 to 97.48	180,302	172,122	
<u>Calendar Yrs</u>												
01-JAN-23 To 31-DEC-23	65	95.08	95.96	93.97	10.73	102.12	53.23	159.00	92.45 to 97.54	188,052	176,707	
<u>ALL</u>	117	95.31	97.13	94.69	10.72	102.58	53.23	159.00	94.02 to 97.32	183,803	174,046	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	62	96.27	96.13	94.72	07.07	101.49	63.92	136.52	94.15 to 97.41	227,590	215,568	
2	18	92.28	97.25	92.41	17.21	105.24	53.23	159.00	83.32 to 104.81	107,639	99,471	
3	7	94.99	95.33	91.35	07.70	104.36	81.74	112.38	81.74 to 112.38	169,214	154,571	
5	17	94.02	103.37	98.38	19.26	105.07	65.60	149.07	86.88 to 125.30	87,794	86,372	
6	8	96.81	96.34	96.62	03.64	99.71	87.70	104.00	87.70 to 104.00	302,750	292,503	
7	5	94.36	91.67	88.69	19.07	103.36	55.36	123.01	N/A	71,569	63,478	
<u>ALL</u>	117	95.31	97.13	94.69	10.72	102.58	53.23	159.00	94.02 to 97.32	183,803	174,046	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	117	95.31	97.13	94.69	10.72	102.58	53.23	159.00	94.02 to 97.32	183,803	174,046	
06												
07												
<u>ALL</u>	117	95.31	97.13	94.69	10.72	102.58	53.23	159.00	94.02 to 97.32	183,803	174,046	

06 Boone
RESIDENTIAL

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Qualified

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	159.00	159.00	159.00	00.00	100.00	159.00	159.00	N/A	2,000	3,180
Less Than 15,000	3	123.01	122.96	111.49	19.54	110.29	86.88	159.00	N/A	6,282	7,003
Less Than 30,000	8	115.76	112.02	106.37	18.94	105.31	81.66	159.00	81.66 to 159.00	15,856	16,866
Ranges Excl. Low \$											
Greater Than 4,999	116	95.20	96.60	94.69	10.25	102.02	53.23	149.07	93.84 to 97.32	185,370	175,519
Greater Than 14,999	114	95.20	96.45	94.68	10.11	101.87	53.23	149.07	94.02 to 97.28	188,474	178,442
Greater Than 29,999	109	95.08	96.04	94.62	09.59	101.50	53.23	149.07	93.84 to 97.28	196,129	185,582
Incremental Ranges											
0 TO 4,999	1	159.00	159.00	159.00	00.00	100.00	159.00	159.00	N/A	2,000	3,180
5,000 TO 14,999	2	104.95	104.95	105.85	17.22	99.15	86.88	123.01	N/A	8,423	8,915
15,000 TO 29,999	5	108.50	105.46	105.48	16.38	99.98	81.66	128.52	N/A	21,600	22,783
30,000 TO 59,999	7	94.02	95.46	92.34	18.21	103.38	53.23	139.13	53.23 to 139.13	44,286	40,892
60,000 TO 99,999	17	103.94	105.85	106.35	16.59	99.53	55.36	149.07	90.98 to 130.31	81,324	86,485
100,000 TO 149,999	15	98.75	97.07	96.71	10.19	100.37	74.29	136.52	85.08 to 104.05	126,060	121,916
150,000 TO 249,999	37	94.15	93.52	93.54	06.48	99.98	65.60	118.13	91.19 to 97.32	194,896	182,305
250,000 TO 499,999	32	95.63	93.13	93.00	05.48	100.14	63.92	108.77	92.45 to 96.89	315,109	293,061
500,000 TO 999,999	1	104.00	104.00	104.00	00.00	100.00	104.00	104.00	N/A	500,000	520,005
1,000,000 +											
ALL	117	95.31	97.13	94.69	10.72	102.58	53.23	159.00	94.02 to 97.32	183,803	174,046

06 Boone
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 25
 Total Sales Price : 3,583,452
 Total Adj. Sales Price : 3,583,452
 Total Assessed Value : 3,062,250
 Avg. Adj. Sales Price : 143,338
 Avg. Assessed Value : 122,490

MEDIAN : 94
 WGT. MEAN : 85
 MEAN : 89
 COD : 19.70
 PRD : 104.70

COV : 28.69
 STD : 25.67
 Avg. Abs. Dev : 18.50
 MAX Sales Ratio : 148.02
 MIN Sales Ratio : 42.36

95% Median C.I. : 78.22 to 99.55
 95% Wgt. Mean C.I. : 69.99 to 100.92
 95% Mean C.I. : 78.88 to 100.08

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	2	96.73	96.73	97.08	02.92	99.64	93.91	99.55	N/A	142,500	138,338	
01-JAN-22 To 31-MAR-22	1	92.10	92.10	92.10	00.00	100.00	92.10	92.10	N/A	163,000	150,130	
01-APR-22 To 30-JUN-22	3	97.75	86.95	91.17	25.63	95.37	43.97	119.12	N/A	126,667	115,483	
01-JUL-22 To 30-SEP-22	4	99.65	98.55	99.66	02.17	98.89	93.49	101.42	N/A	118,500	118,094	
01-OCT-22 To 31-DEC-22	1	98.97	98.97	98.97	00.00	100.00	98.97	98.97	N/A	106,214	105,115	
01-JAN-23 To 31-MAR-23	1	89.79	89.79	89.79	00.00	100.00	89.79	89.79	N/A	35,000	31,425	
01-APR-23 To 30-JUN-23	4	74.67	74.98	66.24	23.30	113.19	44.05	106.54	N/A	212,825	140,969	
01-JUL-23 To 30-SEP-23	1	66.90	66.90	66.90	00.00	100.00	66.90	66.90	N/A	355,000	237,510	
01-OCT-23 To 31-DEC-23	3	96.17	96.62	112.88	14.73	85.60	75.59	118.11	N/A	179,646	202,777	
01-JAN-24 To 31-MAR-24												
01-APR-24 To 30-JUN-24	3	90.31	83.52	65.14	27.88	128.22	42.36	117.90	N/A	103,333	67,312	
01-JUL-24 To 30-SEP-24	2	100.20	100.20	80.51	47.72	124.46	52.38	148.02	N/A	42,500	34,215	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	10	98.53	94.06	95.67	09.97	98.32	43.97	119.12	92.10 to 101.42	130,200	124,563	
01-OCT-22 To 30-SEP-23	7	78.22	79.37	69.60	20.69	114.04	44.05	106.54	44.05 to 106.54	192,502	133,989	
01-OCT-23 To 30-SEP-24	8	93.24	92.61	94.08	29.44	98.44	42.36	148.02	42.36 to 148.02	116,742	109,837	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	9	98.97	94.01	95.62	10.39	98.32	43.97	119.12	92.10 to 101.42	124,802	119,341	
01-JAN-23 To 31-DEC-23	9	78.22	82.94	80.95	21.73	102.46	44.05	118.11	66.90 to 106.54	197,804	160,127	
<u>ALL</u>	25	93.91	89.48	85.46	19.70	104.70	42.36	148.02	78.22 to 99.55	143,338	122,490	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	13	96.17	88.01	89.45	15.97	98.39	42.36	119.12	71.11 to 101.42	128,809	115,222	
2	4	92.80	82.22	77.78	15.28	105.71	43.97	99.30	N/A	96,750	75,249	
5	4	105.91	106.68	79.86	24.81	133.58	66.90	148.02	N/A	133,750	106,819	
6	4	87.57	84.33	84.72	27.99	99.54	44.05	118.11	N/A	246,735	209,025	
<u>ALL</u>	25	93.91	89.48	85.46	19.70	104.70	42.36	148.02	78.22 to 99.55	143,338	122,490	

06 Boone
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

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 95% Wgt. Mean C.I. : 69.99 to 100.92
 95% Mean C.I. : 78.88 to 100.08

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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	3	78.22	83.89	78.15	16.89	107.34	66.90	106.54	N/A	245,433	191,807
03	22	95.04	90.24	87.34	19.48	103.32	42.36	148.02	75.59 to 100.00	129,416	113,038
04											
<u>ALL</u>	<u>25</u>	<u>93.91</u>	<u>89.48</u>	<u>85.46</u>	<u>19.70</u>	<u>104.70</u>	<u>42.36</u>	<u>148.02</u>	<u>78.22 to 99.55</u>	<u>143,338</u>	<u>122,490</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	1	75.59	75.59	75.59	00.00	100.00	75.59	75.59	N/A	8,500	6,425
Less Than 30,000	3	99.30	107.64	120.26	24.31	89.51	75.59	148.02	N/A	16,167	19,442
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	93.91	89.48	85.46	19.70	104.70	42.36	148.02	78.22 to 99.55	143,338	122,490
Greater Than 14,999	24	95.04	90.06	85.48	19.48	105.36	42.36	148.02	78.22 to 100.00	148,956	127,326
Greater Than 29,999	22	93.70	87.01	84.98	18.67	102.39	42.36	119.12	71.11 to 100.00	160,680	136,542
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	75.59	75.59	75.59	00.00	100.00	75.59	75.59	N/A	8,500	6,425
15,000 TO 29,999	2	123.66	123.66	129.75	19.70	95.31	99.30	148.02	N/A	20,000	25,950
30,000 TO 59,999	2	103.85	103.85	102.76	13.54	101.06	89.79	117.90	N/A	32,500	33,398
60,000 TO 99,999	5	93.49	82.95	84.54	15.88	98.12	52.38	100.00	N/A	72,800	61,544
100,000 TO 149,999	6	95.04	88.31	88.51	12.89	99.77	43.97	106.54	43.97 to 106.54	117,202	103,739
150,000 TO 249,999	5	92.10	86.27	85.53	21.30	100.87	42.36	119.12	N/A	185,860	158,961
250,000 TO 499,999	4	84.16	82.62	82.27	32.26	100.43	44.05	118.11	N/A	368,360	303,043
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>25</u>	<u>93.91</u>	<u>89.48</u>	<u>85.46</u>	<u>19.70</u>	<u>104.70</u>	<u>42.36</u>	<u>148.02</u>	<u>78.22 to 99.55</u>	<u>143,338</u>	<u>122,490</u>

06 Boone
COMMERCIAL

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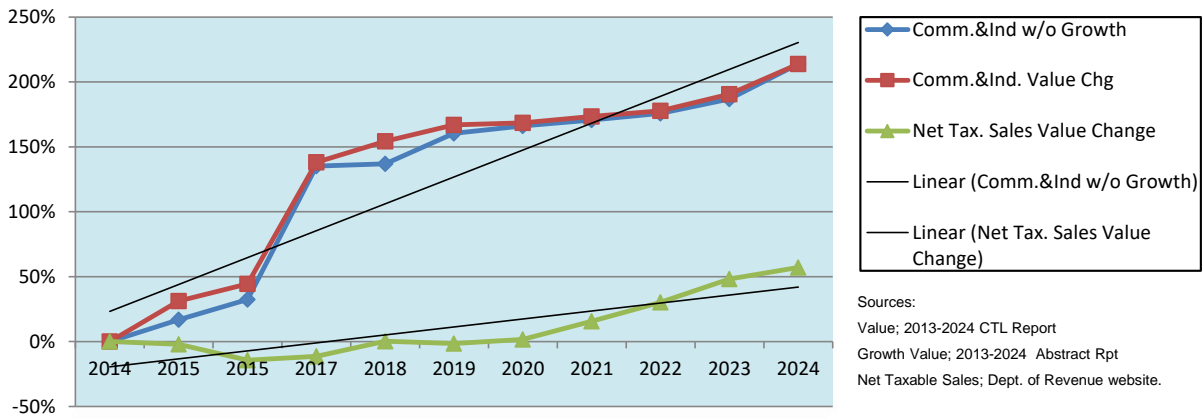
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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	70,000	70,000
344	3	90.31	77.78	61.30	20.27	126.88	44.05	98.97	N/A	202,071	123,872
349	1	101.42	101.42	101.42	00.00	100.00	101.42	101.42	N/A	300,000	304,270
352	3	78.22	83.89	78.15	16.89	107.34	66.90	106.54	N/A	245,433	191,807
353	6	94.93	95.08	86.94	27.97	109.36	42.36	148.02	42.36 to 148.02	116,333	101,143
381	1	96.17	96.17	96.17	00.00	100.00	96.17	96.17	N/A	112,000	107,705
384	2	71.09	71.09	66.16	26.32	107.45	52.38	89.79	N/A	47,500	31,425
386	2	105.91	105.91	98.55	11.33	107.47	93.91	117.90	N/A	77,500	76,380
406	3	99.30	91.48	98.42	08.05	92.95	75.59	99.55	N/A	61,167	60,202
442	1	93.49	93.49	93.49	00.00	100.00	93.49	93.49	N/A	89,000	83,210
470	1	43.97	43.97	43.97	00.00	100.00	43.97	43.97	N/A	120,000	52,760
471	1	118.11	118.11	118.11	00.00	100.00	118.11	118.11	N/A	418,438	494,200
<u>ALL</u>	25	93.91	89.48	85.46	19.70	104.70	42.36	148.02	78.22 to 99.55	143,338	122,490

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
2013	\$ 43,057,185	\$ 2,513,125	5.84%	\$ 40,544,060		\$ 58,770,173	
2014	\$ 56,529,485	\$ 6,187,320	10.95%	\$ 50,342,165	16.92%	\$ 57,586,760	-2.01%
2015	\$ 62,195,115	\$ 5,156,755	8.29%	\$ 57,038,360	0.90%	\$ 50,345,795	-12.57%
2015	\$ 102,555,460	\$ 1,260,435	1.23%	\$ 101,295,025	62.87%	\$ 52,090,188	3.46%
2017	\$ 109,510,067	\$ 7,518,542	6.87%	\$ 101,991,525	-0.55%	\$ 58,949,735	13.17%
2018	\$ 114,925,530	\$ 2,743,355	2.39%	\$ 112,182,175	2.44%	\$ 57,846,041	-1.87%
2019	\$ 115,591,970	\$ 988,030	0.85%	\$ 114,603,940	-0.28%	\$ 59,773,692	3.33%
2020	\$ 117,743,075	\$ 1,205,565	1.02%	\$ 116,537,510	0.82%	\$ 67,984,350	13.74%
2021	\$ 119,589,470	\$ 808,685	0.68%	\$ 118,780,785	0.88%	\$ 76,551,927	12.60%
2022	\$ 125,095,595	\$ 1,598,290	1.28%	\$ 123,497,305	3.27%	\$ 87,149,528	13.84%
2023	\$ 135,133,910	\$ -	0.00%	\$ 135,133,910	8.02%	\$ 92,348,503	5.97%
2024	\$ 141,762,710	\$ 5,359,625	3.78%	\$ 136,403,085	0.94%	\$ 97,076,452	5.12%
Ann %chg	9.63%			Average	8.75%	5.36%	4.98%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	16.92%	31.29%	-2.01%
2015	32.47%	44.45%	-14.33%
2016	135.26%	138.18%	-11.37%
2017	136.87%	154.34%	0.31%
2018	160.54%	166.91%	-1.57%
2019	166.17%	168.46%	1.71%
2020	170.66%	173.46%	15.68%
2021	175.87%	177.75%	30.26%
2022	186.82%	190.53%	48.29%
2023	213.85%	213.85%	57.13%
2024	216.80%	229.24%	65.18%

County Number	6
County Name	Boone

06 Boone
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 3/21/2025

Number of Sales : 73
Total Sales Price : 90,775,401
Total Adj. Sales Price : 90,775,401
Total Assessed Value : 68,246,860
Avg. Adj. Sales Price : 1,243,499
Avg. Assessed Value : 934,888

MEDIAN : 71
WGT. MEAN : 75
MEAN : 79
COD : 21.47
PRD : 105.60

COV : 27.86
STD : 22.12
Avg. Abs. Dev : 15.30
MAX Sales Ratio : 165.80
MIN Sales Ratio : 53.34

95% Median C.I. : 68.69 to 74.94
95% Wgt. Mean C.I. : 70.27 to 80.09
95% Mean C.I. : 74.32 to 84.46

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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-21 To 31-DEC-21	12	78.15	82.16	77.02	22.56	106.67	53.34	120.86	66.67 to 96.99	895,600	689,761
01-JAN-22 To 31-MAR-22	2	87.59	87.59	93.35	17.35	93.83	72.39	102.78	N/A	721,700	673,700
01-APR-22 To 30-JUN-22	3	67.48	86.91	76.20	30.90	114.06	65.35	127.90	N/A	1,289,393	982,462
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	11	72.51	79.10	75.24	18.77	105.13	57.10	103.55	60.66 to 102.59	1,940,537	1,460,123
01-JAN-23 To 31-MAR-23	11	71.97	69.80	69.12	12.78	100.98	55.40	86.17	56.30 to 82.05	1,591,347	1,099,948
01-APR-23 To 30-JUN-23	8	70.45	75.55	73.00	15.67	103.49	61.98	102.79	61.98 to 102.79	1,061,783	775,151
01-JUL-23 To 30-SEP-23	1	62.50	62.50	62.50	00.00	100.00	62.50	62.50	N/A	533,800	333,600
01-OCT-23 To 31-DEC-23	9	65.12	72.65	69.39	20.85	104.70	54.37	115.08	54.96 to 97.13	1,283,271	890,468
01-JAN-24 To 31-MAR-24	13	75.36	92.18	87.44	30.32	105.42	64.96	165.80	69.17 to 138.01	945,645	826,830
01-APR-24 To 30-JUN-24	1	68.13	68.13	68.13	00.00	100.00	68.13	68.13	N/A	1,040,000	708,560
01-JUL-24 To 30-SEP-24	2	74.42	74.42	77.13	12.58	96.49	65.06	83.78	N/A	977,500	753,898
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	17	72.39	83.64	78.29	25.14	106.83	53.34	127.90	66.67 to 102.78	944,634	739,524
01-OCT-22 To 30-SEP-23	31	71.34	74.35	72.47	15.81	102.59	55.40	103.55	64.04 to 74.94	1,544,477	1,119,213
01-OCT-23 To 30-SEP-24	25	70.33	82.77	78.17	25.91	105.88	54.37	165.80	68.09 to 83.78	1,073,513	839,174
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	16	72.45	81.62	76.36	21.37	106.89	57.10	127.90	66.59 to 102.59	1,666,093	1,272,259
01-JAN-23 To 31-DEC-23	29	68.69	72.02	69.98	16.39	102.92	54.37	115.08	62.50 to 74.94	1,313,184	918,912
<u>ALL</u>	73	71.25	79.39	75.18	21.47	105.60	53.34	165.80	68.69 to 74.94	1,243,499	934,888

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	66	71.87	80.34	75.42	22.79	106.52	53.34	165.80	68.13 to 77.73	1,335,557	1,007,234
2	7	70.33	70.45	67.31	07.07	104.66	56.30	85.57	56.30 to 85.57	375,524	252,774
<u>ALL</u>	73	71.25	79.39	75.18	21.47	105.60	53.34	165.80	68.69 to 74.94	1,243,499	934,888

06 Boone
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 3/21/2025

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 Avg. Assessed Value : 934,888

MEDIAN : 71
 WGT. MEAN : 75
 MEAN : 79
 COD : 21.47
 PRD : 105.60

COV : 27.86
 STD : 22.12
 Avg. Abs. Dev : 15.30
 MAX Sales Ratio : 165.80
 MIN Sales Ratio : 53.34

95% Median C.I. : 68.69 to 74.94
 95% Wgt. Mean C.I. : 70.27 to 80.09
 95% Mean C.I. : 74.32 to 84.46

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	64.31	62.12	61.31	04.07	101.32	57.10	64.96	N/A	1,865,000	1,143,443
1	3	64.31	62.12	61.31	04.07	101.32	57.10	64.96	N/A	1,865,000	1,143,443
Dry											
County	14	71.93	79.05	77.90	18.16	101.48	53.34	120.86	65.06 to 102.78	869,638	677,483
1	14	71.93	79.05	77.90	18.16	101.48	53.34	120.86	65.06 to 102.78	869,638	677,483
Grass											
County	5	73.35	72.80	68.34	14.46	106.53	56.30	97.27	N/A	473,013	323,280
1	4	73.97	76.93	74.04	12.17	103.90	62.50	97.27	N/A	401,436	297,233
2	1	56.30	56.30	56.30	00.00	100.00	56.30	56.30	N/A	759,321	427,470
ALL	73	71.25	79.39	75.18	21.47	105.60	53.34	165.80	68.69 to 74.94	1,243,499	934,888

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	34	70.02	82.44	74.78	28.31	110.24	54.96	165.80	64.31 to 94.42	1,731,390	1,294,750
1	34	70.02	82.44	74.78	28.31	110.24	54.96	165.80	64.31 to 94.42	1,731,390	1,294,750
Dry											
County	16	70.45	77.03	76.16	17.71	101.14	53.34	120.86	65.06 to 93.70	858,381	653,744
1	16	70.45	77.03	76.16	17.71	101.14	53.34	120.86	65.06 to 93.70	858,381	653,744
Grass											
County	8	70.79	71.84	68.89	10.27	104.28	56.30	97.27	56.30 to 97.27	441,119	303,883
1	4	73.97	76.93	74.04	12.17	103.90	62.50	97.27	N/A	401,436	297,233
2	4	69.75	66.76	64.59	05.78	103.36	56.30	71.25	N/A	480,803	310,533
ALL	73	71.25	79.39	75.18	21.47	105.60	53.34	165.80	68.69 to 74.94	1,243,499	934,888

Boone County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	9,328	9,267	9,328	9,267	6,554	9,260	9,298	9,296	9,299
Madison	1	9,472	9,092	8,500	8,140	7,625	7,425	6,195	5,370	7,417
Platte	6	10,630	10,280	9,281	9,044	8,350	7,883	7,590	7,129	8,856
Nance	2	7,700	7,700	7,500	7,500	7,500	7,500	7,400	7,400	7,572
Nance	1	5,123	5,118	4,987	4,981	4,974	4,998	4,875	4,741	5,000
Greeley	2	6,325	6,300	6,275	6,250	6,225	6,200	6,175	6,150	6,233
Antelope	3	8,756	8,775	8,633	8,700	8,246	8,204	8,187	8,146	8,501
Boone	2	7,710	3,340	4,881	3,953	3,318	5,477	4,215	3,669	3,974
Wheeler	1	5,715	5,715	5,715	5,670	5,640	5,640	5,640	5,640	5,644
Antelope	1	6,750	6,750	6,500	6,345	5,750	5,500	5,500	5,250	6,123

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	6,678	6,625	6,678	6,158	5,437	6,639	6,634	6,632	6,631
Madison	1	8,718	8,522	7,946	7,562	7,236	6,954	5,372	4,240	7,532
Platte	6	8,625	8,085	7,531	7,434	7,078	6,652	5,440	4,169	7,174
Nance	2	5,605	5,500	5,400	5,300	5,300	5,300	5,150	5,150	5,384
Nance	1	2,449	2,450	2,394	2,393	2,347	2,306	2,265	2,245	2,361
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,386
Antelope	3	6,952	6,963	6,720	6,748	5,875	5,869	5,746	4,998	6,166
Boone	2	2,620	2,076	1,754	1,806	1,689	1,782	1,545	1,582	1,803
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,609
Antelope	1	4,375	4,188	3,810	3,810	3,125	3,125	2,875	2,875	3,675

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1,881	1,879	1,880	1,885	1,620	1,690	n/a	n/a	1,878
Madison	1	2,758	2,675	2,496	2,432	2,300	n/a	n/a	n/a	2,621
Platte	6	2,827	2,951	2,769	2,743	n/a	n/a	2,450	2,314	2,849
Nance	2	1,996	1,997	1,972	1,970	1,891	1,890	n/a	1,840	1,978
Nance	1	2,241	2,240	2,231	2,105	2,077	2,054	2,045	1,995	2,165
Greeley	2	1,740	1,640	1,600	1,580	1,537	1,468	n/a	1,460	1,592
Antelope	3	2,400	2,375	2,375	2,350	2,200	2,200	n/a	2,100	2,357
Boone	2	1,552	1,546	1,548	1,586	1,426	1,426	n/a	1,426	1,459
Wheeler	1	1,230	1,235	1,224	1,218	1,225	1,225	1,185	1,081	1,222
Antelope	1	2,400	2,350	2,350	2,350	2,095	2,095	2,050	2,000	2,265

County	Mkt Area	CRP	TIMBER	WASTE
Boone	1	2,439	748	487
Madison	1	5,137	1,102	150
Platte	6	2,900	2,653	200
Nance	2	2,300	1,600	262
Nance	1	2,243	1,300	265
Greeley	2	1,773	n/a	400
Antelope	3	3,700	500	168
Boone	2	1,557	409	145
Wheeler	1	1,093	n/a	994
Antelope	1	2,630	500	182

Source: 2025 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.

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/26/2025

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>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022											
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023											
<u>ALL</u>											
10/01/2021 To 09/30/2024											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2021 to 09/30/2024 Posted Before : 01/31/2025

Number of Sales :	0	Median :	0	COV :	00.00	95% Median C.I. :	N/A
Total Sales Price :	0	Wgt. Mean :	0	STD :	00.00	95% Wgt. Mean C.I. :	N/A
Total Adj. Sales Price :	0	Mean :	0	Avg.Abs.Dev :	00.00	95% Mean C.I. :	N/A
Total Assessed Value :	0						
Avg. Adj. Sales Price :	0	COD :	00.00	MAX Sales Ratio :	00.00		
Avg. Assessed Value :	0	PRD :	00.00	MIN Sales Ratio :	00.00		

Printed : 03/26/2025

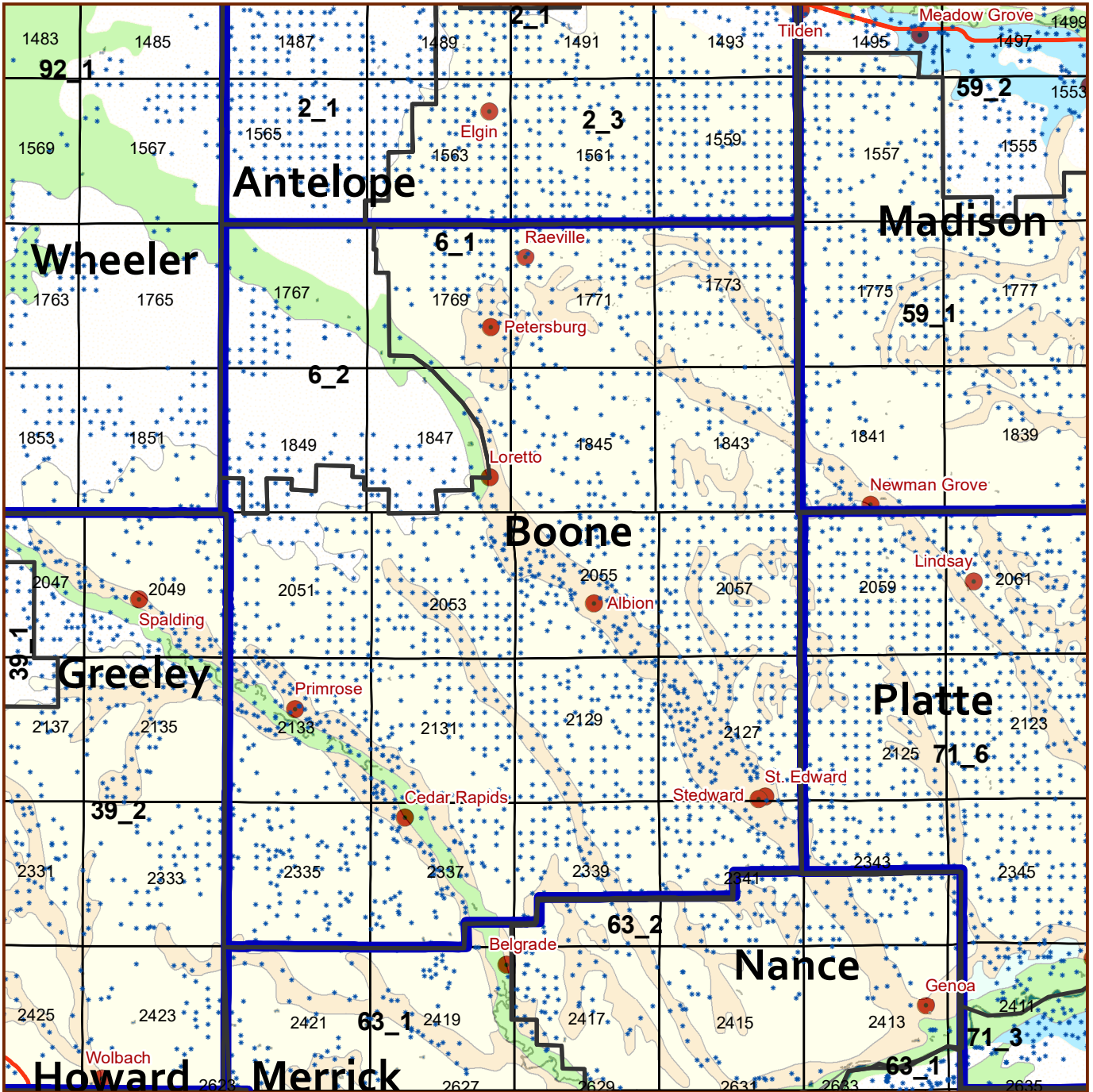
SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
020018											
060001											
060006											
060017											
060075											
390010											
390055											
390060											
590013											
590080											
630001											

ALL

10/01/2021 To 09/30/2024

BOONE COUNTY



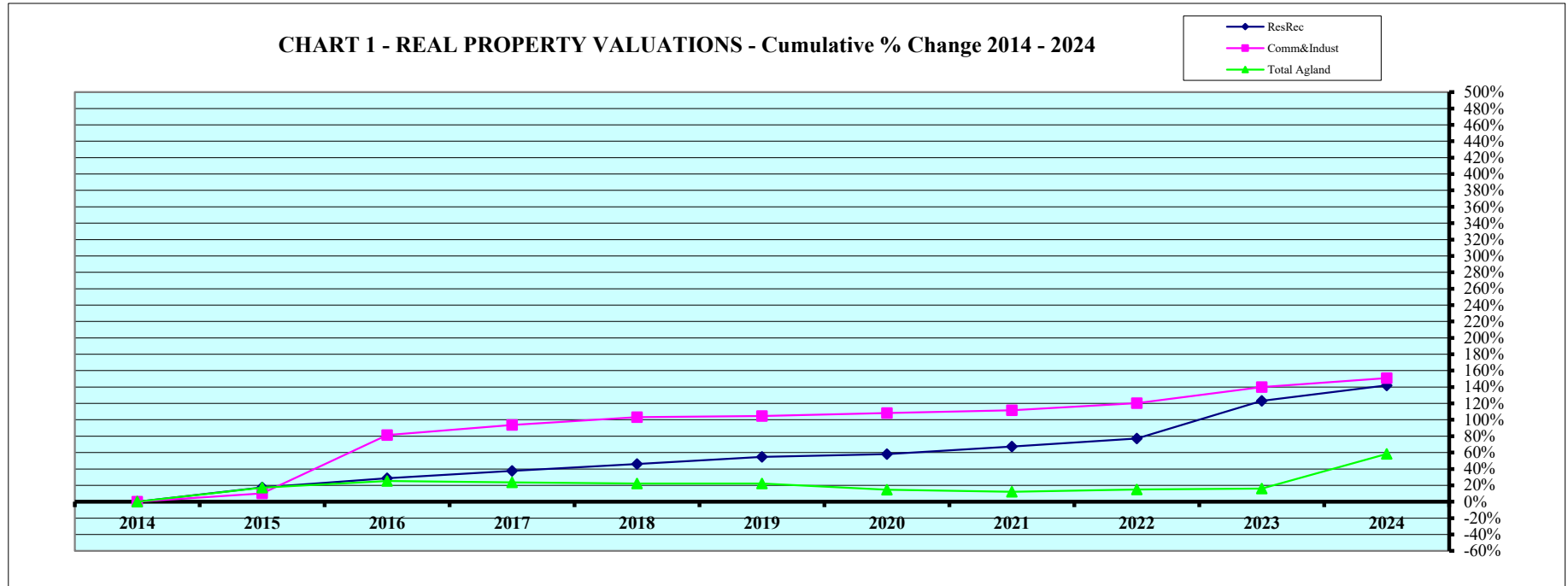
Legend

- 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 2014 - 2024



Tax Year	Residential & Recreational (1)				Commercial & Industrial (1)				Total Agricultural Land (1)			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2014	138,158,565	-	-	-	56,529,485	-	-	-	1,467,057,630	-	-	-
2015	162,159,920	24,001,355	17.37%	17.37%	62,195,115	5,665,630	10.02%	10.02%	1,717,265,890	250,208,260	17.06%	17.06%
2016	177,832,220	15,672,300	9.66%	28.72%	102,555,460	40,360,345	64.89%	81.42%	1,836,403,355	119,137,465	6.94%	25.18%
2017	190,290,875	12,458,655	7.01%	37.73%	109,510,067	6,954,607	6.78%	93.72%	1,812,656,660	-23,746,695	-1.29%	23.56%
2018	201,829,935	11,539,060	6.06%	46.09%	114,925,530	5,415,463	4.95%	103.30%	1,791,446,935	-21,209,725	-1.17%	22.11%
2019	213,862,880	12,032,945	5.96%	54.80%	115,591,970	666,440	0.58%	104.48%	1,792,712,415	1,265,480	0.07%	22.20%
2020	218,373,730	4,510,850	2.11%	58.06%	117,743,075	2,151,105	1.86%	108.29%	1,681,610,615	-111,101,800	-6.20%	14.62%
2021	231,150,585	12,776,855	5.85%	67.31%	119,589,470	1,846,395	1.57%	111.55%	1,644,944,015	-36,666,600	-2.18%	12.13%
2022	244,887,405	13,736,820	5.94%	77.25%	124,487,460	4,897,990	4.10%	120.22%	1,685,195,720	40,251,705	2.45%	14.87%
2023	308,126,739	63,239,334	25.82%	123.02%	135,561,770	11,074,310	8.90%	139.81%	1,700,953,765	15,758,045	0.94%	15.94%
2024	334,369,850	26,243,111	8.52%	142.02%	141,822,270	6,260,500	4.62%	150.88%	2,322,983,990	622,030,225	36.57%	58.34%

Rate Annual %chg: Residential & Recreational **9.24%**

Commercial & Industrial **9.63%**

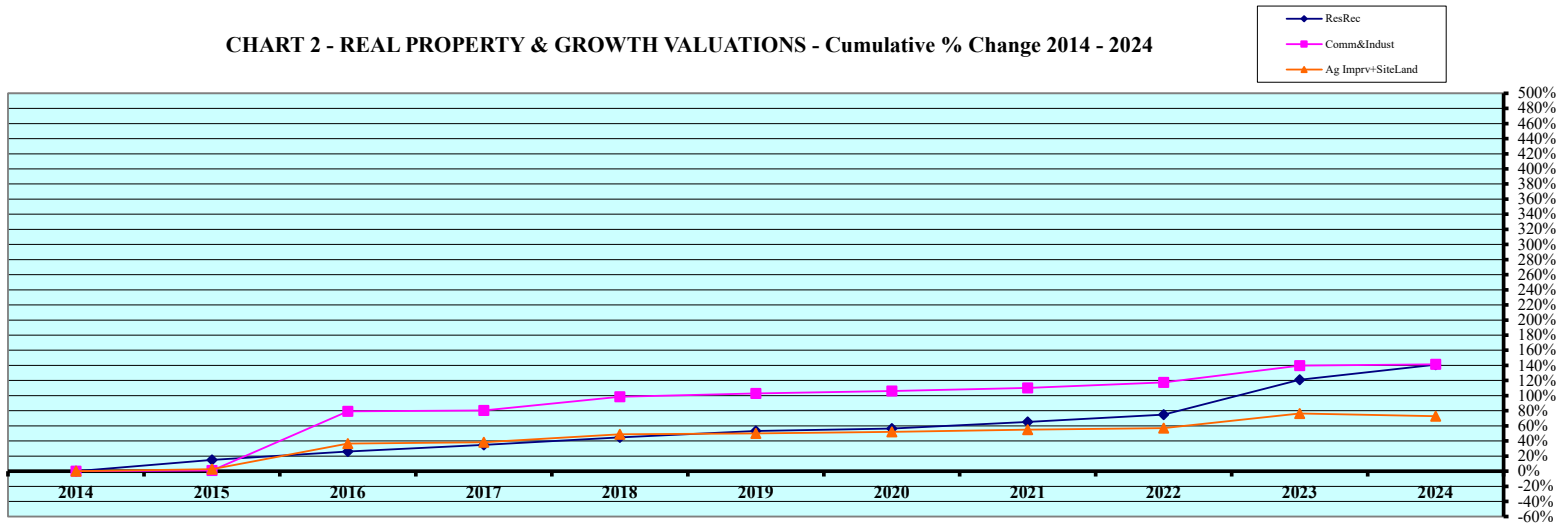
Agricultural Land **4.70%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



Tax Year	Residential & Recreational (1)						Commercial & Industrial (1)					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2014	138,158,565	3,171,590	2.30%	134,986,975	--	--	56,529,485	6,187,320	10.95%	50,342,165	--	--
2015	162,159,920	3,456,500	2.13%	158,703,420	14.87%	14.87%	62,195,115	5,156,755	8.29%	57,038,360	0.90%	0.90%
2016	177,832,220	3,691,623	2.08%	174,140,597	7.39%	26.04%	102,555,460	1,260,435	1.23%	101,295,025	62.87%	79.19%
2017	190,290,875	4,250,622	2.23%	186,040,253	4.62%	34.66%	109,510,067	7,518,542	6.87%	101,991,525	-0.55%	80.42%
2018	201,829,935	1,999,857	0.99%	199,830,078	5.01%	44.64%	114,925,530	2,743,355	2.39%	112,182,175	2.44%	98.45%
2019	213,862,880	2,014,825	0.94%	211,848,055	4.96%	53.34%	115,591,970	988,030	0.85%	114,603,940	-0.28%	102.73%
2020	218,373,730	2,287,485	1.05%	216,086,245	1.04%	56.40%	117,743,075	1,205,565	1.02%	116,537,510	0.82%	106.15%
2021	231,150,585	2,888,915	1.25%	228,261,670	4.53%	65.22%	119,589,470	808,685	0.68%	118,780,785	0.88%	110.12%
2022	244,887,405	3,344,055	1.37%	241,543,350	4.50%	74.83%	124,487,460	1,598,290	1.28%	122,889,170	2.76%	117.39%
2023	308,126,739	2,940,040	0.95%	305,186,699	24.62%	120.90%	135,561,770	0	0.00%	135,561,770	8.90%	139.81%
2024	334,369,850	1,527,005	0.46%	332,842,845	8.02%	140.91%	141,822,270	5,359,625	3.78%	136,462,645	0.66%	141.40%
Rate Ann%chg	9.24%	Resid & Recreat w/o growth				7.96%	C & I w/o growth				7.94%	

Tax Year	Ag Improvements & Site Land (1)						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2014	28,282,865	77,424,545	105,707,410	2,999,099	2.84%	102,708,311	--	--
2015	31,699,605	79,524,866	111,224,471	2,772,240	2.49%	108,452,231	2.60%	2.60%
2016	61,154,105	86,373,470	147,527,575	3,319,568	2.25%	144,208,007	29.65%	36.42%
2017	61,907,480	88,125,035	150,032,515	3,907,785	2.60%	146,124,730	-0.95%	38.24%
2018	64,515,155	95,317,440	159,832,595	2,421,745	1.52%	157,410,850	4.92%	48.91%
2019	66,089,025	96,846,895	162,935,920	4,266,670	2.62%	158,669,250	-0.73%	50.10%
2020	65,973,595	99,065,545	165,039,140	4,222,819	2.56%	160,816,321	-1.30%	52.13%
2021	65,939,245	100,510,665	166,449,910	2,514,600	1.51%	163,935,310	-0.67%	55.08%
2022	65,910,440	100,125,635	166,036,075	0	0.00%	166,036,075	-0.25%	57.07%
2023	75,674,825	113,974,225	189,649,050	3,235,845	1.71%	186,413,205	12.27%	76.35%
2024	74,842,855	110,642,845	185,485,700	2,750,745	1.48%	182,734,955	-3.65%	72.87%
Rate Ann%chg	10.22%	3.63%	5.78%	Ag Imprv+Site w/o growth		4.19%		

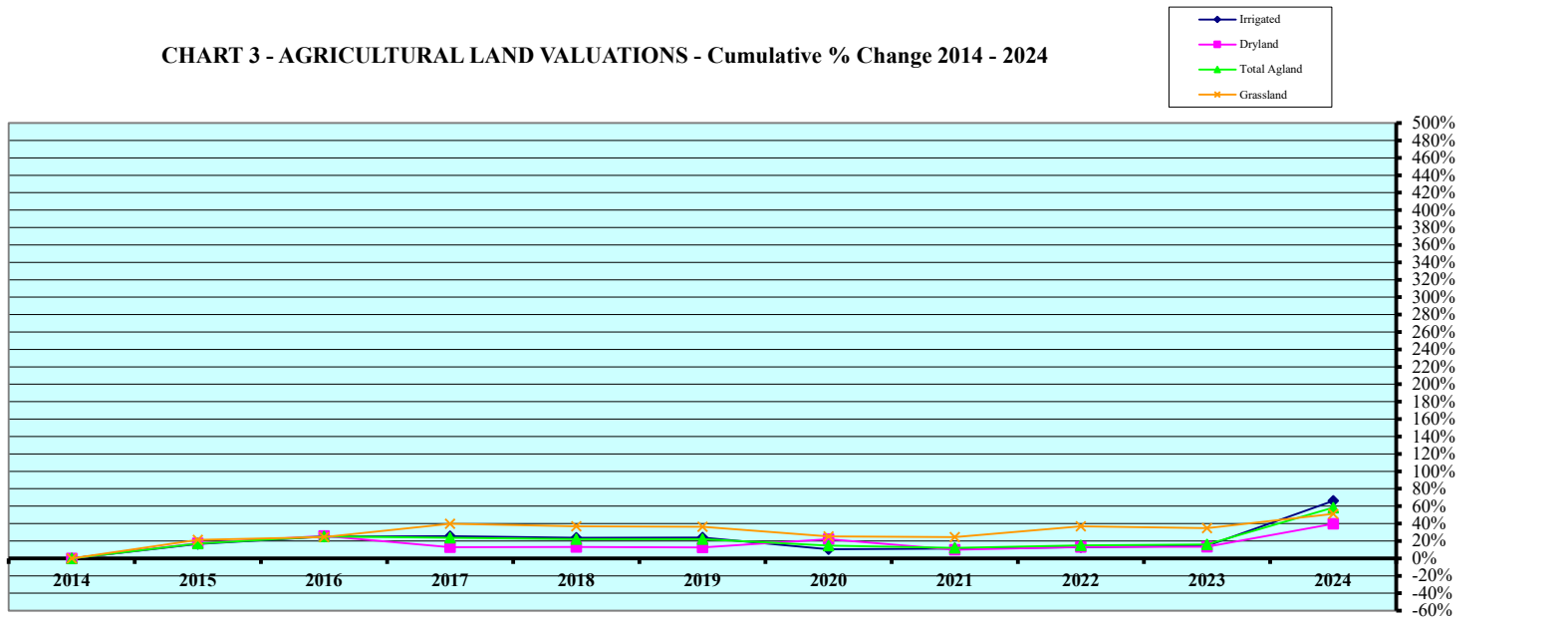
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2014 - 2024 CTL Growth Value; 2014 - 2024 Abstract of Asmnt Rpt. Prepared as of 02/11/2025

Cnty# 6
County BOONE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



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
2014	984,748,355	-	-	-	363,602,460	-	-	-	116,689,555	-	-	-
2015	1,146,714,935	161,966,580	16.45%	16.45%	426,854,345	63,251,885	17.40%	17.40%	141,468,800	24,779,245	21.24%	21.24%
2016	1,231,226,020	84,511,085	7.37%	25.03%	457,148,625	30,294,280	7.10%	25.73%	145,180,435	3,711,635	2.62%	24.42%
2017	1,236,386,290	5,160,270	0.42%	25.55%	410,597,190	-46,551,435	-10.18%	12.92%	163,050,810	17,870,375	12.31%	39.73%
2018	1,217,634,000	-18,752,290	-1.52%	23.65%	411,372,150	774,960	0.19%	13.14%	159,728,325	-3,322,485	-2.04%	36.88%
2019	1,220,911,675	3,277,675	0.27%	23.98%	409,845,760	-1,526,390	-0.37%	12.72%	159,233,565	-494,760	-0.31%	36.46%
2020	1,088,960,295	-131,951,380	-10.81%	10.58%	443,634,565	33,788,805	8.24%	22.01%	146,042,785	-13,190,780	-8.28%	25.15%
2021	1,096,863,430	7,903,135	0.73%	11.39%	399,903,405	-43,731,160	-9.86%	9.98%	145,206,515	-836,270	-0.57%	24.44%
2022	1,110,836,035	13,972,605	1.27%	12.80%	411,750,640	11,847,235	2.96%	13.24%	159,644,570	14,438,055	9.94%	36.81%
2023	1,127,844,860	17,008,825	1.53%	14.53%	412,483,705	733,065	0.18%	13.44%	157,280,120	-2,364,450	-1.48%	34.79%
2024	1,635,399,905	507,555,045	45.00%	66.07%	507,893,760	95,410,055	23.13%	39.68%	176,336,575	19,056,455	12.12%	51.12%

Rate Ann.%chg: Irrigated **5.20%** Dryland **3.40%** Grassland **4.22%**

Tax Year	Waste Land (1)				Other Agland (1)				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2014	1,458,860	-	-	-	558,400	-	-	-	1,467,057,630	-	-	-
2015	1,455,555	-3,305	-0.23%	-0.23%	772,255	213,855	38.30%	38.30%	1,717,265,890	250,208,260	17.06%	17.06%
2016	1,479,235	23,680	1.63%	1.40%	1,369,040	596,785	77.28%	145.17%	1,836,403,355	119,137,465	6.94%	25.18%
2017	1,279,440	-199,795	-13.51%	-12.30%	1,342,930	-26,110	-1.91%	140.50%	1,812,656,660	-23,746,695	-1.29%	23.56%
2018	1,330,650	51,210	4.00%	-8.79%	1,381,810	38,880	2.90%	147.46%	1,791,446,935	-21,209,725	-1.17%	22.11%
2019	1,344,725	14,075	1.06%	-7.82%	1,376,690	-5,120	-0.37%	146.54%	1,792,712,415	1,265,480	0.07%	22.20%
2020	1,369,205	24,480	1.82%	-6.15%	1,603,765	227,075	16.49%	187.21%	1,681,610,615	-111,101,800	-6.20%	14.62%
2021	1,372,270	3,065	0.22%	-5.94%	1,598,395	-5,370	-0.33%	186.25%	1,644,944,015	-36,666,600	-2.18%	12.13%
2022	1,372,230	-40	0.00%	-5.94%	1,592,245	-6,150	-0.38%	185.14%	1,685,195,720	40,251,705	2.45%	14.87%
2023	1,321,235	-50,995	-3.72%	-9.43%	2,023,845	431,600	27.11%	262.44%	1,700,953,765	15,758,045	0.94%	15.94%
2024	1,334,845	13,610	1.03%	-8.50%	2,018,905	-4,940	-0.24%	261.55%	2,322,983,990	622,030,225	36.57%	58.34%

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

Rate Ann.%chg: Total Agric Land **4.70%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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
2014	977,306,760	201,209	4,857			367,492,030	91,928	3,998			117,536,930	122,116	962		
2015	1,147,522,575	204,087	5,623	15.76%	15.76%	429,393,585	92,184	4,658	16.52%	16.52%	140,632,305	118,709	1,185	23.08%	23.08%
2016	1,230,028,370	204,055	6,028	7.21%	24.10%	458,118,510	95,561	4,794	2.92%	19.92%	145,421,165	114,220	1,273	7.47%	32.28%
2017	1,236,392,045	205,140	6,027	-0.01%	24.09%	410,617,450	95,043	4,320	-9.88%	8.07%	163,049,060	113,546	1,436	12.79%	49.19%
2018	1,217,272,715	206,438	5,897	-2.17%	21.40%	411,333,805	94,565	4,350	0.68%	8.81%	159,800,340	113,981	1,402	-2.37%	45.66%
2019	1,219,967,440	206,900	5,896	0.00%	21.40%	409,722,335	94,183	4,350	0.01%	8.82%	159,671,920	113,843	1,403	0.04%	45.72%
2020	1,088,108,195	207,495	5,244	-11.06%	7.96%	443,788,025	95,671	4,639	6.63%	16.04%	146,305,210	111,256	1,315	-6.24%	36.63%
2021	1,092,889,490	207,976	5,255	0.21%	8.19%	401,976,360	95,574	4,206	-9.33%	5.21%	145,571,785	110,826	1,314	-0.11%	36.47%
2022	1,110,876,355	209,247	5,309	1.03%	9.30%	408,424,005	95,256	4,288	1.94%	7.26%	160,985,405	109,961	1,464	11.46%	52.11%
2023	1,127,884,775	210,352	5,362	1.00%	10.39%	412,487,280	95,852	4,303	0.37%	7.65%	157,261,060	107,738	1,460	-0.30%	51.65%
2024	1,636,803,890	210,744	7,767	44.85%	59.90%	507,141,270	95,792	5,294	23.02%	32.43%	176,300,050	107,337	1,642	12.53%	70.65%

Rate Annual %chg Average Value/Acre: 5.29%

3.27%

4.14%

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
2014	1,450,640	5,605	259			550,760	1,744	316			1,464,337,120	422,603	3,465		
2015	1,450,995	5,548	262	1.06%	1.06%	699,855	2,008	349	10.37%	10.37%	1,719,699,315	422,536	4,070	17.46%	17.46%
2016	1,410,695	4,904	288	9.98%	11.14%	1,545,780	3,123	495	41.99%	56.71%	1,836,524,520	421,864	4,353	6.96%	25.64%
2017	1,296,405	5,309	244	-15.11%	-5.65%	1,390,355	2,804	496	0.18%	56.99%	1,812,745,315	421,843	4,297	-1.29%	24.02%
2018	1,320,225	5,087	260	6.30%	0.29%	1,376,830	2,754	500	0.84%	58.30%	1,791,103,915	422,824	4,236	-1.42%	22.25%
2019	1,347,045	5,139	262	0.98%	1.28%	1,381,225	2,762	500	0.00%	58.30%	1,792,089,965	422,829	4,238	0.05%	22.32%
2020	1,369,330	5,728	239	-8.79%	-7.63%	1,598,275	2,664	600	20.00%	89.97%	1,681,169,035	422,815	3,976	-6.19%	14.75%
2021	1,371,770	5,733	239	0.09%	-7.55%	1,603,590	2,673	600	0.00%	89.97%	1,643,412,995	422,781	3,887	-2.24%	12.18%
2022	1,372,270	5,734	239	0.02%	-7.53%	1,591,960	2,653	600	0.00%	89.96%	1,683,249,995	422,852	3,981	2.41%	14.88%
2023	1,321,235	5,617	235	-1.71%	-9.11%	2,024,250	3,374	600	0.00%	89.97%	1,700,978,600	422,932	4,022	1.03%	16.07%
2024	1,331,145	5,637	236	0.40%	-8.75%	2,018,340	3,364	600	0.00%	89.97%	2,323,594,695	422,873	5,495	36.62%	58.58%

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BOONE

Rate Annual %chg Average Value/Acre: 4.73%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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
5,379	BOONE	141,617,282	21,723,032	27,369,447	334,369,850	100,274,895	41,547,375	0	2,322,983,990	74,842,855	110,642,845	0	3,175,371,571
cnty sector/value % of total value:		4.46%	0.68%	0.86%	10.53%	3.16%	1.31%		73.16%	2.36%	3.48%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,740	ALBION	8,355,232	6,100,224	1,661,631	128,008,795	35,343,380	41,447,345	0	0	0	0	0	220,916,607
32.35%	%sector of county sector	5.90%	28.08%	6.07%	38.28%	35.25%	99.76%						6.96%
	%sector of municipality	3.78%	2.76%	0.75%	57.94%	16.00%	18.76%						100.00%
382	CEDAR RAPIDS	1,336,568	1,118,484	808,866	16,756,355	5,738,625	0	0	0	0	0	0	25,758,898
7.10%	%sector of county sector	0.94%	5.15%	2.96%	5.01%	5.72%							0.81%
	%sector of municipality	5.19%	4.34%	3.14%	65.05%	22.28%							100.00%
332	PETERSBURG	2,922,319	1,617,442	164,460	23,099,555	6,363,110	0	0	0	0	0	0	34,166,886
6.17%	%sector of county sector	2.06%	7.45%	0.60%	6.91%	6.35%							1.08%
	%sector of municipality	8.55%	4.73%	0.48%	67.61%	18.62%							100.00%
55	PRIMROSE	74,011	294,504	702,892	2,272,290	961,440	0	0	1,113,175	0	6,550	0	5,424,862
1.02%	%sector of county sector	0.05%	1.36%	2.57%	0.68%	0.96%			0.05%		0.01%		0.17%
	%sector of municipality	1.36%	5.43%	12.96%	41.89%	17.72%			20.52%		0.12%		100.00%
725	ST EDWARD	907,722	2,012,671	1,349,656	29,970,760	4,207,935	0	0	181,925	271,610	82,535	0	38,984,814
13.48%	%sector of county sector	0.64%	9.27%	4.93%	8.96%	4.20%			0.01%	0.36%	0.07%		1.23%
	%sector of municipality	2.33%	5.16%	3.46%	76.68%	10.79%			0.47%	0.70%	0.21%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
3,235	Total Municipalities	13,595,852	11,143,326	4,687,505	200,107,759	52,614,491	41,447,346	0	1,295,100	271,610	89,085	0	325,252,072
60.13%	%all municip.sectors of cnty	9.60%	51.30%	17.13%	59.85%	52.47%	99.76%		0.06%	0.36%	0.08%		10.24%

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Sources: 2024 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,220	Value : 3,394,254,755	Growth 8,474,950	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	213	1,768,215	103	879,385	351	5,416,275	667	8,063,875	
02. Res Improve Land	1,407	18,261,625	98	2,249,000	385	6,019,685	1,890	26,530,310	
03. Res Improvements	1,400	186,722,655	110	35,137,120	402	89,828,250	1,912	311,688,025	
04. Res Total	1,613	206,752,495	213	38,265,505	753	101,264,210	2,579	346,282,210	2,691,755
% of Res Total	62.54	59.71	8.26	11.05	29.20	29.24	41.46	10.20	31.76
05. Com UnImp Land	68	566,215	10	154,695	15	5,784,910	93	6,505,820	
06. Com Improve Land	304	4,603,715	19	1,082,525	40	15,715,075	363	21,401,315	
07. Com Improvements	298	47,837,745	19	13,914,050	44	12,659,765	361	74,411,560	
08. Com Total	366	53,007,675	29	15,151,270	59	34,159,750	454	102,318,695	1,933,355
% of Com Total	80.62	51.81	6.39	14.81	13.00	33.39	7.30	3.01	22.81
09. Ind UnImp Land	0	0	1	100,030	0	0	1	100,030	
10. Ind Improve Land	1	742,490	0	0	0	0	1	742,490	
11. Ind Improvements	1	40,704,855	0	0	0	0	1	40,704,855	
12. Ind Total	1	41,447,345	1	100,030	0	0	2	41,547,375	0
% of Ind Total	50.00	99.76	50.00	0.24	0.00	0.00	0.03	1.22	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,613	206,752,495	213	38,265,505	753	101,264,210	2,579	346,282,210	2,691,755
% of Res & Rec Total	62.54	59.71	8.26	11.05	29.20	29.24	41.46	10.20	31.76
Com & Ind Total	367	94,455,020	30	15,251,300	59	34,159,750	456	143,866,070	1,933,355
% of Com & Ind Total	80.48	65.65	6.58	10.60	12.94	23.74	7.33	4.24	22.81
17. Taxable Total	1,980	301,207,515	243	53,516,805	812	135,423,960	3,035	490,148,280	4,625,110
% of Taxable Total	65.24	61.45	8.01	10.92	26.75	27.63	48.79	14.44	54.57

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	168,350	2,843,165	0	0	0
19. Commercial	15	843,130	5,290,550	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	15	168,350	2,843,165
19. Commercial	0	0	0	15	843,130	5,290,550
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				30	1,011,480	8,133,715

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	178	13	118	309

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	5	193,815	2,083	1,673,554,795	2,088	1,673,748,610
28. Ag-Improved Land	1	138,570	3	13,235	1,005	1,060,945,205	1,009	1,061,097,010
29. Ag Improvements	1	238,180	3	163,230	1,093	168,859,445	1,097	169,260,855

30. Ag Total				3,185	2,904,106,475
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	18,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	231,915	1	0.00	161,935	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.52	1,820	0	0.00	0	
37. FarmSite Improvements	1	0.00	6,265	2	0.00	1,295	
38. FarmSite Total							
39. Road & Ditches	1	0.10	0	2	1.98	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	17	17.00	316,000	17	17.00	316,000	
32. HomeSite Improv Land	520	521.16	9,851,040	521	522.16	9,869,040	
33. HomeSite Improvements	551	0.00	65,166,215	553	0.00	65,560,065	692,985
34. HomeSite Total				570	539.16	75,745,105	
35. FarmSite UnImp Land	39	50.84	177,940	39	50.84	177,940	
36. FarmSite Improv Land	940	2,409.86	8,810,135	941	2,410.38	8,811,955	
37. FarmSite Improvements	1,075	0.00	103,693,230	1,078	0.00	103,700,790	3,156,855
38. FarmSite Total				1,117	2,461.22	112,690,685	
39. Road & Ditches	2,605	7,638.27	0	2,608	7,640.35	0	
40. Other- Non Ag Use	11	262.33	262,330	11	262.33	262,330	
41. Total Section VI				1,687	10,903.06	188,698,120	3,849,840

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	35,986.93	17.85%	335,683,630	17.91%	9,327.93
46. 1A	13,854.15	6.87%	128,384,730	6.85%	9,266.88
47. 2A1	22,777.87	11.30%	212,475,475	11.34%	9,328.15
48. 2A	13,867.84	6.88%	128,507,100	6.86%	9,266.55
49. 3A1	258.24	0.13%	1,692,530	0.09%	6,554.10
50. 3A	1,067.38	0.53%	9,883,560	0.53%	9,259.65
51. 4A1	81,231.96	40.30%	755,333,750	40.30%	9,298.48
52. 4A	32,537.18	16.14%	302,455,725	16.14%	9,295.70
53. Total	201,581.55	100.00%	1,874,416,500	100.00%	9,298.55
Dry					
54. 1D1	7,671.31	8.33%	51,230,380	8.39%	6,678.18
55. 1D	15,458.39	16.79%	102,415,545	16.78%	6,625.24
56. 2D1	8,530.71	9.27%	56,967,960	9.33%	6,677.99
57. 2D	1,275.70	1.39%	7,856,005	1.29%	6,158.19
58. 3D1	280.40	0.30%	1,524,550	0.25%	5,437.05
59. 3D	33,926.81	36.85%	225,231,230	36.89%	6,638.74
60. 4D1	8,551.98	9.29%	56,735,720	9.29%	6,634.22
61. 4D	16,364.53	17.78%	108,529,375	17.78%	6,631.99
62. Total	92,059.83	100.00%	610,490,765	100.00%	6,631.46
Grass					
63. 1G1	8,512.84	12.25%	15,512,040	12.02%	1,822.19
64. 1G	6,208.55	8.93%	11,134,660	8.63%	1,793.44
65. 2G1	22,053.26	31.73%	41,466,625	32.12%	1,880.29
66. 2G	31,672.92	45.56%	59,270,115	45.92%	1,871.32
67. 3G1	867.29	1.25%	1,370,375	1.06%	1,580.07
68. 3G	198.34	0.29%	331,485	0.26%	1,671.30
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	69,513.20	100.00%	129,085,300	100.00%	1,856.99
Irrigated Total					
Irrigated Total	201,581.55	54.85%	1,874,416,500	71.64%	9,298.55
Dry Total					
Dry Total	92,059.83	25.05%	610,490,765	23.33%	6,631.46
Grass Total					
Grass Total	69,513.20	18.91%	129,085,300	4.93%	1,856.99
72. Waste	2,031.09	0.55%	988,710	0.04%	486.79
73. Other	2,355.86	0.64%	1,413,510	0.05%	600.00
74. Exempt	0.17	0.00%	1,065	0.00%	6,264.71
75. Market Area Total	367,541.53	100.00%	2,616,394,785	100.00%	7,118.64

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	457.89	5.02%	3,530,255	9.73%	7,709.83
46. 1A	667.36	7.31%	2,228,985	6.15%	3,340.00
47. 2A1	246.37	2.70%	1,202,575	3.32%	4,881.17
48. 2A	1,907.87	20.91%	7,541,170	20.79%	3,952.66
49. 3A1	1,971.65	21.60%	6,541,300	18.04%	3,317.68
50. 3A	258.67	2.83%	1,416,750	3.91%	5,477.06
51. 4A1	981.40	10.75%	4,136,270	11.41%	4,214.66
52. 4A	2,634.84	28.87%	9,668,425	26.66%	3,669.45
53. Total	9,126.05	100.00%	36,265,730	100.00%	3,973.87
Dry					
54. 1D1	74.76	1.93%	195,855	2.81%	2,619.78
55. 1D	785.20	20.29%	1,630,270	23.36%	2,076.25
56. 2D1	256.35	6.62%	449,640	6.44%	1,754.01
57. 2D	737.85	19.07%	1,332,370	19.09%	1,805.75
58. 3D1	1,139.63	29.45%	1,924,315	27.57%	1,688.54
59. 3D	343.97	8.89%	612,950	8.78%	1,781.99
60. 4D1	217.51	5.62%	336,080	4.82%	1,545.12
61. 4D	314.56	8.13%	497,660	7.13%	1,582.08
62. Total	3,869.83	100.00%	6,979,140	100.00%	1,803.47
Grass					
63. 1G1	4,384.55	11.61%	6,744,695	12.34%	1,538.29
64. 1G	445.67	1.18%	644,630	1.18%	1,446.43
65. 2G1	4,717.14	12.49%	7,306,995	13.37%	1,549.03
66. 2G	584.94	1.55%	571,765	1.05%	977.48
67. 3G1	22,142.59	58.63%	31,576,700	57.77%	1,426.06
68. 3G	5,465.37	14.47%	7,780,565	14.23%	1,423.61
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	25.40	0.07%	36,225	0.07%	1,426.18
71. Total	37,765.66	100.00%	54,661,575	100.00%	1,447.39
Irrigated Total					
Irrigated Total	9,126.05	16.49%	36,265,730	36.63%	3,973.87
Dry Total					
Dry Total	3,869.83	6.99%	6,979,140	7.05%	1,803.47
Grass Total					
Grass Total	37,765.66	68.24%	54,661,575	55.21%	1,447.39
72. Waste	3,603.74	6.51%	521,755	0.53%	144.78
73. Other	975.61	1.76%	585,370	0.59%	600.00
74. Exempt	40.35	0.07%	0	0.00%	0.00
75. Market Area Total	55,340.89	100.00%	99,013,570	100.00%	1,789.16

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	210,707.60	1,910,682,230	210,707.60	1,910,682,230
77. Dry Land	15.95	106,515	20.86	138,665	95,892.85	617,224,725	95,929.66	617,469,905
78. Grass	6.08	11,460	36.28	68,385	107,236.50	183,667,030	107,278.86	183,746,875
79. Waste	1.55	775	0.00	0	5,633.28	1,509,690	5,634.83	1,510,465
80. Other	0.00	0	0.00	0	3,331.47	1,998,880	3,331.47	1,998,880
81. Exempt	0.00	0	0.00	0	40.52	1,065	40.52	1,065
82. Total	23.58	118,750	57.14	207,050	422,801.70	2,715,082,555	422,882.42	2,715,408,355

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	210,707.60	49.83%	1,910,682,230	70.36%	9,067.93
Dry Land	95,929.66	22.68%	617,469,905	22.74%	6,436.69
Grass	107,278.86	25.37%	183,746,875	6.77%	1,712.80
Waste	5,634.83	1.33%	1,510,465	0.06%	268.06
Other	3,331.47	0.79%	1,998,880	0.07%	600.00
Exempt	40.52	0.01%	1,065	0.00%	26.28
Total	422,882.42	100.00%	2,715,408,355	100.00%	6,421.19

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreage	408	6,127,945	388	7,951,000	417	118,163,135	825	132,242,080	2,145,500
83.2 Albion	75	1,146,325	697	13,656,000	697	120,001,315	772	134,803,640	0
83.3 Cedar Rapids	38	195,255	202	1,187,185	203	16,225,215	241	17,607,655	230,510
83.4 Petersburg	38	223,395	184	1,812,065	179	22,705,950	217	24,741,410	0
83.5 Rural	2	46,830	2	36,000	2	596,905	4	679,735	187,355
83.6 Rural Villages	44	120,885	93	281,685	93	6,205,330	137	6,607,900	128,390
83.7 St Edward	62	203,240	324	1,606,375	321	27,790,175	383	29,599,790	0
84 Residential Total	667	8,063,875	1,890	26,530,310	1,912	311,688,025	2,579	346,282,210	2,691,755

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Albion	25	341,665	154	4,470,825	154	73,190,605	179	78,003,095	1,231,960
85.2 Cedar Rapids	9	20,950	44	310,245	44	5,405,360	53	5,736,555	0
85.3 Petersburg	17	48,315	51	304,865	48	6,110,950	65	6,464,130	41,710
85.4 Rural	6	5,879,880	14	15,369,370	18	5,869,755	24	27,119,005	19,270
85.5 Rural Villages	10	5,060	23	25,350	23	1,371,080	33	1,401,490	0
85.6 St Edward	17	155,285	56	260,270	53	3,835,685	70	4,251,240	0
85.7 Suburban Commercial	10	154,695	22	1,402,880	22	19,332,980	32	20,890,555	640,415
86 Commercial Total	94	6,605,850	364	22,143,805	362	115,116,415	456	143,866,070	1,933,355

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	6,439.86	9.95%	12,115,950	9.97%	1,881.40
88. 1G	5,509.44	8.52%	10,353,855	8.52%	1,879.29
89. 2G1	21,796.39	33.69%	40,969,960	33.71%	1,879.67
90. 2G	29,960.52	46.31%	56,475,575	46.47%	1,885.00
91. 3G1	829.96	1.28%	1,344,460	1.11%	1,619.91
92. 3G	161.21	0.25%	272,395	0.22%	1,689.69
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	64,697.38	100.00%	121,532,195	100.00%	1,878.47
CRP					
96. 1C1	1,088.66	46.61%	2,656,340	46.63%	2,440.01
97. 1C	150.27	6.43%	366,665	6.44%	2,440.04
98. 2C1	180.30	7.72%	438,765	7.70%	2,433.53
99. 2C	897.02	38.40%	2,188,740	38.42%	2,440.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	19.49	0.83%	46,680	0.82%	2,395.07
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,335.74	100.00%	5,697,190	100.00%	2,439.14
Timber					
105. 1T1	984.32	39.69%	739,750	39.86%	751.53
106. 1T	548.84	22.13%	414,140	22.31%	754.57
107. 2T1	76.57	3.09%	57,900	3.12%	756.17
108. 2T	815.38	32.88%	605,800	32.64%	742.97
109. 3T1	37.33	1.51%	25,915	1.40%	694.21
110. 3T	17.64	0.71%	12,410	0.67%	703.51
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,480.08	100.00%	1,855,915	100.00%	748.33
<hr/>					
Grass Total	64,697.38	93.07%	121,532,195	94.15%	1,878.47
CRP Total	2,335.74	3.36%	5,697,190	4.41%	2,439.14
Timber Total	2,480.08	3.57%	1,855,915	1.44%	748.33
<hr/>					
114. Market Area Total	69,513.20	100.00%	129,085,300	100.00%	1,856.99

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	4,160.22	11.58%	6,457,130	12.32%	1,552.11
88. 1G	406.14	1.13%	627,890	1.20%	1,545.99
89. 2G1	4,576.59	12.74%	7,085,090	13.52%	1,548.12
90. 2G	284.67	0.79%	451,545	0.86%	1,586.21
91. 3G1	21,007.90	58.49%	29,958,550	57.18%	1,426.06
92. 3G	5,453.30	15.18%	7,776,405	14.84%	1,426.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	25.40	0.07%	36,225	0.07%	1,426.18
95. Total	35,914.22	100.00%	52,392,835	100.00%	1,458.83
CRP					
96. 1C1	148.76	11.30%	252,445	12.32%	1,697.00
97. 1C	1.15	0.09%	1,950	0.10%	1,695.65
98. 2C1	122.91	9.34%	208,570	10.18%	1,696.93
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,043.09	79.27%	1,586,545	77.41%	1,521.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,315.91	100.00%	2,049,510	100.00%	1,557.48
Timber					
105. 1T1	75.57	14.11%	35,120	16.02%	464.73
106. 1T	38.38	7.17%	14,790	6.75%	385.36
107. 2T1	17.64	3.29%	13,335	6.08%	755.95
108. 2T	300.27	56.07%	120,220	54.84%	400.37
109. 3T1	91.60	17.10%	31,605	14.42%	345.03
110. 3T	12.07	2.25%	4,160	1.90%	344.66
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	535.53	100.00%	219,230	100.00%	409.37
<hr/>					
Grass Total	35,914.22	95.10%	52,392,835	95.85%	1,458.83
CRP Total	1,315.91	3.48%	2,049,510	3.75%	1,557.48
Timber Total	535.53	1.42%	219,230	0.40%	409.37
<hr/>					
114. Market Area Total	37,765.66	100.00%	54,661,575	100.00%	1,447.39

**2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)**

06 Boone

	2024 CTL County Total	2025 Form 45 County Total	Value Difference (2025 form 45 - 2024 CTL)	Percent Change	2025 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	334,369,850	346,282,210	11,912,360	3.56%	2,691,755	2.76%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	74,842,855	75,745,105	902,250	1.21%	692,985	0.28%
04. Total Residential (sum lines 1-3)	409,212,705	422,027,315	12,814,610	3.13%	3,384,740	2.30%
05. Commercial	100,274,895	102,318,695	2,043,800	2.04%	1,933,355	0.11%
06. Industrial	41,547,375	41,547,375	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	141,822,270	143,866,070	2,043,800	1.44%	1,933,355	0.08%
08. Ag-Farmsite Land, Outbuildings	110,380,515	112,690,685	2,310,170	2.09%	3,156,855	-0.77%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	262,330	262,330	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	110,642,845	112,953,015	2,310,170	2.09%	3,156,855	-0.77%
12. Irrigated	1,635,399,905	1,910,682,230	275,282,325	16.83%		
13. Dryland	507,893,760	617,469,905	109,576,145	21.57%		
14. Grassland	176,336,575	183,746,875	7,410,300	4.20%		
15. Wasteland	1,334,845	1,510,465	175,620	13.16%		
16. Other Agland	2,018,905	1,998,880	-20,025	-0.99%		
17. Total Agricultural Land	2,322,983,990	2,715,408,355	392,424,365	16.89%		
18. Total Value of all Real Property (Locally Assessed)	2,984,661,810	3,394,254,755	409,592,945	13.72%	8,474,950	13.44%

2025 Assessment Survey for Boone County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 part time lister
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$235,559
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$230,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Amount of last year's assessor's budget not used:
	\$115,047.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Office staff
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes @ boone.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks Inc., Office staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks, and Agri Data
10.	When was the aerial imagery last updated?
	2022- Gworks, 2024- Agridata

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	All
4.	When was zoning implemented?
	1999

D. Contracted Services

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

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Contracted appraiser and listing service
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certified General Appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, the assessor sets values based on assessor's input

2025 Residential Assessment Survey for Boone County

1.	Valuation data collection done by:
	Office Staff and Contract Appraiser, the hired lister collects pickup work
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and sales comparison approach are used to estimate value for the residential class.
3.	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?
	The assessor is working on developing depreciation tables based on local market information.
4.	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.
	Assessor is working toward market driven depreciation tables for each valuation group.
5.	Describe the methodology used to determine the residential lot values?
	Sales comparison; lots are analyzed by the square foot. The allocation method is often used due to the lack of vacant lot sales.
6.	How are rural residential site values developed?
	Analyze the sales of small unimproved land sales. Compare values on home site and farm site to surrounding counties. Also checked to find out the cost to add amenities to a vacant parcel.
7.	Are there form 191 applications on file?
	no
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are treated the same; no applications to combine lots have been received

2025 Commercial Assessment Survey for Boone County

1.	Valuation data collection done by:
	Stanard Appraisal, the hired lister collects pickup work
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Sales comparison, cost, and income approaches
2a.	Describe the process used to determine the value of unique commercial properties.
	The appraiser is responsible for establishing values of unique commercial properties
3.	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?
	Depreciation tables are developed based on local market information by the contract appraiser.
4.	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.
	No, one depreciation table is used for all valuation groups.
5.	Describe the methodology used to determine the commercial lot values.
	Sales analysis is used to determine commercial lot values, this study is conducted by the contract appraiser.

2025 Agricultural Assessment Survey for Boone County

1.	Valuation data collection done by:
	Contract Appraiser, the hired lister collects annual pickup work
2.	Describe the process used to determine and monitor market areas.
	Sales are plotted and verified; areas are defined by land use, soil symbols, and capability groups
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Sales are reviewed through use of questionnaires and interviews with buyers, realtors, title agents and/or attorneys that handled the sale.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Yes. There is a defined area five miles from the four-way stop near Albion that is valued higher than the remainder of the county at \$23,000. Farm home sites further than five miles are valued at \$18,000.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Currently feedlots are dryland values. Hog sites first acre is the same as homesite (\$18,000) and remainder acres are farm site values (\$3,500).
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	NA
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CRP, CRP Sand and Timber
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	NA
7b.	What process was used to determine if non-agricultural influences exist in the county?
	NA
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	NA
7d.	Where is the influenced area located within the county?
	NA

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

BOONE COUNTY 3 YEAR PLAN OF ASSESSMENT

Residential

2025

Conduct a complete reappraisal of Albion, Saint Edward and Petersburg parcels and enter information into CAMA.
Complete lot value studies for all residential parcels.
Complete pickup work for new construction and demolition and enter information into CAMA.
Review sales and statistical analysis to determine if value adjustments need to be made to residential parcels.

2026

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

2027

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

Commercial

2025

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

2026

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

2027

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

Agricultural

2025

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

2026

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

2027

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