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DEPARTMENT OF REVENUE

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

BOYD COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

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

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

For the Tax Commissioner

Sincerely,

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

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Tammy Haney, Boyd 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.

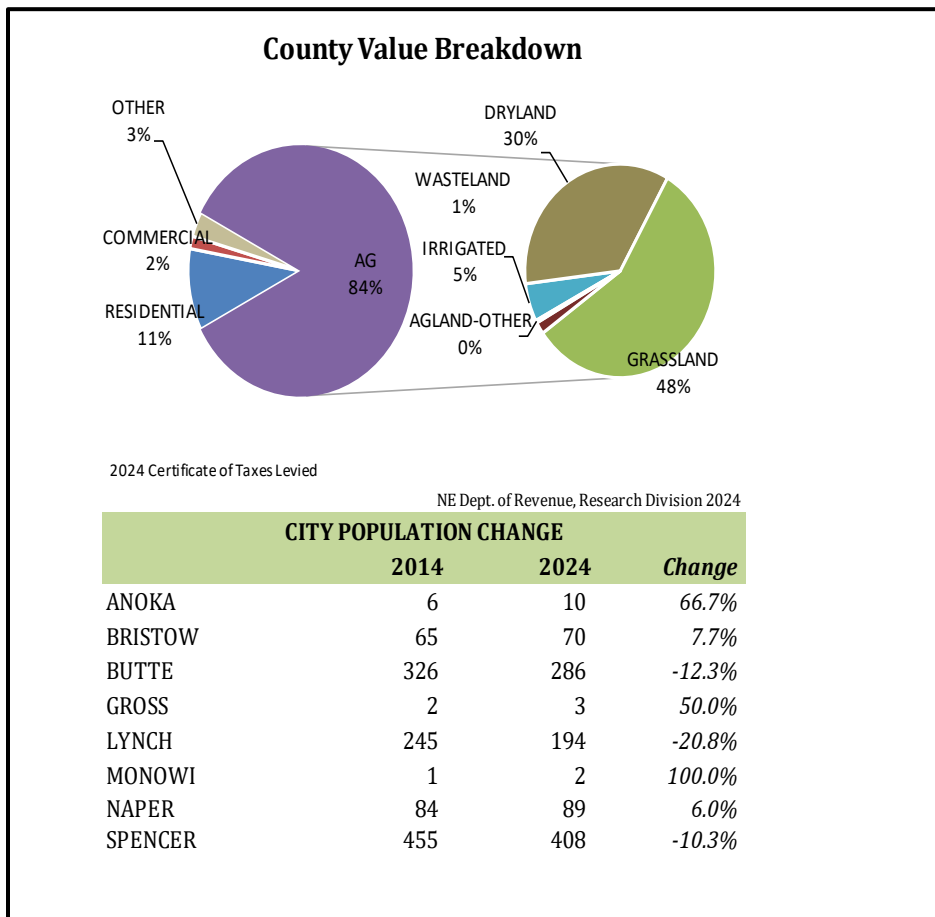
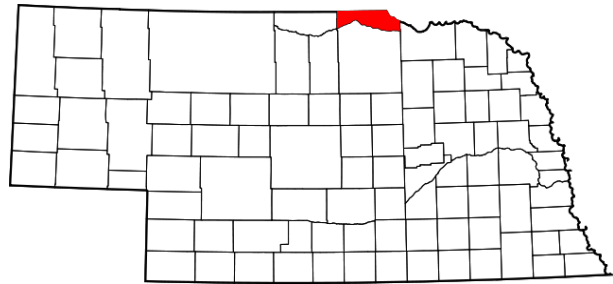
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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 540 square miles, Boyd County has 1,741 residents, per the Census Bureau Quick Facts for 2023, a 5% decrease of the population from the 2020 U.S. Census. Reports indicate that 83% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$51,925 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boyd County are evenly disbursed among Butte, Lynch, and Spencer. According to the latest information available from the U.S. Census Bureau, there are 55 employer establishments with total employment of 406, for a 2% increase in employment since 2019.

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

2025 Residential Correlation for Boyd 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 verification and qualification processes are reviewed. The county assessor's office utilizes sales questionnaires with occasional phone calls made if the returned questionnaire isn't clear or further questions are needed. The usability percentage for residential is below the statewide average. Review of the non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. There are seven separate valuation groups. Valuation Group 1 aligns with the five small villages, Valuation Groups 2-5 align with the assessor locations of a town. Valuation Group 6 and 7 are recreational areas that border the Missouri River.

Frequency of the six-year inspection and review cycle of the county is examined. The county assessor reviews and inspects all properties within the required six-years. The review and inspection process includes a physical review of improvements, new measurements are taken if warranted, as are new pictures and review of quality and conditions. A systematic plan is in place to maintain compliance.

The Boyd County Assessor has a written valuation methodology on file.

2025 Residential Correlation for Boyd County

2025 Residential Assessment Details for Boyd 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	Anoka, Bristow, Gross, Monowi, Naper	2022	2021	2021	2021	
2	Butte	*2024	2021	2021	2021	
3	Lynch	*2024	2021	2021	2021	
4	Rural	2022	2021	2021	2020	
5	Spencer	2024	2021	2024	2021	desk review of quality & conditions
6	Son-shine acres	2022	2021	2022	2022	
7	Sleepy Hollow	2022	2021	2022	2022	
<p><u>Additional comments:</u> All pick up work was completed and placed on the assessment roll. * = assessment action for current year</p>						

Description of Analysis

There are 38 qualified sales representing five of the seven valuation groups. The median and mean measures of central tendency are within the acceptable range. The COD and PRD are above the prescribed parameters. The sale price substrata reflect that assessments are regressive. Comparing the preliminary COD and PRD to the final statistics does show some improvement. The county assessor and deputy county assessor reviewed the quality and conditions of all properties in Valuation Group 5. However, further review of all quality and conditions as well as additional analysis and adjustments to the depreciation tables is still needed for improvements to the assessment uniformity in the residential class.

Of the five valuation groups, only Valuation Group 5 has a sample large enough for statistical analysis and is within the acceptable range. Valuation Group 1 includes eight sales and has a median and mean above the range. The sale ratios range from 50% to 145%. The COD and PRD are above the range. Due to the low number of sales and the variability in the sample a recommendation is not warranted.

Comparing the statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate Taxes Levied (CTL) Report indicate similar changes. Changes to the abstract and sold parcels reflect the stated assessment actions, and support that there is uniformity in assessment.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales indicates the assessments within Boyd County are uniform and proportionate across the residential class of property. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

2025 Residential Correlation for Boyd County

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	8	113.71	103.24	70.44	23.20	146.56
2	8	91.84	100.03	91.27	22.59	109.60
3	6	94.09	94.90	74.44	36.31	127.49
5	15	95.02	100.79	87.17	28.09	115.62
6	1	38.01	38.01	38.01	00.00	100.00
<u> </u> ALL <u> </u>	38	95.31	98.56	80.03	29.33	123.15

Level of Value

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

2025 Commercial Correlation for Boyd 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 county assessor’s sales and verification processes are reviewed. All arm’s-length transactions have been made available for measurement purposes even though the percent of sales used is below the statewide average. A review of the non-qualified sales roster determined the non-qualified sales all had legitimate reasons as to why they are non-qualified sales.

A review shows only one valuation group is utilized in the commercial class. The county assessor complies with the six-year inspection and review requirements for the commercial class. Each property is physically reviewed with new measurements and pictures taken.

2025 Commercial Assessment Details for Boyd 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	Anoka, Bristow, Gross, Monowi, Naper, Butte, Lynch, Spencer and Rural	2024	2021	2022	2023	
Additional comments: Pick-up work was completed and placed on the assessment roll. * = assessment action for current year						

Description of Analysis

The commercial profile shows 14 qualified sales with no measures of central tendency in the range. The median is slightly low at 91 while both the weighted mean and mean are high. The COD is 53% supporting that statistics have too much dispersion to rely upon the median from the small sample to determine the level of value. The commercial properties are valued using the cost approach, lacking any other reliable data.

A historical review of assessment practices supports the county assessor has kept the lot values, costing and depreciation tables updated. Historically, when comparing valuation changes in History Chart 2 to surrounding counties Keya Paha, Knox, and Holt County, values have increased over the past 10 years at a similar rate.

The statistical sample and the 2025 County Abstract of Assessment Form 45 Compared with the 2024 Certificate of Taxes Levied (CTL) Report indicate changes to the population and sample reflect the stated assessment actions.

2025 Commercial Correlation for Boyd County

A what-if statistic showing a percent increase of 5% to total value can be found in the appendix of this report. The statistic does bring the overall median to 96% but pushes both the weighted mean and the mean above the range and does not improve the qualitative measures.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

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

2025 Agricultural Correlation for Boyd 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.

Sales verification and qualification processes were discussed. The county assessor utilizes sales verification questionnaires. The percent of sales used is equal to the statewide average, a review of the non-qualified sales roster indicate that sales are adequately qualified.

The six-year inspection and review cycle is up to date with a plan in place going forward to make sure all properties are inspected within six years. A lister physically reviews all improved agricultural improvements. Land use is reviewed using aerial imagery.

2025 Agricultural Assessment Details for Boyd 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	2020	
AB DW	Agricultural dwellings	2022	2021	2021	2020	
<u>Additional comments:</u>						
All pick-up work completed and placed on the assessment roll						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2024	Irrigated land increased approximately 6%, dryland 15%, and grassland 18%
<u>Additional comments:</u>			

Description of Analysis

The agricultural sample consists of 38 qualified sales. Both the median and mean measure of central tendency are within the acceptable range. The COD is acceptable for the agricultural class.

Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into the 80% Majority Land Use (MLU) for irrigated and dryland subclasses. The largest MLU subclass is the grassland sample with 18 sales. There is very little irrigated land in the county. The dryland median is low with six sales at 57%, however, the COD of the sample at 33% indicates a significant amount of dispersion in the sample. Review of a substat of dryland found in the

2025 Agricultural Correlation for Boyd County

appendix of this report, shows that ratios range from 25% to 97%. With that much disparity, and such few sales, the median is not a reliable indicator of the level of value. A substat highlighting the disparity in ratios can be found in the appendix of this report.

The county assessor did increase dryland by 15% this year, when comparing the counties schedule of values to the adjoining counties with similar markets Boyd County's values are relatively similar and equalized. When comparing the average acre value comparison of Boyd to the surrounding county dryland values Boyd County has the highest average acre value when compared to adjacent counties. The average acre chart can be found in the appendix of this report. Boyd County has achieved an acceptable level of value for all land use subclasses.

The reported assessment actions are reflected in the 2025 County Abstract of Assessment for Real Property, Form 45, compared with the 2024 Certificate of Taxes Levied Report (CTL). Based on the analysis and comparison of surrounding county values, agricultural land in Boyd County is believed to be within the acceptable range.

Equalization and Quality of Assessment

Agricultural homes and outbuildings are treated similarly to the rural residential improvements and are equalized at the statutorily required level. Agricultural land values appear to be equalized at the uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Boyd County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	2	71.06	71.06	69.98	07.15	101.54
1	2	71.06	71.06	69.98	07.15	101.54
<u>Dry</u>						
County	6	57.16	56.23	45.94	32.65	122.40
1	6	57.16	56.23	45.94	32.65	122.40
<u>Grass</u>						
County	18	73.04	85.19	73.93	26.96	115.23
1	18	73.04	85.19	73.93	26.96	115.23
<u>ALL</u>						
	38	69.50	73.56	61.01	25.90	120.57

Level of Value

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

2025 Opinions of the Property Tax Administrator for Boyd County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	70	Meets generally accepted mass appraisal techniques.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2025.



Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Boyd County

Residential Real Property - Current

Number of Sales	38	Median	95.31
Total Sales Price	\$3,230,467	Mean	98.56
Total Adj. Sales Price	\$3,230,467	Wgt. Mean	80.03
Total Assessed Value	\$2,585,360	Average Assessed Value of the Base	\$40,168
Avg. Adj. Sales Price	\$85,012	Avg. Assessed Value	\$68,036

Confidence Interval - Current

95% Median C.I	78.51 to 109.95
95% Wgt. Mean C.I	69.92 to 90.14
95% Mean C.I	87.50 to 109.62
% of Value of the Class of all Real Property Value in the County	6.57
% of Records Sold in the Study Period	3.02
% of Value Sold in the Study Period	5.12

Residential Real Property - History

Year	Number of Sales	LOV	Median
2024	39	95	95.25
2023	36	92	92.35
2022	39	96	95.62
2021	35	93	92.90

2025 Commission Summary for Boyd County

Commercial Real Property - Current

Number of Sales	14	Median	91.06
Total Sales Price	\$820,630	Mean	104.71
Total Adj. Sales Price	\$820,630	Wgt. Mean	106.86
Total Assessed Value	\$876,925	Average Assessed Value of the Base	\$58,976
Avg. Adj. Sales Price	\$58,616	Avg. Assessed Value	\$62,638

Confidence Interval - Current

95% Median C.I	45.30 to 176.00
95% Wgt. Mean C.I	56.07 to 157.65
95% Mean C.I	71.29 to 138.13
% of Value of the Class of all Real Property Value in the County	1.58
% of Records Sold in the Study Period	6.80
% of Value Sold in the Study Period	7.22

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2024	8	100	87.37
2023	7	100	83.00
2022	10	100	95.25
2021	10	100	105.30

08 Boyd
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 : 38
Total Sales Price : 3,230,467
Total Adj. Sales Price : 3,230,467
Total Assessed Value : 2,585,360
Avg. Adj. Sales Price : 85,012
Avg. Assessed Value : 68,036

MEDIAN : 95
WGT. MEAN : 80
MEAN : 99
COD : 29.33
PRD : 123.15

COV : 35.28
STD : 34.77
Avg. Abs. Dev : 27.95
MAX Sales Ratio : 165.85
MIN Sales Ratio : 38.01

95% Median C.I. : 78.51 to 109.95
95% Wgt. Mean C.I. : 69.92 to 90.14
95% Mean C.I. : 87.50 to 109.62

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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	6	100.07	98.23	96.22	11.53	102.09	76.39	119.83	76.39 to 119.83	54,500	52,438
01-JAN-23 To 31-MAR-23	2	83.67	83.67	78.46	06.80	106.64	77.98	89.36	N/A	78,313	61,448
01-APR-23 To 30-JUN-23	2	99.81	99.81	103.16	04.80	96.75	95.02	104.60	N/A	74,700	77,058
01-JUL-23 To 30-SEP-23	9	100.78	98.69	84.21	25.07	117.20	50.60	144.67	59.44 to 131.86	106,006	89,267
01-OCT-23 To 31-DEC-23	2	121.40	121.40	91.75	36.62	132.32	76.94	165.85	N/A	51,000	46,795
01-JAN-24 To 31-MAR-24	6	116.35	117.69	102.11	23.13	115.26	74.12	156.96	74.12 to 156.96	66,732	68,141
01-APR-24 To 30-JUN-24	6	57.99	73.97	55.54	52.25	133.18	38.01	162.80	38.01 to 162.80	150,667	83,680
01-JUL-24 To 30-SEP-24	5	106.45	101.61	78.40	31.80	129.60	55.16	145.78	N/A	47,400	37,161
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	19	95.59	97.08	87.90	18.46	110.44	50.60	144.67	78.51 to 109.95	83,530	73,423
01-OCT-23 To 30-SEP-24	19	86.47	100.04	72.43	43.69	138.12	38.01	165.85	61.02 to 145.78	86,494	62,648
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	15	95.02	99.86	86.19	24.87	115.86	50.60	165.85	77.98 to 120.96	90,805	78,267
<u>ALL</u>	38	95.31	98.56	80.03	29.33	123.15	38.01	165.85	78.51 to 109.95	85,012	68,036

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	113.71	103.24	70.44	23.20	146.56	50.60	144.67	50.60 to 144.67	36,266	25,544
2	8	91.84	100.03	91.27	22.59	109.60	74.12	165.85	74.12 to 165.85	73,375	66,968
3	6	94.09	94.90	74.44	36.31	127.49	43.41	162.80	43.41 to 162.80	76,833	57,193
5	15	95.02	100.79	87.17	28.09	115.62	49.61	156.96	76.39 to 139.64	106,156	92,538
6	1	38.01	38.01	38.01	00.00	100.00	38.01	38.01	N/A	300,000	114,030
<u>ALL</u>	38	95.31	98.56	80.03	29.33	123.15	38.01	165.85	78.51 to 109.95	85,012	68,036

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	37	95.59	100.20	84.33	28.40	118.82	43.41	165.85	83.64 to 109.95	79,202	66,793
06	1	38.01	38.01	38.01	00.00	100.00	38.01	38.01	N/A	300,000	114,030
07											
<u>ALL</u>	38	95.31	98.56	80.03	29.33	123.15	38.01	165.85	78.51 to 109.95	85,012	68,036

**08 Boyd
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 : 38
 Total Sales Price : 3,230,467
 Total Adj. Sales Price : 3,230,467
 Total Assessed Value : 2,585,360
 Avg. Adj. Sales Price : 85,012
 Avg. Assessed Value : 68,036

MEDIAN : 95
 WGT. MEAN : 80
 MEAN : 99
 COD : 29.33
 PRD : 123.15

COV : 35.28
 STD : 34.77
 Avg. Abs. Dev : 27.95
 MAX Sales Ratio : 165.85
 MIN Sales Ratio : 38.01

95% Median C.I. : 78.51 to 109.95
 95% Wgt. Mean C.I. : 69.92 to 90.14
 95% Mean C.I. : 87.50 to 109.62

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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	131.86	131.86	131.86	00.00	100.00	131.86	131.86	N/A	3,500	4,615
Less Than 15,000	4	119.16	118.09	114.30	16.94	103.32	89.36	144.67	N/A	6,531	7,465
Less Than 30,000	11	120.96	126.97	127.99	15.96	99.20	89.36	165.85	95.02 to 155.88	16,911	21,645
Ranges Excl. Low \$											
Greater Than 4,999	37	95.02	97.66	79.97	29.16	122.12	38.01	165.85	78.51 to 106.45	87,215	69,750
Greater Than 14,999	34	93.23	96.26	79.75	30.24	120.70	38.01	165.85	76.94 to 109.95	94,245	75,162
Greater Than 29,999	27	83.64	86.99	77.10	28.78	112.83	38.01	162.80	66.37 to 104.54	112,757	86,936
Incremental Ranges											
0 TO 4,999	1	131.86	131.86	131.86	00.00	100.00	131.86	131.86	N/A	3,500	4,615
5,000 TO 14,999	3	106.45	113.49	111.58	17.32	101.71	89.36	144.67	N/A	7,542	8,415
15,000 TO 29,999	7	120.96	132.04	130.23	15.55	101.39	95.02	165.85	95.02 to 165.85	22,842	29,747
30,000 TO 59,999	7	95.59	112.53	110.81	33.87	101.55	61.02	162.80	61.02 to 162.80	42,857	47,489
60,000 TO 99,999	7	78.51	89.59	88.10	17.06	101.69	74.12	111.74	74.12 to 111.74	77,143	67,965
100,000 TO 149,999	4	98.02	90.29	90.44	17.33	99.83	55.16	109.95	N/A	120,725	109,185
150,000 TO 249,999	7	59.44	61.98	62.03	20.96	99.92	43.41	86.47	43.41 to 86.47	163,793	101,598
250,000 TO 499,999	2	69.40	69.40	68.03	45.23	102.01	38.01	100.78	N/A	287,500	195,585
500,000 TO 999,999											
1,000,000 +											
ALL	38	95.31	98.56	80.03	29.33	123.15	38.01	165.85	78.51 to 109.95	85,012	68,036

08 Boyd
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 : 14
Total Sales Price : 820,630
Total Adj. Sales Price : 820,630
Total Assessed Value : 876,925
Avg. Adj. Sales Price : 58,616
Avg. Assessed Value : 62,638

MEDIAN : 91
WGT. MEAN : 107
MEAN : 105
COD : 53.07
PRD : 97.99

COV : 55.29
STD : 57.89
Avg. Abs. Dev : 48.33
MAX Sales Ratio : 202.25
MIN Sales Ratio : 26.73

95% Median C.I. : 45.30 to 176.00
95% Wgt. Mean C.I. : 56.07 to 157.65
95% Mean C.I. : 71.29 to 138.13

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	5	126.97	129.80	126.43	39.69	102.67	64.75	202.25	N/A	52,200	65,996
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	1	117.94	117.94	117.94	00.00	100.00	117.94	117.94	N/A	25,000	29,485
01-APR-23 To 30-JUN-23	1	176.00	176.00	176.00	00.00	100.00	176.00	176.00	N/A	68,000	119,680
01-JUL-23 To 30-SEP-23	3	78.44	85.38	82.08	12.60	104.02	74.03	103.68	N/A	53,033	43,532
01-OCT-23 To 31-DEC-23	2	97.43	97.43	149.94	63.92	64.98	35.15	159.71	N/A	63,765	95,610
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	2	36.02	36.02	42.20	25.79	85.36	26.73	45.30	N/A	90,000	37,983
01-JUL-24 To 30-SEP-24											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	5	126.97	129.80	126.43	39.69	102.67	64.75	202.25	N/A	52,200	65,996
01-OCT-22 To 30-SEP-23	5	103.68	110.02	110.97	27.29	99.14	74.03	176.00	N/A	50,420	55,952
01-OCT-23 To 30-SEP-24	4	40.23	66.72	86.88	88.94	76.80	26.73	159.71	N/A	76,883	66,796
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	5	126.97	129.80	126.43	39.69	102.67	64.75	202.25	N/A	52,200	65,996
01-JAN-23 To 31-DEC-23	7	103.68	106.42	124.06	36.65	85.78	35.15	176.00	35.15 to 176.00	54,233	67,283
<u>ALL</u>	14	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	14	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638
<u>ALL</u>	14	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	14	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638
04											
<u>ALL</u>	14	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638

**08 Boyd
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 : 14
 Total Sales Price : 820,630
 Total Adj. Sales Price : 820,630
 Total Assessed Value : 876,925
 Avg. Adj. Sales Price : 58,616
 Avg. Assessed Value : 62,638

MEDIAN : 91
 WGT. MEAN : 107
 MEAN : 105
 COD : 53.07
 PRD : 97.99

COV : 55.29
 STD : 57.89
 Avg. Abs. Dev : 48.33
 MAX Sales Ratio : 202.25
 MIN Sales Ratio : 26.73

95% Median C.I. : 45.30 to 176.00
 95% Wgt. Mean C.I. : 56.07 to 157.65
 95% Mean C.I. : 71.29 to 138.13

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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	3	184.75	150.58	150.58	24.81	100.00	64.75	202.25	N/A	2,000	3,012
Less Than 15,000	5	70.30	111.44	76.50	81.68	145.67	35.15	202.25	N/A	4,200	3,213
Less Than 30,000	6	94.12	112.52	99.02	59.28	113.63	35.15	202.25	35.15 to 202.25	7,667	7,592
Ranges Excl. Low \$											
Greater Than 4,999	11	78.44	92.20	106.54	50.15	86.54	26.73	176.00	35.15 to 159.71	74,057	78,899
Greater Than 14,999	9	103.68	100.98	107.66	38.17	93.80	26.73	176.00	45.30 to 159.71	88,848	95,651
Greater Than 29,999	8	91.06	98.86	107.33	46.93	92.11	26.73	176.00	26.73 to 176.00	96,829	103,922
Incremental Ranges											
0 TO 4,999	3	184.75	150.58	150.58	24.81	100.00	64.75	202.25	N/A	2,000	3,012
5,000 TO 14,999	2	52.73	52.73	46.87	33.34	112.50	35.15	70.30	N/A	7,500	3,515
15,000 TO 29,999	1	117.94	117.94	117.94	00.00	100.00	117.94	117.94	N/A	25,000	29,485
30,000 TO 59,999	2	65.21	65.21	67.61	59.01	96.45	26.73	103.68	N/A	32,000	21,635
60,000 TO 99,999	3	78.44	109.49	111.35	43.33	98.33	74.03	176.00	N/A	64,367	71,675
100,000 TO 149,999	1	159.71	159.71	159.71	00.00	100.00	159.71	159.71	N/A	117,530	187,705
150,000 TO 249,999	1	45.30	45.30	45.30	00.00	100.00	45.30	45.30	N/A	150,000	67,945
250,000 TO 499,999	1	126.97	126.97	126.97	00.00	100.00	126.97	126.97	N/A	250,000	317,430
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 +											
ALL	14	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638

08 Boyd
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 : 14
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COV : 55.29
 STD : 57.89
 Avg. Abs. Dev : 48.33
 MAX Sales Ratio : 202.25
 MIN Sales Ratio : 26.73

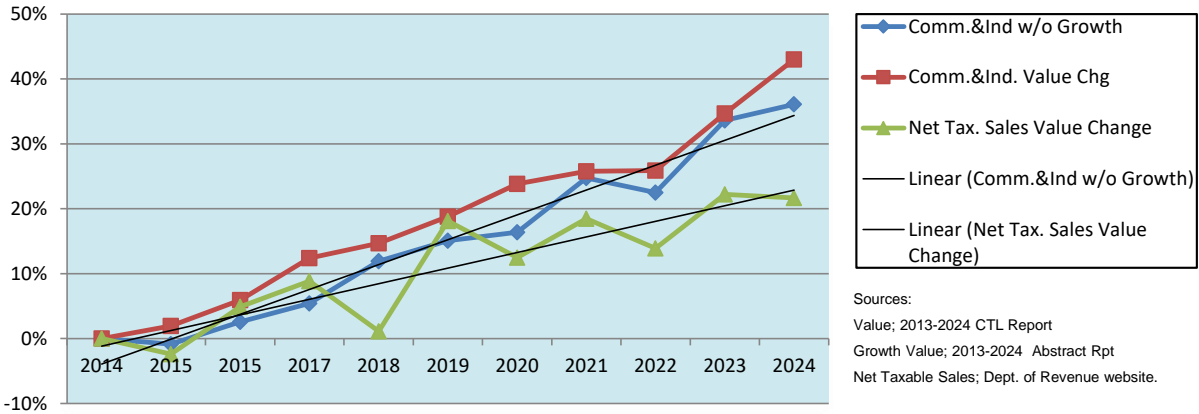
95% Median C.I. : 45.30 to 176.00
 95% Wgt. Mean C.I. : 56.07 to 157.65
 95% Mean C.I. : 71.29 to 138.13

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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
106	1	78.44	78.44	78.44	00.00	100.00	78.44	78.44	N/A	62,000	48,630
342	1	159.71	159.71	159.71	00.00	100.00	159.71	159.71	N/A	117,530	187,705
344	3	117.94	113.08	89.35	36.94	126.56	45.30	176.00	N/A	81,000	72,370
406	4	67.53	88.74	63.26	57.44	140.28	35.15	184.75	N/A	4,750	3,005
442	1	74.03	74.03	74.03	00.00	100.00	74.03	74.03	N/A	63,100	46,715
471	1	202.25	202.25	202.25	00.00	100.00	202.25	202.25	N/A	2,000	4,045
494	1	126.97	126.97	126.97	00.00	100.00	126.97	126.97	N/A	250,000	317,430
528	2	65.21	65.21	67.61	59.01	96.45	26.73	103.68	N/A	32,000	21,635
<u>ALL</u>	<u>14</u>	91.06	104.71	106.86	53.07	97.99	26.73	202.25	45.30 to 176.00	58,616	62,638

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	\$ 6,739,865	\$ 241,960	3.59%	\$ 6,497,905		\$ 10,991,417	
2014	\$ 6,872,370	\$ 190,370	2.77%	\$ 6,682,000	-0.86%	\$ 10,728,837	-2.39%
2015	\$ 7,140,315	\$ 225,695	3.16%	\$ 6,914,620	0.61%	\$ 11,533,168	7.50%
2015	\$ 7,576,635	\$ 472,525	6.24%	\$ 7,104,110	-0.51%	\$ 11,964,731	3.74%
2017	\$ 7,729,865	\$ 186,745	2.42%	\$ 7,543,120	-0.44%	\$ 11,114,791	-7.10%
2018	\$ 8,005,745	\$ 249,550	3.12%	\$ 7,756,195	0.34%	\$ 12,985,051	16.83%
2019	\$ 8,347,850	\$ 502,245	6.02%	\$ 7,845,605	-2.00%	\$ 12,363,469	-4.79%
2020	\$ 8,477,635	\$ 68,940	0.81%	\$ 8,408,695	0.73%	\$ 13,023,500	5.34%
2021	\$ 8,485,205	\$ 228,920	2.70%	\$ 8,256,285	-2.61%	\$ 12,521,641	-3.85%
2022	\$ 9,077,080	\$ 69,900	0.77%	\$ 9,007,180	6.15%	\$ 13,433,807	7.28%
2023	\$ 9,638,910	\$ 466,390	4.84%	\$ 9,172,520	1.05%	\$ 13,373,640	-0.45%
2024	\$ 10,839,475	\$ 389,695	3.60%	\$ 10,449,780	8.41%	\$ 13,525,393	1.13%
Ann %chg	4.66%			Average	0.99%	2.34%	2.11%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2013	-	-	-
2014	-0.86%	1.97%	-2.39%
2015	2.59%	5.94%	4.93%
2016	5.40%	12.42%	8.86%
2017	11.92%	14.69%	1.12%
2018	15.08%	18.78%	18.14%
2019	16.41%	23.86%	12.48%
2020	24.76%	25.78%	18.49%
2021	22.50%	25.90%	13.92%
2022	33.64%	34.68%	22.22%
2023	36.09%	43.01%	21.67%
2024	55.04%	60.83%	23.05%

County Number	8
County Name	Boyd

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	55.28	95% Median C.I. :	47.56 to 184.80
Total Sales Price :	891,630	Wgt. Mean :	112	STD :	60.78	95% Wgt. Mean C.I. :	73.18 to 151.23
Total Adj. Sales Price :	820,630	Mean :	110	Avg. Abs. Dev :	50.74	95% Mean C.I. :	74.86 to 145.04
Total Assessed Value :	920,773						
Avg. Adj. Sales Price :	58,616	COD :	53.07	MAX Sales Ratio :	212.36		
Avg. Assessed Value :	65,770	PRD :	97.99	MIN Sales Ratio :	28.07		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021											
01/01/2022 To 03/31/2022											
04/01/2022 To 06/30/2022	5	133.32	136.30	132.75	39.69	102.67	67.99	212.36	N/A	52,200	69,296
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023	1	123.84	123.84	123.84		100.00	123.84	123.84	N/A	25,000	30,959
04/01/2023 To 06/30/2023	1	184.80	184.80	184.80		100.00	184.80	184.80	N/A	68,000	125,664
07/01/2023 To 09/30/2023	3	82.36	89.65	86.19	12.60	104.01	77.73	108.86	N/A	53,033	45,709
10/01/2023 To 12/31/2023	2	102.30	102.30	157.44	63.92	64.98	36.91	167.69	N/A	63,765	100,391
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	37.82	37.82	44.31	25.78	85.35	28.07	47.56	N/A	90,000	39,882
07/01/2024 To 09/30/2024											
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	5	133.32	136.30	132.75	39.69	102.67	67.99	212.36	N/A	52,200	69,296
10/01/2022 To 09/30/2023	5	108.86	115.52	116.52	27.29	99.14	77.73	184.80	N/A	50,420	58,750
10/01/2023 To 09/30/2024	4	42.24	70.06	91.22	88.94	76.80	28.07	167.69	N/A	76,883	70,136
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	5	133.32	136.30	132.75	39.69	102.67	67.99	212.36	N/A	52,200	69,296
01/01/2023 To 12/31/2023	7	108.86	111.74	130.27	36.65	85.78	36.91	184.80	36.91 to 184.80	54,233	70,647

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	55.28	95% Median C.I. :	47.56 to 184.80
Total Sales Price :	891,630	Wgt. Mean :	112	STD :	60.78	95% Wgt. Mean C.I. :	73.18 to 151.23
Total Adj. Sales Price :	820,630	Mean :	110	Avg. Abs. Dev :	50.74	95% Mean C.I. :	74.86 to 145.04
Total Assessed Value :	920,773						
Avg. Adj. Sales Price :	58,616	COD :	53.07	MAX Sales Ratio :	212.36		
Avg. Assessed Value :	65,770	PRD :	97.99	MIN Sales Ratio :	28.07		

What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	95.61	109.95	112.20	53.07	97.99	28.07	212.36	47.56 to 184.80	58,616	65,770

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02											
03	14	95.61	109.95	112.20	53.07	97.99	28.07	212.36	47.56 to 184.80	58,616	65,770
04											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	55.28	95% Median C.I. :	47.56 to 184.80
Total Sales Price :	891,630	Wgt. Mean :	112	STD :	60.78	95% Wgt. Mean C.I. :	73.18 to 151.23
Total Adj. Sales Price :	820,630	Mean :	110	Avg. Abs. Dev :	50.74	95% Mean C.I. :	74.86 to 145.04
Total Assessed Value :	920,773						
Avg. Adj. Sales Price :	58,616	COD :	53.07	MAX Sales Ratio :	212.36		
Avg. Assessed Value :	65,770	PRD :	97.99	MIN Sales Ratio :	28.07		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	3	193.99	158.11	158.12	24.81	99.99	67.99	212.36	N/A	2,000	3,162
Less Than 15,000	5	73.82	117.01	80.33	81.67	145.66	36.91	212.36	N/A	4,200	3,374
Less Than 30,000	6	98.83	118.15	103.97	59.27	113.64	36.91	212.36	36.91 to 212.36	7,667	7,971
<u>__Ranges Excl. Low \$__</u>											
Greater Than 4,999	11	82.36	96.81	111.87	50.16	86.54	28.07	184.80	36.91 to 167.69	74,057	82,844
Greater Than 15,000	9	108.86	106.03	113.04	38.17	93.80	28.07	184.80	47.56 to 167.69	88,848	100,434
Greater Than 30,000	8	95.61	103.80	112.69	46.93	92.11	28.07	184.80	28.07 to 184.80	96,829	109,118
<u>__Incremental Ranges__</u>											
0 TO 4,999	3	193.99	158.11	158.12	24.81	99.99	67.99	212.36	N/A	2,000	3,162
5,000 TO 14,999	2	55.37	55.37	49.21	33.34	112.52	36.91	73.82	N/A	7,500	3,691
15,000 TO 29,999	1	123.84	123.84	123.84		100.00	123.84	123.84	N/A	25,000	30,959
30,000 TO 59,999	2	68.47	68.47	70.99	59.00	96.45	28.07	108.86	N/A	32,000	22,717
60,000 TO 99,999	3	82.36	114.96	116.92	43.33	98.32	77.73	184.80	N/A	64,367	75,259
100,000 TO 149,999	1	167.69	167.69	167.69		100.00	167.69	167.69	N/A	117,530	197,090
150,000 TO 249,999	1	47.56	47.56	47.56		100.00	47.56	47.56	N/A	150,000	71,342
250,000 TO 499,999	1	133.32	133.32	133.32		100.00	133.32	133.32	N/A	250,000	333,302
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 +											

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	55.28	95% Median C.I. :	47.56 to 184.80
Total Sales Price :	891,630	Wgt. Mean :	112	STD :	60.78	95% Wgt. Mean C.I. :	73.18 to 151.23
Total Adj. Sales Price :	820,630	Mean :	110	Avg. Abs. Dev :	50.74	95% Mean C.I. :	74.86 to 145.04
Total Assessed Value :	920,773						
Avg. Adj. Sales Price :	58,616	COD :	53.07	MAX Sales Ratio :	212.36		
Avg. Assessed Value :	65,770	PRD :	97.99	MIN Sales Ratio :	28.07		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
106	1	82.36	82.36	82.36		100.00	82.36	82.36	N/A	62,000	51,062
342	1	167.69	167.69	167.69		100.00	167.69	167.69	N/A	117,530	197,090
344	3	123.84	118.73	93.81	36.94	126.56	47.56	184.80	N/A	81,000	75,988
406	4	70.91	93.18	66.43	57.44	140.27	36.91	193.99	N/A	4,750	3,156
442	1	77.73	77.73	77.74		99.99	77.73	77.73	N/A	63,100	49,051
471	1	212.36	212.36	212.35		100.00	212.36	212.36	N/A	2,000	4,247
494	1	133.32	133.32	133.32		100.00	133.32	133.32	N/A	250,000	333,302
528	2	68.47	68.47	70.99	59.00	96.45	28.07	108.86	N/A	32,000	22,717

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	5%

What IF

08 Boyd
AGRICULTURAL LAND

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 : 38
Total Sales Price : 24,942,625
Total Adj. Sales Price : 24,942,625
Total Assessed Value : 15,216,470
Avg. Adj. Sales Price : 656,385
Avg. Assessed Value : 400,433

MEDIAN : 70
WGT. MEAN : 61
MEAN : 74
COD : 25.90
PRD : 120.57

COV : 35.35
STD : 26.00
Avg. Abs. Dev : 18.00
MAX Sales Ratio : 138.46
MIN Sales Ratio : 23.43

95% Median C.I. : 65.98 to 76.14
95% Wgt. Mean C.I. : 51.98 to 70.03
95% Mean C.I. : 65.29 to 81.83

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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	6	92.36	96.13	94.00	31.24	102.27	53.30	138.46	53.30 to 138.46	354,667	333,373
01-JAN-22 To 31-MAR-22	2	87.00	87.00	84.14	12.48	103.40	76.14	97.86	N/A	406,770	342,243
01-APR-22 To 30-JUN-22	2	68.85	68.85	68.64	01.77	100.31	67.63	70.06	N/A	602,319	413,413
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	3	82.27	76.11	66.25	16.76	114.88	52.34	93.72	N/A	613,268	406,278
01-JAN-23 To 31-MAR-23	1	60.69	60.69	60.69	00.00	100.00	60.69	60.69	N/A	950,000	576,545
01-APR-23 To 30-JUN-23	1	70.24	70.24	70.24	00.00	100.00	70.24	70.24	N/A	640,000	449,520
01-JUL-23 To 30-SEP-23	1	44.66	44.66	44.66	00.00	100.00	44.66	44.66	N/A	1,400,000	625,270
01-OCT-23 To 31-DEC-23	7	62.21	60.24	45.44	35.83	132.57	23.43	97.13	23.43 to 97.13	807,405	366,901
01-JAN-24 To 31-MAR-24	9	68.58	75.27	58.71	27.37	128.21	34.42	125.70	51.97 to 113.64	861,311	505,647
01-APR-24 To 30-JUN-24	3	67.14	65.22	62.44	07.52	104.45	56.69	71.83	N/A	298,000	186,067
01-JUL-24 To 30-SEP-24	3	69.42	69.40	69.35	04.67	100.07	64.54	74.25	N/A	556,337	385,810
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	10	78.93	88.85	84.69	27.94	104.91	53.30	138.46	66.85 to 133.48	414,618	351,155
01-OCT-22 To 30-SEP-23	6	65.47	67.32	59.43	22.54	113.28	44.66	93.72	44.66 to 93.72	804,968	478,362
01-OCT-23 To 30-SEP-24	22	68.10	68.32	55.33	23.92	123.48	23.43	125.70	56.69 to 74.25	725,757	401,580
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	7	76.14	77.15	70.77	15.72	109.02	52.34	97.86	52.34 to 97.86	551,140	390,021
01-JAN-23 To 31-DEC-23	10	61.45	59.73	48.83	29.81	122.32	23.43	97.13	24.66 to 90.94	864,184	421,964
<u>ALL</u>	38	69.50	73.56	61.01	25.90	120.57	23.43	138.46	65.98 to 76.14	656,385	400,433

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	38	69.50	73.56	61.01	25.90	120.57	23.43	138.46	65.98 to 76.14	656,385	400,433
<u>ALL</u>	38	69.50	73.56	61.01	25.90	120.57	23.43	138.46	65.98 to 76.14	656,385	400,433

08 Boyd
AGRICULTURAL LAND

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 : 38
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 Avg. Adj. Sales Price : 656,385
 Avg. Assessed Value : 400,433

MEDIAN : 70
 WGT. MEAN : 61
 MEAN : 74
 COD : 25.90
 PRD : 120.57

COV : 35.35
 STD : 26.00
 Avg. Abs. Dev : 18.00
 MAX Sales Ratio : 138.46
 MIN Sales Ratio : 23.43

95% Median C.I. : 65.98 to 76.14
 95% Wgt. Mean C.I. : 51.98 to 70.03
 95% Mean C.I. : 65.29 to 81.83

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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	1	76.14	76.14	76.14	00.00	100.00	76.14	76.14	N/A	514,052	391,410
1	1	76.14	76.14	76.14	00.00	100.00	76.14	76.14	N/A	514,052	391,410
Grass											
County	15	74.25	88.11	82.19	25.67	107.20	64.54	138.46	69.42 to 113.64	298,667	245,463
1	15	74.25	88.11	82.19	25.67	107.20	64.54	138.46	69.42 to 113.64	298,667	245,463
ALL	38	69.50	73.56	61.01	25.90	120.57	23.43	138.46	65.98 to 76.14	656,385	400,433

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	2	71.06	71.06	69.98	07.15	101.54	65.98	76.14	N/A	652,026	456,318
1	2	71.06	71.06	69.98	07.15	101.54	65.98	76.14	N/A	652,026	456,318
Dry											
County	6	57.16	56.23	45.94	32.65	122.40	24.66	97.13	24.66 to 97.13	909,538	417,805
1	6	57.16	56.23	45.94	32.65	122.40	24.66	97.13	24.66 to 97.13	909,538	417,805
Grass											
County	18	73.04	85.19	73.93	26.96	115.23	51.97	138.46	68.58 to 103.00	441,538	326,428
1	18	73.04	85.19	73.93	26.96	115.23	51.97	138.46	68.58 to 103.00	441,538	326,428
ALL	38	69.50	73.56	61.01	25.90	120.57	23.43	138.46	65.98 to 76.14	656,385	400,433

Boyd County 2025 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	4,100	4,100	3,900	3,900	3,625	3,625	3,450	3,450	3,769
Keya Paha	1	3,550	3,550	3,525	3,525	3,500	3,500	3,480	3,480	3,515
Rock	3	n/a	4,150	4,100	4,000	3,928	3,924	3,899	3,330	3,937
Knox	2	5,251	5,038	4,889	4,933	4,555	4,440	4,082	4,023	4,779
Holt	3	2,900	2,900	2,900	2,900	2,672	2,800	2,600	2,600	2,752

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2,700	2,700	2,525	2,525	2,425	2,425	2,275	2,275	2,551
Keya Paha	1	1,330	1,330	1,320	1,320	1,300	1,300	1,295	1,295	1,316
Rock	3	n/a	1,265	1,230	1,230	1,100	1,060	1,000	920	1,093
Knox	2	2,920	2,845	2,400	2,235	2,170	2,085	2,065	2,050	2,381
Holt	3	2,700	2,700	2,650	2,650	2,450	2,450	2,100	2,100	2,519

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1,875	1,875	1,825	1,825	1,775	1,775	1,675	1,675	1,786
Keya Paha	1	1,110	1,110	1,100	1,100	1,090	1,090	1,085	1,059	1,092
Rock	3	1,250	1,185	1,115	1,051	1,000	880	770	731	1,005
Knox	2	2,051	2,051	2,052	2,050	2,050	2,050	2,059	2,050	2,051
Holt	3	1,816	2,029	1,627	1,854	1,452	1,453	1,450	1,453	1,687

County	Mkt Area	CRP	TIMBER	WASTE
Boyd	1	n/a	n/a	760
Keya Paha	1	n/a	n/a	79
Rock	3	775	500	100
Knox	2	2,150	685	250
Holt	3	1,829	500	250

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

Type : Qualified

Number of Sales :	6	Median :	57	COV :	45.58	95% Median C.I. :	24.66 to 97.13
Total Sales Price :	5,457,225	Wgt. Mean :	46	STD :	25.63	95% Wgt. Mean C.I. :	21.71 to 70.17
Total Adj. Sales Price :	5,457,225	Mean :	56	Avg. Abs. Dev :	18.66	95% Mean C.I. :	29.33 to 83.13
Total Assessed Value :	2,506,830						
Avg. Adj. Sales Price :	909,538	COD :	32.65	MAX Sales Ratio :	97.13		
Avg. Assessed Value :	417,805	PRD :	122.40	MIN Sales Ratio :	24.66		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2021 To 12/31/2021	1	66.85	66.85	66.85		100.00	66.85	66.85	N/A	280,000	187,175
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	1	60.69	60.69	60.69		100.00	60.69	60.69	N/A	950,000	576,545
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	3	53.62	58.47	45.76	45.06	127.78	24.66	97.13	N/A	847,200	387,648
01/01/2024 To 03/31/2024	1	34.42	34.42	34.42		100.00	34.42	34.42	N/A	1,685,625	580,165
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	1	66.85	66.85	66.85		100.00	66.85	66.85	N/A	280,000	187,175
10/01/2022 To 09/30/2023	1	60.69	60.69	60.69		100.00	60.69	60.69	N/A	950,000	576,545
10/01/2023 To 09/30/2024	4	44.02	52.46	41.24	52.07	127.21	24.66	97.13	N/A	1,056,806	435,778
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022											
01/01/2023 To 12/31/2023	4	57.16	59.03	49.82	34.80	118.49	24.66	97.13	N/A	872,900	434,873

AGRICULTURAL

Type : Qualified

Number of Sales :	6	Median :	57	COV :	45.58	95% Median C.I. :	24.66 to 97.13
Total Sales Price :	5,457,225	Wgt. Mean :	46	STD :	25.63	95% Wgt. Mean C.I. :	21.71 to 70.17
Total Adj. Sales Price :	5,457,225	Mean :	56	Avg. Abs. Dev :	18.66	95% Mean C.I. :	29.33 to 83.13
Total Assessed Value :	2,506,830						
Avg. Adj. Sales Price :	909,538	COD :	32.65	MAX Sales Ratio :	97.13		
Avg. Assessed Value :	417,805	PRD :	122.40	MIN Sales Ratio :	24.66		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	6	57.16	56.23	45.94	32.65	122.40	24.66	97.13	24.66 to 97.13	909,538	417,805

80%MLU By Market Area

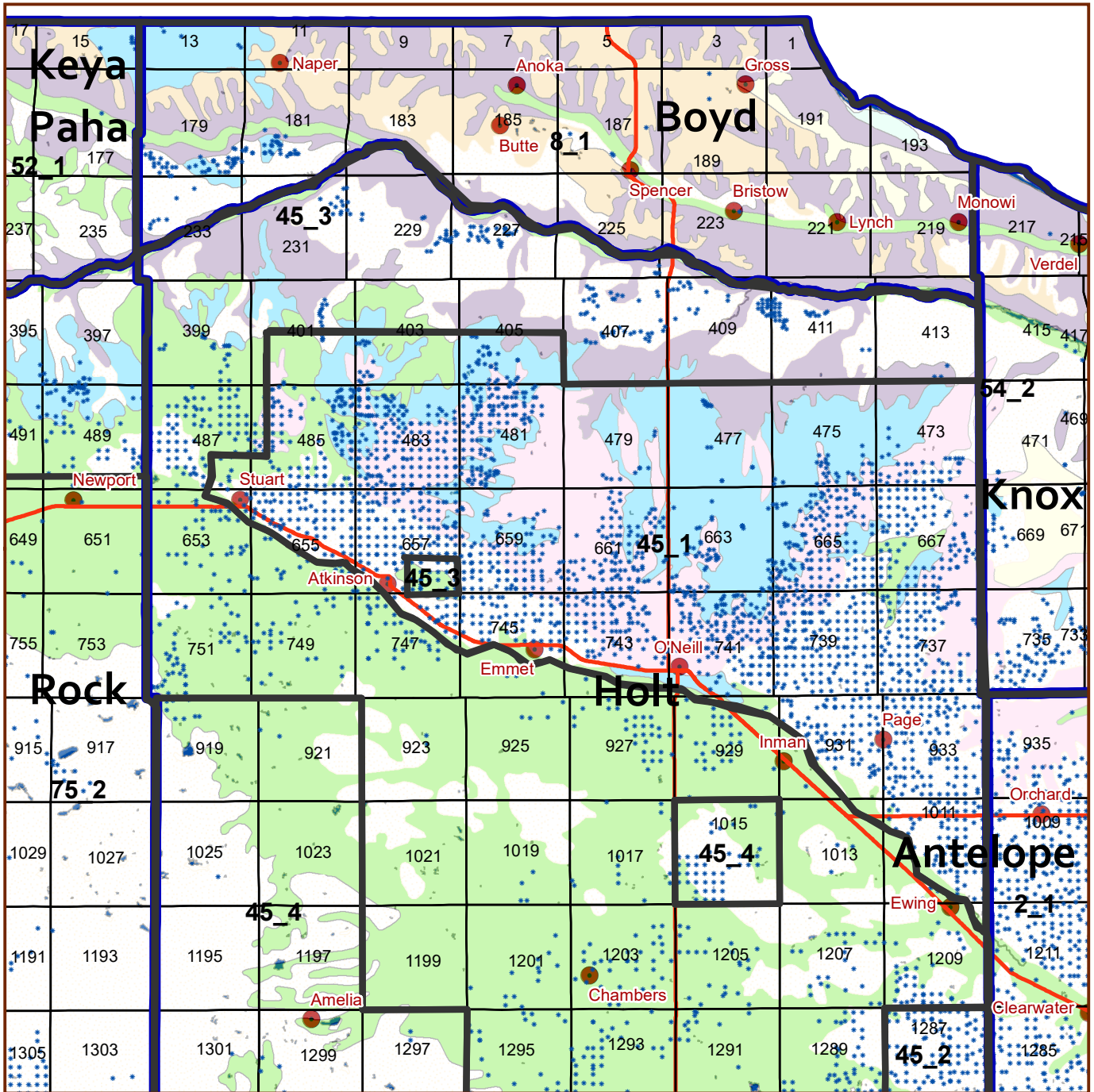
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Dry _____											
County	6	57.16	56.23	45.94	32.65	122.40	24.66	97.13	24.66 to 97.13	909,538	417,805
1	6	57.16	56.23	45.94	32.65	122.40	24.66	97.13	24.66 to 97.13	909,538	417,805
_____ ALL _____											
10/01/2021 To 09/30/2024	6	57.16	56.23	45.94	32.65	122.40	24.66	97.13	24.66 to 97.13	909,538	417,805

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_County	Total	Increase	0%

What IF

BOYD COUNTY



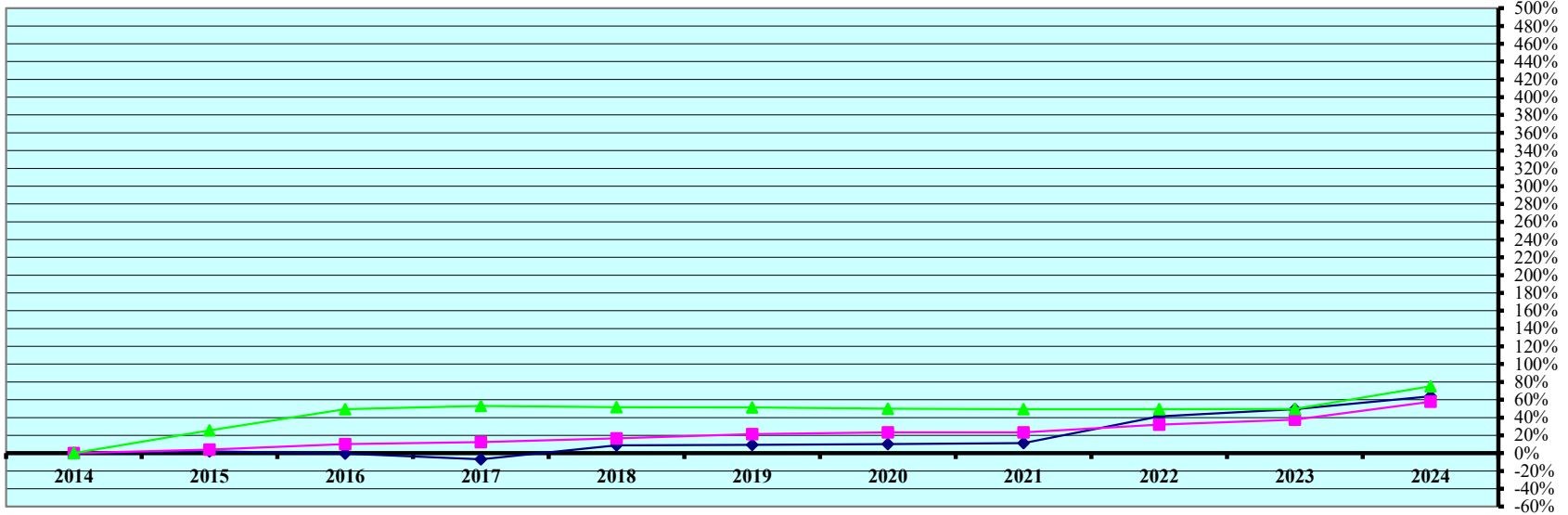
Legend

- 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	27,813,305	-	-	-	6,872,370	-	-	-	324,319,990	-	-	-
2015	28,362,820	549,515	1.98%	1.98%	7,140,315	267,945	3.90%	3.90%	407,387,955	83,067,965	25.61%	25.61%
2016	27,710,410	-652,410	-2.30%	-0.37%	7,576,635	436,320	6.11%	10.25%	484,573,580	77,185,625	18.95%	49.41%
2017	25,890,675	-1,819,735	-6.57%	-6.91%	7,729,865	153,230	2.02%	12.48%	496,385,750	11,812,170	2.44%	53.05%
2018	30,221,470	4,330,795	16.73%	8.66%	8,005,745	275,880	3.57%	16.49%	491,451,160	-4,934,590	-0.99%	51.53%
2019	30,396,869	175,399	0.58%	9.29%	8,347,850	342,105	4.27%	21.47%	490,518,565	-932,595	-0.19%	51.25%
2020	30,625,500	228,631	0.75%	10.11%	8,477,635	129,785	1.55%	23.36%	486,055,685	-4,462,880	-0.91%	49.87%
2021	30,950,795	325,295	1.06%	11.28%	8,485,205	7,570	0.09%	23.47%	484,424,735	-1,630,950	-0.34%	49.37%
2022	39,265,235	8,314,440	26.86%	41.17%	9,077,080	591,875	6.98%	32.08%	484,857,625	432,890	0.09%	49.50%
2023	41,514,205	2,248,970	5.73%	49.26%	9,459,445	382,365	4.21%	37.64%	485,378,225	520,600	0.11%	49.66%
2024	45,576,375	4,062,170	9.79%	63.87%	10,839,460	1,380,015	14.59%	57.73%	568,218,770	82,840,545	17.07%	75.20%

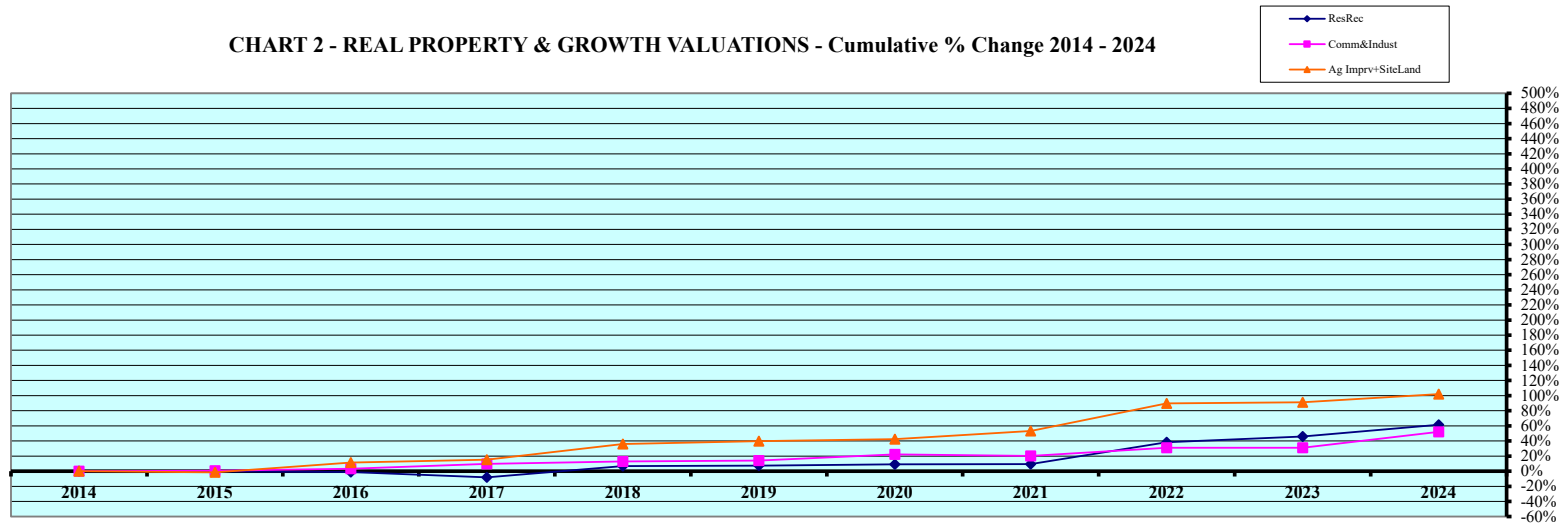
Rate Annual %chg: Residential & Recreational **5.06%** Commercial & Industrial **4.66%** Agricultural Land **5.77%**

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

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

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	27,813,305	405,875	1.46%	27,407,430	--	--	6,872,370	190,370	2.77%	6,682,000	--	--
2015	28,362,820	630,985	2.22%	27,731,835	-0.29%	-0.29%	7,140,315	225,695	3.16%	6,914,620	0.61%	0.61%
2016	27,710,410	226,810	0.82%	27,483,600	-3.10%	-1.19%	7,576,635	472,525	6.24%	7,104,110	-0.51%	3.37%
2017	25,890,675	349,865	1.35%	25,540,810	-7.83%	-8.17%	7,729,865	186,745	2.42%	7,543,120	-0.44%	9.76%
2018	30,221,470	515,890	1.71%	29,705,580	14.73%	6.80%	8,005,745	249,550	3.12%	7,756,195	0.34%	12.86%
2019	30,396,869	581,090	1.91%	29,815,779	-1.34%	7.20%	8,347,850	502,245	6.02%	7,845,605	-2.00%	14.16%
2020	30,625,500	250,365	0.82%	30,375,135	-0.07%	9.21%	8,477,635	68,940	0.81%	8,408,695	0.73%	22.36%
2021	30,950,795	549,720	1.78%	30,401,075	-0.73%	9.30%	8,485,205	228,920	2.70%	8,256,285	-2.61%	20.14%
2022	39,265,235	826,460	2.10%	38,438,775	24.19%	38.20%	9,077,080	69,900	0.77%	9,007,180	6.15%	31.06%
2023	41,514,205	926,815	2.23%	40,587,390	3.37%	45.93%	9,459,445	466,390	4.93%	8,993,055	-0.93%	30.86%
2024	45,576,375	679,318	1.49%	44,897,057	8.15%	61.42%	10,839,460	389,695	3.60%	10,449,765	10.47%	52.05%
Rate Ann%chg	5.06%	Resid & Recreat w/o growth				3.71%	C & I w/o growth				1.18%	

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	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	--	--
2015	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	-1.55%
2016	14,568,680	11,116,855	25,685,535	863,225	3.36%	24,822,310	6.23%	11.37%
2017	13,397,310	12,973,245	26,370,555	671,575	2.55%	25,698,980	0.05%	15.30%
2018	17,572,865	13,244,145	30,817,010	498,520	1.62%	30,318,490	14.97%	36.03%
2019	17,808,260	13,912,750	31,721,010	565,515	1.78%	31,155,495	1.10%	39.79%
2020	17,998,285	14,130,855	32,129,140	392,025	1.22%	31,737,115	0.05%	42.40%
2021	19,452,010	16,893,180	36,345,190	2,224,240	6.12%	34,120,950	6.20%	53.09%
2022	22,795,895	19,905,020	42,700,915	432,150	1.01%	42,268,765	16.30%	89.65%
2023	23,193,995	20,902,215	44,096,210	1,496,750	3.39%	42,599,460	-0.24%	91.13%
2024	25,258,840	21,720,165	46,979,005	1,961,355	4.17%	45,017,650	2.09%	101.98%
Rate Ann%chg	6.67%	9.15%	7.74%	Ag Imprv+Site w/o growth		4.52%		

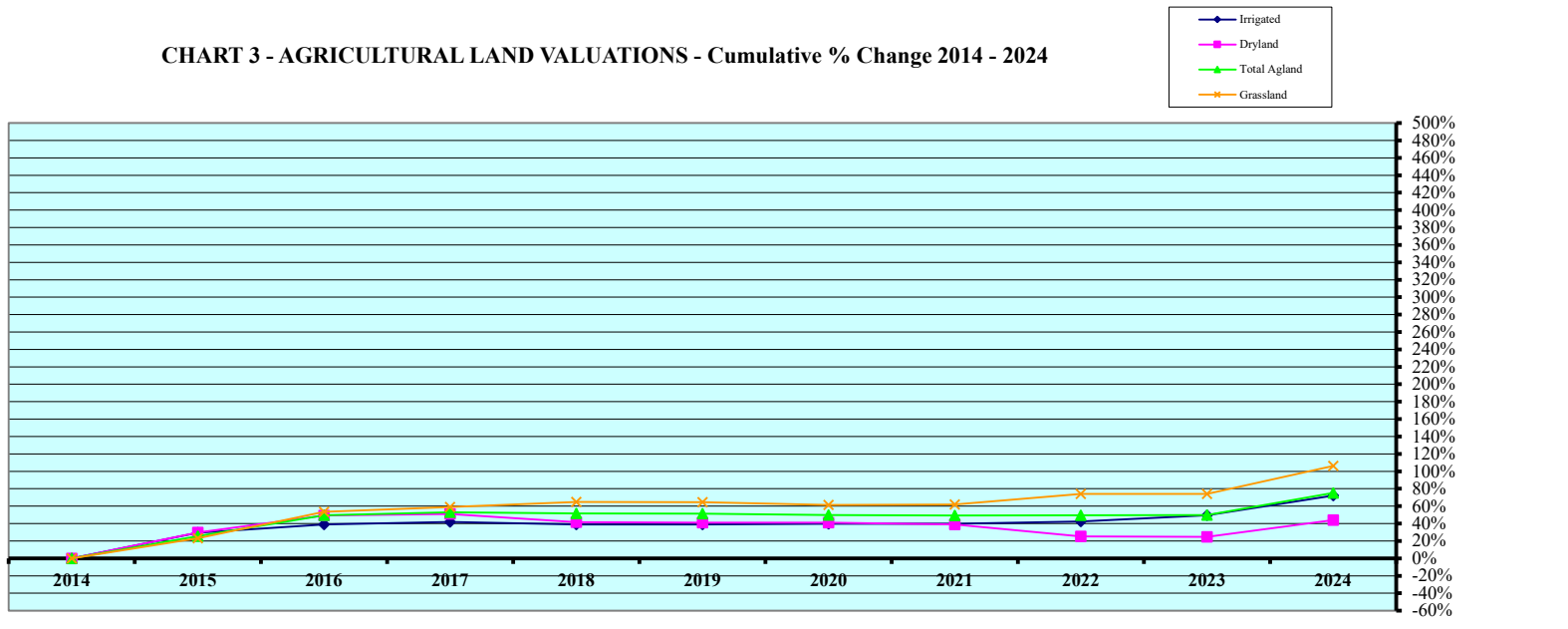
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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	19,079,315	-	-	-	138,673,200	-	-	-	156,754,500	-	-	-
2015	24,720,225	5,640,910	29.57%	29.57%	179,833,580	41,160,380	29.68%	29.68%	192,979,725	36,225,225	23.11%	23.11%
2016	26,527,905	1,807,680	7.31%	39.04%	206,882,340	27,048,760	15.04%	49.19%	240,695,325	47,715,600	24.73%	53.55%
2017	27,093,035	565,130	2.13%	42.00%	209,377,630	2,495,290	1.21%	50.99%	249,432,465	8,737,140	3.63%	59.12%
2018	26,531,530	-561,505	-2.07%	39.06%	196,243,235	-13,134,395	-6.27%	41.51%	258,165,775	8,733,310	3.50%	64.69%
2019	26,531,530	0	0.00%	39.06%	195,766,045	-477,190	-0.24%	41.17%	257,944,265	-221,510	-0.09%	64.55%
2020	26,659,865	128,335	0.48%	39.73%	195,729,335	-36,710	-0.02%	41.14%	252,972,970	-4,971,295	-1.93%	61.38%
2021	26,662,495	2,630	0.01%	39.75%	192,733,035	-2,996,300	-1.53%	38.98%	253,964,580	991,610	0.39%	62.01%
2022	27,166,990	504,495	1.89%	42.39%	173,759,270	-18,973,765	-9.84%	25.30%	272,702,245	18,737,665	7.38%	73.97%
2023	28,529,330	1,362,340	5.01%	49.53%	172,938,540	-820,730	-0.47%	24.71%	272,682,140	-20,105	-0.01%	73.95%
2024	32,844,205	4,314,875	15.12%	72.15%	199,725,100	26,786,560	15.49%	44.03%	323,205,065	50,522,925	18.53%	106.19%

Rate Ann.%chg: Irrigated **5.58%** Dryland **3.72%** Grassland **7.50%**

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	8,010,795	-	-	-	1,802,180	-	-	-	324,319,990	-	-	-
2015	8,010,430	-365	0.00%	0.00%	1,843,995	41,815	2.32%	2.32%	407,387,955	83,067,965	25.61%	25.61%
2016	9,180,315	1,169,885	14.60%	14.60%	1,287,695	-556,300	-30.17%	-28.55%	484,573,580	77,185,625	18.95%	49.41%
2017	9,179,445	-870	-0.01%	14.59%	1,303,175	15,480	1.20%	-27.69%	496,385,750	11,812,170	2.44%	53.05%
2018	9,186,350	6,905	0.08%	14.67%	1,324,270	21,095	1.62%	-26.52%	491,451,160	-4,934,590	-0.99%	51.53%
2019	9,186,340	-10	0.00%	14.67%	1,090,385	-233,885	-17.66%	-39.50%	490,518,565	-932,595	-0.19%	51.25%
2020	9,291,735	105,395	1.15%	15.99%	1,401,780	311,395	28.56%	-22.22%	486,055,685	-4,462,880	-0.91%	49.87%
2021	9,217,060	-74,675	-0.80%	15.06%	1,847,565	445,785	31.80%	2.52%	484,424,735	-1,630,950	-0.34%	49.37%
2022	9,235,375	18,315	0.20%	15.29%	1,993,745	146,180	7.91%	10.63%	484,857,625	432,890	0.09%	49.50%
2023	9,235,325	-50	0.00%	15.29%	1,992,890	-855	-0.04%	10.58%	485,378,225	520,600	0.11%	49.66%
2024	10,292,965	1,057,640	11.45%	28.49%	2,151,435	158,545	7.96%	19.38%	568,218,770	82,840,545	17.07%	75.20%

Cnty# **8** Rate Ann.%chg: Total Agric Land **5.77%**
 County **BOYD**

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	18,427,840	7,790	2,365			139,184,070	101,043	1,377			156,672,315	205,460	763		
2015	23,875,100	8,083	2,954	24.87%	24.87%	179,987,080	100,434	1,792	30.10%	30.10%	193,185,670	205,779	939	23.11%	23.11%
2016	26,312,235	8,526	3,086	4.48%	30.47%	206,934,455	100,346	2,062	15.07%	49.71%	240,753,035	205,412	1,172	24.85%	53.70%
2017	27,091,965	8,775	3,087	0.04%	30.52%	209,879,240	99,935	2,100	1.84%	52.46%	249,112,525	205,486	1,212	3.43%	58.98%
2018	26,531,530	8,602	3,084	-0.10%	30.39%	196,346,145	92,747	2,117	0.80%	53.69%	258,101,875	212,722	1,213	0.08%	59.12%
2019	26,531,530	8,602	3,084	0.00%	30.39%	195,821,940	92,495	2,117	0.01%	53.70%	257,943,530	212,603	1,213	-0.01%	59.11%
2020	26,659,865	8,589	3,104	0.64%	31.22%	195,818,225	91,642	2,137	0.93%	55.12%	253,024,270	211,482	1,196	-1.39%	56.90%
2021	26,662,495	8,590	3,104	0.00%	31.22%	192,732,850	91,574	2,105	-1.50%	52.79%	253,955,995	212,255	1,196	0.00%	56.90%
2022	27,166,985	8,753	3,104	-0.01%	31.21%	173,760,360	90,474	1,921	-8.75%	39.43%	272,719,620	213,013	1,280	7.01%	67.90%
2023	29,082,000	9,364	3,106	0.06%	31.29%	172,611,580	89,868	1,921	0.01%	39.44%	272,685,725	212,983	1,280	0.00%	67.90%
2024	32,844,205	9,237	3,556	14.49%	50.31%	199,861,745	90,031	2,220	15.58%	61.16%	323,106,080	212,771	1,519	18.61%	99.14%

Rate Annual %chg Average Value/Acre: 5.95%

3.68%

7.51%

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	8,009,835	14,513	552			1,164,890	1,875	621			323,458,950	330,681	978		
2015	8,010,430	14,524	552	-0.07%	-0.07%	1,208,335	1,875	644	3.73%	3.73%	406,266,615	330,695	1,229	25.60%	25.60%
2016	9,177,205	14,524	632	14.56%	14.49%	1,287,965	1,872	688	6.76%	10.74%	484,464,895	330,679	1,465	19.25%	49.78%
2017	9,179,260	14,536	632	-0.06%	14.42%	1,301,630	1,870	696	1.14%	12.00%	496,564,620	330,603	1,502	2.52%	53.55%
2018	9,186,350	14,657	627	-0.75%	13.56%	1,322,860	1,922	688	-1.09%	10.78%	491,488,760	330,651	1,486	-1.04%	51.96%
2019	9,186,350	14,657	627	0.00%	13.56%	1,325,660	1,922	690	0.21%	11.02%	490,809,010	330,279	1,486	-0.03%	51.92%
2020	9,304,915	16,473	565	-9.88%	2.34%	1,401,775	2,153	651	-5.60%	4.80%	486,209,050	330,340	1,472	-0.96%	50.47%
2021	9,217,060	15,622	590	4.45%	6.90%	1,847,565	2,602	710	9.03%	14.27%	484,415,965	330,644	1,465	-0.46%	49.78%
2022	9,235,375	15,637	591	0.11%	7.01%	1,993,970	2,750	725	2.13%	16.71%	484,876,310	330,627	1,467	0.10%	49.93%
2023	9,235,375	15,637	591	0.00%	7.01%	1,992,895	2,748	725	0.02%	16.73%	485,607,575	330,601	1,469	0.16%	50.17%
2024	10,292,965	15,633	658	11.48%	19.29%	2,151,435	2,915	738	1.76%	18.78%	568,256,430	330,588	1,719	17.02%	75.73%

8
BOYD

Rate Annual %chg Average Value/Acre: 5.80%

(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
1,810	BOYD	30,392,718	473,364	79,092	36,527,045	10,839,460	0	9,049,330	568,218,770	25,258,840	21,720,165	0	702,558,784
cnty sectorvalue % of total value:		4.33%	0.07%	0.01%	5.20%	1.54%		1.29%	80.88%	3.60%	3.09%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10	ANOKA	47,231	411	141	215,875	0	0	0	302,550	25,975	4,940	0	597,123
0.55%	%sector of county sector	0.16%	0.09%	0.18%	0.59%				0.05%	0.10%	0.02%		0.08%
	%sector of municipality	7.91%	0.07%	0.02%	36.15%				50.67%	4.35%	0.83%		100.00%
70	BRISTOW	33,170	22,974	7,871	1,044,670	113,360	0	0	4,075	0	523,570	0	1,749,690
3.87%	%sector of county sector	0.11%	4.85%	9.95%	2.86%	1.05%			0.00%		2.41%		0.25%
	%sector of municipality	1.90%	1.31%	0.45%	59.71%	6.48%			0.23%		29.92%		100.00%
286	BUTTE	435,226	55,672	0	7,790,095	2,614,530	0	0	244,385	0	13,160	0	11,153,068
15.80%	%sector of county sector	1.43%	11.76%		21.33%	24.12%			0.04%		0.06%		1.59%
	%sector of municipality	3.90%	0.50%		69.85%	23.44%			2.19%		0.12%		100.00%
3	GROSS	5,624	0	0	106,620	15,815	0	0	0	0	0	0	128,059
0.17%	%sector of county sector	0.02%			0.29%	0.15%							0.02%
	%sector of municipality	4.39%			83.26%	12.35%							100.00%
194	LYNCH	188,225	591	202	6,605,050	1,144,395	0	0	27,595	0	0	0	7,966,058
10.72%	%sector of county sector	0.62%	0.12%	0.26%	18.08%	10.56%			0.00%				1.13%
	%sector of municipality	2.36%	0.01%	0.00%	82.91%	14.37%			0.35%				100.00%
2	MONOWI	4,724	0	0	17,485	3,210	0	0	14,625	0	2,660	0	42,704
0.11%	%sector of county sector	0.02%			0.05%	0.03%			0.00%		0.01%		0.01%
	%sector of municipality	11.06%			40.94%	7.52%			34.25%		6.23%		100.00%
89	NAPER	132,165	0	0	1,644,590	116,380	0	0	0	0	0	0	1,893,135
4.92%	%sector of county sector	0.43%			4.50%	1.07%							0.27%
	%sector of municipality	6.98%			86.87%	6.15%							100.00%
408	SPENCER	1,301,196	136,861	67,069	15,936,380	4,469,890	0	0	0	0	0	0	21,911,396
22.54%	%sector of county sector	4.28%	28.91%	84.80%	43.63%	41.24%							3.12%
	%sector of municipality	5.94%	0.62%	0.31%	72.73%	20.40%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,063	Total Municipalities	2,147,562	216,509	75,284	33,360,771	8,477,582	0	0	593,231	25,975	544,330	0	45,441,241
58.71%	%all municip.sectors of cnty	7.07%	45.74%	95.19%	91.33%	78.21%			0.10%	0.10%	2.51%		6.47%

8 BOYD

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 : 3,766	Value : 769,277,205	Growth 2,888,710	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	303	687,195	22	158,415	3	59,375	328	904,985	
02. Res Improve Land	740	2,438,245	29	84,875	1	7,500	770	2,530,620	
03. Res Improvements	742	34,584,260	29	1,933,715	12	1,138,520	783	37,656,495	
04. Res Total	1,045	37,709,700	51	2,177,005	15	1,205,395	1,111	41,092,100	441,495
% of Res Total	94.06	91.77	4.59	5.30	1.35	2.93	29.50	5.34	15.28
05. Com UnImp Land	28	75,675	3	25,450	3	15,195	34	116,320	
06. Com Improve Land	138	617,950	15	136,285	1	102,220	154	856,455	
07. Com Improvements	150	9,059,675	15	1,383,710	7	732,845	172	11,176,230	
08. Com Total	178	9,753,300	18	1,545,445	10	850,260	206	12,149,005	1,246,570
% of Com Total	86.41	80.28	8.74	12.72	4.85	7.00	5.47	1.58	43.15
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	16	910,280	16	910,280	
14. Rec Improve Land	0	0	0	0	42	1,419,070	42	1,419,070	
15. Rec Improvements	0	0	0	0	131	7,110,465	131	7,110,465	
16. Rec Total	0	0	0	0	147	9,439,815	147	9,439,815	533,350
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.90	1.23	18.46
Res & Rec Total	1,045	37,709,700	51	2,177,005	162	10,645,210	1,258	50,531,915	974,845
% of Res & Rec Total	83.07	74.63	4.05	4.31	12.88	21.07	33.40	6.57	33.75
Com & Ind Total	178	9,753,300	18	1,545,445	10	850,260	206	12,149,005	1,246,570
% of Com & Ind Total	86.41	80.28	8.74	12.72	4.85	7.00	5.47	1.58	43.15
17. Taxable Total	1,223	47,463,000	69	3,722,450	172	11,495,470	1,464	62,680,920	2,221,415
% of Taxable Total	83.54	75.72	4.71	5.94	11.75	18.34	38.87	8.15	76.90

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	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	152	2	42	196

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	96,595	6	345,380	1,690	458,270,800	1,699	458,712,775
28. Ag-Improved Land	3	19,520	6	90,675	576	207,245,955	585	207,356,150
29. Ag Improvements	4	503,875	6	151,840	593	39,871,645	603	40,527,360

30. Ag Total				2,302	706,596,285
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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	1	2.00	3,300	
32. HomeSite Improv Land	0	0.00	0	2	1.64	8,555	
33. HomeSite Improvements	0	0.00	0	2	0.00	73,410	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.30	600	
36. FarmSite Improv Land	3	2.99	5,980	5	3.52	7,040	
37. FarmSite Improvements	4	0.00	503,875	6	0.00	78,430	
38. FarmSite Total							
39. Road & Ditches	2	0.81	0	4	3.82	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	86	85.76	643,200	87	87.76	646,500	
32. HomeSite Improv Land	364	374.75	2,810,625	366	376.39	2,819,180	
33. HomeSite Improvements	379	0.00	22,428,850	381	0.00	22,502,260	423,380
34. HomeSite Total				468	464.15	25,967,940	
35. FarmSite UnImp Land	124	180.98	361,960	125	181.28	362,560	
36. FarmSite Improv Land	455	1,475.52	2,951,040	463	1,482.03	2,964,060	
37. FarmSite Improvements	564	0.00	17,442,795	574	0.00	18,025,100	243,915
38. FarmSite Total				699	1,663.31	21,351,720	
39. Road & Ditches	1,603	4,251.95	0	1,609	4,256.58	0	
40. Other- Non Ag Use	2	16.95	635,625	2	16.95	635,625	
41. Total Section VI				1,167	6,400.99	47,955,285	667,295

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	230.24	239,455	3	230.24	239,455

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	969.95	10.50%	3,976,790	11.42%	4,099.99
46. 1A	363.82	3.94%	1,491,660	4.28%	4,099.99
47. 2A1	897.27	9.71%	3,499,350	10.05%	3,900.00
48. 2A	2,666.44	28.87%	10,399,145	29.87%	3,900.01
49. 3A1	1,199.66	12.99%	4,348,780	12.49%	3,625.01
50. 3A	1,510.57	16.35%	5,475,855	15.73%	3,625.03
51. 4A1	558.57	6.05%	1,927,060	5.54%	3,449.99
52. 4A	1,071.11	11.60%	3,695,350	10.61%	3,450.02
53. Total	9,237.39	100.00%	34,813,990	100.00%	3,768.81
Dry					
54. 1D1	2,381.26	2.64%	6,429,415	2.80%	2,700.01
55. 1D	33,547.75	37.26%	90,578,955	39.43%	2,700.00
56. 2D1	5,020.48	5.58%	12,676,765	5.52%	2,525.01
57. 2D	30,935.24	34.36%	78,105,980	34.00%	2,524.82
58. 3D1	1,619.00	1.80%	3,926,100	1.71%	2,425.02
59. 3D	2,388.94	2.65%	5,793,215	2.52%	2,425.01
60. 4D1	9,936.12	11.03%	22,604,845	9.84%	2,275.02
61. 4D	4,216.47	4.68%	9,592,715	4.18%	2,275.06
62. Total	90,045.26	100.00%	229,707,990	100.00%	2,551.03
Grass					
63. 1G1	10,194.84	4.79%	19,117,540	5.03%	1,875.22
64. 1G	4,574.37	2.15%	8,577,270	2.26%	1,875.07
65. 2G1	40,817.58	19.18%	74,496,775	19.60%	1,825.11
66. 2G	23,303.31	10.95%	42,530,640	11.19%	1,825.09
67. 3G1	68,660.19	32.27%	121,886,390	32.07%	1,775.21
68. 3G	42,312.72	19.89%	75,109,485	19.76%	1,775.10
69. 4G1	17,298.50	8.13%	28,975,095	7.62%	1,675.01
70. 4G	5,608.16	2.64%	9,393,675	2.47%	1,675.00
71. Total	212,769.67	100.00%	380,086,870	100.00%	1,786.38
Irrigated Total					
	9,237.39	2.79%	34,813,990	5.29%	3,768.81
Dry Total					
	90,045.26	27.24%	229,707,990	34.88%	2,551.03
Grass Total					
	212,769.67	64.36%	380,086,870	57.71%	1,786.38
72. Waste	15,633.44	4.73%	11,880,505	1.80%	759.94
73. Other	2,915.72	0.88%	2,151,645	0.33%	737.95
74. Exempt	105.36	0.03%	117,025	0.02%	1,110.72
75. Market Area Total	330,601.48	100.00%	658,641,000	100.00%	1,992.25

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	9,237.39	34,813,990	9,237.39	34,813,990
77. Dry Land	24.10	64,010	79.28	197,950	89,941.88	229,446,030	90,045.26	229,707,990
78. Grass	25.70	46,125	119.09	217,795	212,624.88	379,822,950	212,769.67	380,086,870
79. Waste	0.00	0	11.94	815	15,621.50	11,879,690	15,633.44	11,880,505
80. Other	0.00	0	0.00	0	2,915.72	2,151,645	2,915.72	2,151,645
81. Exempt	0.01	15	0.10	180	105.25	116,830	105.36	117,025
82. Total	49.80	110,135	210.31	416,560	330,341.37	658,114,305	330,601.48	658,641,000

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	9,237.39	2.79%	34,813,990	5.29%	3,768.81
Dry Land	90,045.26	27.24%	229,707,990	34.88%	2,551.03
Grass	212,769.67	64.36%	380,086,870	57.71%	1,786.38
Waste	15,633.44	4.73%	11,880,505	1.80%	759.94
Other	2,915.72	0.88%	2,151,645	0.33%	737.95
Exempt	105.36	0.03%	117,025	0.02%	1,110.72
Total	330,601.48	100.00%	658,641,000	100.00%	1,992.25

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Anoka	31	12,220	5	1,075	5	202,580	36	215,875	0
83.2 Bristow	24	38,710	57	77,225	57	937,710	81	1,053,645	0
83.3 Butte	47	194,950	193	540,675	193	8,366,930	240	9,102,555	51,150
83.4 Gross	20	8,245	2	770	2	54,845	22	63,860	0
83.5 Lynch	86	226,735	170	397,570	181	7,378,950	267	8,003,255	202,000
83.6 Monowi	32	2,595	1	115	1	14,775	33	17,485	0
83.7 Naper	22	21,260	64	66,570	65	1,504,510	87	1,592,340	26,235
83.8 Rural Residential	42	1,155,790	72	1,506,140	162	9,636,260	204	12,298,190	521,410
83.9 Spencer	40	154,760	248	1,359,550	248	16,670,400	288	18,184,710	174,050
84 Residential Total	344	1,815,265	812	3,949,690	914	44,766,960	1,258	50,531,915	974,845

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Butte	1	1,890	0	0	0	0	1	1,890	0
85.2	Commercial-bristow	4	3,430	13	8,450	13	101,480	17	113,360	0
85.3	Commercial-butte	10	26,680	39	108,280	40	2,213,490	50	2,348,450	0
85.4	Commercial-gross	0	0	1	140	1	15,675	1	15,815	0
85.5	Commercial-lynch	6	6,295	29	55,060	30	1,118,845	36	1,180,200	26,585
85.6	Commercial-monowi	0	0	1	30	1	3,180	1	3,210	0
85.7	Commercial-naper	1	245	9	3,935	10	112,200	11	116,380	0
85.8	Commercial-rural Res.	5	31,205	17	245,085	20	2,364,720	25	2,641,010	0
85.9	Commercial-spencer	5	35,740	45	435,475	53	5,195,885	58	5,667,100	1,219,985
85.10	Lynch	1	1,395	0	0	0	0	1	1,395	0
85.11	Rural Residential	1	9,440	0	0	4	50,755	5	60,195	0
86	Commercial Total	34	116,320	154	856,455	172	11,176,230	206	12,149,005	1,246,570

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	10,194.84	4.79%	19,117,540	5.03%	1,875.22
88. 1G	4,574.37	2.15%	8,577,270	2.26%	1,875.07
89. 2G1	40,817.58	19.18%	74,496,775	19.60%	1,825.11
90. 2G	23,303.31	10.95%	42,530,640	11.19%	1,825.09
91. 3G1	68,660.19	32.27%	121,886,390	32.07%	1,775.21
92. 3G	42,312.72	19.89%	75,109,485	19.76%	1,775.10
93. 4G1	17,298.50	8.13%	28,975,095	7.62%	1,675.01
94. 4G	5,608.16	2.64%	9,393,675	2.47%	1,675.00
95. Total	212,769.67	100.00%	380,086,870	100.00%	1,786.38
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	212,769.67	100.00%	380,086,870	100.00%	1,786.38
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	212,769.67	100.00%	380,086,870	100.00%	1,786.38

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

08 Boyd

	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	36,527,045	41,092,100	4,565,055	12.50%	441,495	11.29%
02. Recreational	9,049,330	9,439,815	390,485	4.32%	533,350	-1.58%
03. Ag-Homesite Land, Ag-Res Dwelling	25,258,840	25,967,940	709,100	2.81%	423,380	1.13%
04. Total Residential (sum lines 1-3)	70,835,215	76,499,855	5,664,640	8.00%	1,398,225	6.02%
05. Commercial	10,839,460	12,149,005	1,309,545	12.08%	1,246,570	0.58%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	10,839,460	12,149,005	1,309,545	12.08%	1,246,570	0.58%
08. Ag-Farmsite Land, Outbuildings	21,084,540	21,351,720	267,180	1.27%	243,915	0.11%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	635,625	635,625	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	21,720,165	21,987,345	267,180	1.23%	243,915	0.11%
12. Irrigated	32,844,205	34,813,990	1,969,785	6.00%		
13. Dryland	199,725,100	229,707,990	29,982,890	15.01%		
14. Grassland	323,205,065	380,086,870	56,881,805	17.60%		
15. Wasteland	10,292,965	11,880,505	1,587,540	15.42%		
16. Other Agland	2,151,435	2,151,645	210	0.01%		
17. Total Agricultural Land	568,218,770	658,641,000	90,422,230	15.91%		
18. Total Value of all Real Property (Locally Assessed)	671,613,610	769,277,205	97,663,595	14.54%	2,888,710	14.11%

2025 Assessment Survey for Boyd County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$130,550 this includes \$10,500 for GIS
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$9,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500, plus \$500 computer consultant
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000, plus \$2,000 for travel expenses
12.	Amount of last year's assessor's budget not used:
	\$15,284.72

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS INC
2.	CAMA software:
	MIPS INC V 3.186
3.	Personal Property software:
	MIPS INC V 3.186
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	GIS is available to the public. https://boyd.gworks.com and we have nebraska.assessorsonline.us .
8.	Who maintains the GIS software and maps?
	gWorks is 100% support. The assessor and deputy also assist
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS aerial imagery
10.	When was the aerial imagery last updated?
	2024

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?
	Butte
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	None
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2025 Residential Assessment Survey for Boyd County

1.	Valuation data collection done by:
	Assessor, Deputy, and lister
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of 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?
	A depreciation study was developed based on local market information. A mobile home deprecation study was implemented for the 2024 assessment year.
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.
	One depreciation table is developed for Spencer, Butte, and Lynch. Economic depreciation is applied to the remaining groups based on the study.
5.	Describe the methodology used to determine the residential lot values?
	Market analysis of vacant land sales to determine square foot value.
6.	How are rural residential site values developed?
	Rural residential site values are developed based on sales and through local market information. Surrounding county site values are also studied.
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, currently there is no difference.

2025 Commercial Assessment Survey for Boyd County

1.	Valuation data collection done by:
	Assessor, Deputy Assessor and lister
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
2a.	Describe the process used to determine the value of unique commercial properties.
	The county would hire a licensed appraiser, compare with adjoining counties, then state wide.
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 County develops depreciation studies 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.
	No, but an economic depreciation is applied to individual groupings based on the study
5.	Describe the methodology used to determine the commercial lot values.
	Market analysis of vacant land sales to determine square foot value.

2025 Agricultural Assessment Survey for Boyd County

1.	Valuation data collection done by:
	Assessor, Deputy Assessor and lister
2.	Describe the process used to determine and monitor market areas.
	Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may say a market area or areas are needed.
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Questionnaires from buyers and sellers are also reviewed for any recreational influences.
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, they carry the same value.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	Feedlots are drawn out on GIS and valued at \$1,000 an acre.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	WRP is flat valued at \$1,000 per acre based on a sales study of the surrounding area.
6a.	Are any other agricultural subclasses used? If yes, please explain.
	No
	<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?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

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

**2024 BOYD COUNTY
PLAN OF ASSESSMENT
July 23, 2024**

APPROACHES TO VALUE

**-APPROACHES TO VALUE ARE USED IN ACCORDANCE WITH IAAO
MASS APPRAISAL TECHNIQUES**

1. Market Approach

- ✓ Sales of like properties are analyzed and used to establish values. Examples include: dryland sales, grassland sales, irrigated land sales, etc., throughout the county are studied used to set assessed values. Residential and commercial properties are separated by Assessor Locations to set values. Sales help to establish market depreciation for each Assessor Location.

2. Cost Approach

- ✓ Marshall & Swift cost index is currently being utilized in Boyd County. This approach is best suited for new construction. An updated cost index is utilized as they become available from the vendor.

3 YEAR APPRAISAL PLAN

2025

1. Residential

- ✓ All villages will be reviewed using questionnaires, building permit review and notification of changes made by owners. Properties will be physically inspected as needed to account for any changes made. Sales will be studied to determine if adjustments need to be made.

- ✓ Recreational properties will be reviewed in 2025 for the 3 year review by our lister. That information, along with new pictures, will be reviewed and entered into CAMA. Those changes will be implemented for 2026 tax year.

2. Commercial

- ✓ Sales will be studied to determine if any adjustments need to be made. Commercial properties will be reappraised using questionnaires, building permit review and notification of changes made by owners.

3. Agricultural

- ✓ A market analysis of agricultural sales by land classification group will be conducted to determine if any adjustment is needed to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales.

2026

1. Residential

- ✓ All villages will be reviewed using questionnaires, building permit review and notification of changes made by owners. Properties will be physically inspected as needed to account for any changes made. Sales will be studied to determine if adjustments need to be made.
- ✓ Recreational properties will be updates with all changes from building permit review or from notifications from owners. As needed, staff will conduct a drive thru review using the property record cards as this area is always changing. Sales review, building permit verification, and pickup work will also be completed and if any changes are found, they will be implemented for the following tax year.

2. Commercial

- ✓ Sales will be studied to determine if any adjustments need to be made. Commercial properties will be reappraised using questionnaires, building permit review and notification of changes made by owners.

3. Agricultural

- ✓ All agricultural properties will be reviewed in accordance with 6-year review requirement. Review packets will be made of each improved agricultural parcel. At this time, all building permits will be verified and reviewed to determine what changes have been made. This review will begin mid-summer of 2026, with new information gathered along with updated photos being returned and entered in to the computer system by March of 2027.

After this review is completed, a sales ratio study will be done on the agricultural properties to be certain our values are in compliance with required statistical measures.

2027

1. Residential

- ✓ All residential properties will be reviewed in accordance with 6-year review requirement. Review packets will be made of each improved residential parcel. At this time, all building permits will be verified and reviewed to determine what changes have been made. This review will begin mid-summer of 2027, with new information gathered along with updated photos being returned and entered in to the computer system by March of 2028.

After this review is completed, a sales ratio study will be done on the residential properties to be certain our values are in compliance with required statistical measures. Sales will also be reviewed to determine if the current market areas are supported by the current sales.

- ✓ Recreational properties will be updated with all changes from building permit information or from notifications from owners. As needed, staff will conduct a drive thru review when needed using the property record cards as this area is always changing. Sales review, building permit verification, and pickup work will also be completed and if any changes are found, they will be implemented for the following tax year.

Recreational properties were reviewed in 2025 for the 3 year review by our lister. That information, along with new pictures, was reviewed and entered into CAMA. Those changes were implemented for 2026 tax year.

We will randomly conduct a drive-thru review using the property record cards as this area is always changing. Sales review, building permit verification, and pickup work

will also be completed and if any changes are found, they will be implemented for the following tax year.

2. Commercial

- ✓ Sales will be studied to determine if any adjustments need to be made. Commercial properties will be reappraised using questionnaires, building permit review and notification of changes made by owners

3. Agricultural

- ✓ A market analysis of agricultural sales by land classification group will be conducted to determine if any adjustment is needed to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural purposes.

We are scheduled to have received new 2026 aerial imagery from GIS in late fall of 2026 or early 2027. Land use changes will be made if needed as a result of this updated imagery or from owners reporting changes.

CONCLUSION

The Boyd County Assessor's Office strives to serve its citizens in a professional manner in accordance with the laws of the great State of Nebraska. The Assessor and their employees (including Deputy Assessor, listers, etc.) aim to work efficiently in an ethical manner to provide the highest quality of work that is fair and just. The Assessor's responsibility is to value and assess real estate and personal property located within the county.

The assessor's work is subject to review by the Board of Equalization and the State Tax Commission. The State Tax Commission is the state agency charged with general supervision of assessors and with enforcing property tax laws.