

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOONE COUNTY

April 7, 2026

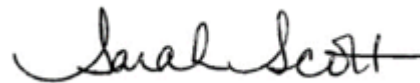
Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Boone County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Boone County.

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

For the Tax Commissioner

Sincerely,



Sarah Scott
Property Tax Administrator
402-471-5962

cc: Dan Lueken, Boone County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions for both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level; however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

Statistical Analysis:

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

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

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

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

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

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

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

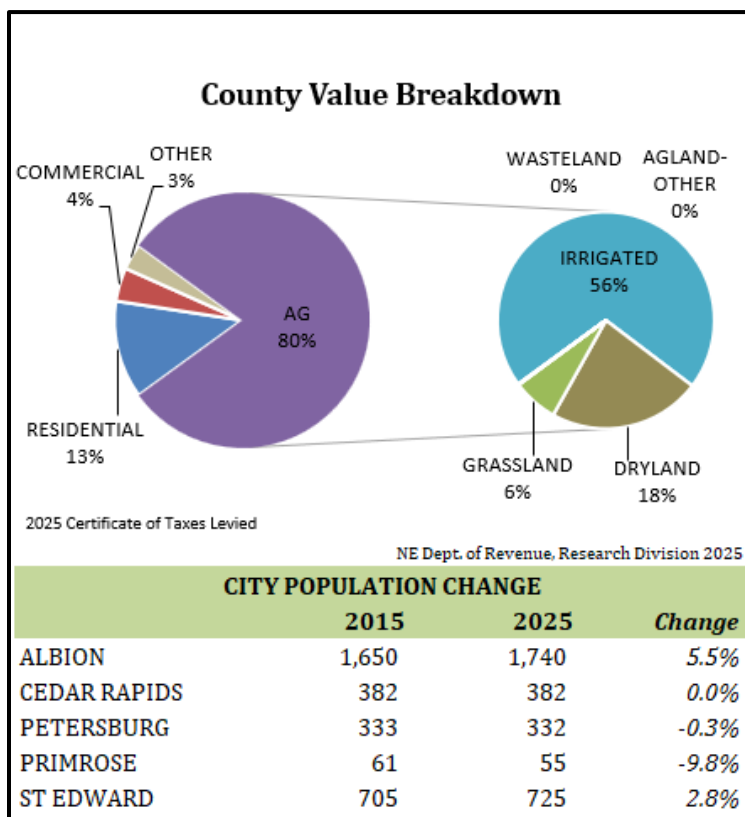
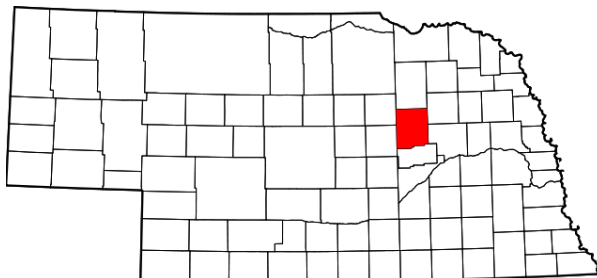
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 687 square miles, Boone County has 5,354 residents, a slight decrease in population from the 2020 U.S. Census.¹ The report indicates that 82% of housing is owner occupied and 90% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$168,937.²



The majority of the commercial properties in Boone County are located in and around Albion, the county seat. Per the latest information available from the U.S. Census Bureau, there are 199 employer establishments, with a total employment figure of 1,707. This represents a decrease of 3 % in total employment from 2022 to 2023.¹

The majority of Boone County's valuation base comes from agricultural land. A mix of irrigated and grassland make up the majority of the agricultural land in the county. Boone County is included in both the Lower Loup and Lower Platte North Natural Resources Districts (NRD).

¹ *QuickFacts Boone County, Nebraska*. (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/boonecountynebraska>

² *Average residential value*. (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Boone County

Assessment Practices & Actions

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

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

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

The six-year inspection and review cycle of the county was examined. Residential properties are valued by a contract appraiser. The county remains in compliance with statutory inspection requirements; however, the lot values need updating. The inspection includes new pictures and measurements if needed, an interview of the interior of the home is requested if available. A call back card is left for the property owner if needed.

The county assessor does not have a current written valuation methodology; to improve the transparency in the valuation process one should be written for the current assessment year.

2026 Residential Assessment Details for Boone County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Albion	2023	*2025	2024	2024	5% economic depreciation adjustment
2	Cedar Rapids	2023	*2025	2024	2023	10% economic depreciation adjustment
3	Petersburg	2020	*2025	2019	2024	15% economic depreciation adjustment
5	St. Edward	2023	*2025	2021	2024	5% economic depreciation adjustment
6	Acreages	2023	*2025	2020	2023	15% economic depreciation adjustment
7	Rural Villages	2023	*2025	2018	2023	6% economic depreciation adjustment
Additional comments: Pick-up work was completed by a contract lister and placed on the assessment roll. * = assessment action for current year						

2026 Residential Correlation for Boone County

Description of Analysis

There are 125 qualified sales available for analysis in the residential class. Two of the three measures of central tendency are within the acceptable range while the weighted mean is only slightly low. The qualitative statistics are both within the acceptable range. Further analysis of the valuation groups show all with sufficient sales have medians within the acceptable range. Valuation Group 3, with a small sample of 10 sales has a high PRD and is regressive. The lot study for this valuation group is old, the county assessor should complete a lot study for the next assessment cycle. A substat of Valuation Group 3 has been provided in the appendix of this report.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the values changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

Based on a review of all available information, the quality of assessment of residential property in Boone County meets generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	70	94.68	92.01	90.65	11.74	101.50
2	11	94.75	87.08	88.98	17.90	97.86
3	10	98.01	92.88	87.74	19.17	105.86
5	23	93.14	93.78	91.56	19.71	102.42
6	7	92.79	87.77	89.82	16.91	97.72
7	4	101.62	89.62	102.89	23.03	87.10
____ ALL ____	125	94.75	91.65	90.78	15.06	100.96

Level of Value

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

2026 Commercial Correlation for Boone County

Assessment Practices & Actions

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

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

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

The six-year inspection and review cycle of the county assessor is examined. Commercial properties are valued by a contract appraiser. The county assessor remains in compliance with statutory requirements with physical inspections; however, lot values have not been updated within the six-year inspection cycle. A review of commercial by a contract appraiser is scheduled in 2026 for 2027 assessment year; the county assessor was advised by the Division to conduct a lot study, and update costing and depreciation tables at the time of review. The inspection includes new pictures and measurements if needed. The contract appraiser enters commercial businesses for interior inspection where access is granted.

2026 Commercial Assessment Details for Boone County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Albion	2022	*2025	2018	2022	10% economic depreciation adjustment
2	Cedar Rapids	2022	*2025	2018	2022	25% economic depreciation adjustment
3	Petersburg	2022	*2025	2018	2022	
5	St. Edward	2022	*2025	2018	2022	25% economic depreciation adjustment
6	Rural	2022	*2025	2018	2022	
<u>Additional comments:</u> Pick-up work was completed by a contract lister and placed on the assessment roll. * = assessment action for current year						

2026 Commercial Correlation for Boone County

Description of Analysis

There are 21 qualified sales in the statistical profile for the commercial class. The median is within the acceptable range while the mean and weighted mean are high. The COD is within the acceptable range while the PRD is only slightly low.

There are too few sales by valuation group to analyze at the subclass level; however, most have medians within the acceptable range.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the values changed consistent with the reported actions of the county assessor.

Equalization and Quality of Assessment

The quality of assessment for the commercial class of real property in Boone County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	10	96.25	93.44	94.38	24.89	99.00
2	2	115.13	115.13	117.38	09.80	98.08
5	5	92.79	109.69	95.87	22.32	114.42
6	4	95.72	104.61	127.33	19.11	82.16
____ALL____	21	95.88	101.50	104.54	22.74	97.09

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Boone County is 96%.

2026 Agricultural Correlation for Boone County

Assessment Practices & Actions

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

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

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

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

2026 Agricultural Assessment Details for Boone County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2021	2021	2021-2022	
AB DW	Agricultural dwellings	2022	2021	2021	2021-2022	
<u>Additional comments:</u> Pick-up work was completed by a contract lister and placed on the assessment roll. * = assessment action for current year						

2026 Agricultural Correlation for Boone County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Majority of county	2022	Grass increased 2%
2	NW Corner of county	2022	Grass increased 2%
Additional comments: * = assessment action for current year			

Description of Analysis

The statistical profile for the agricultural class consists of 81 qualified sales. Two of the three measures of central tendency are within the acceptable range while the mean is high. The COD is within the IAAO recommended range. A review of the market areas show both have medians within the acceptable range. Further analysis of the 80% Majority Land Use (MLU) shows all three subclasses have medians within the acceptable range.

A review of the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the values changed consistent with the reported actions of the county assessor. The sales file shows an increase in grassland while the abstract shows an increase in dryland this is attributable to a shift of acres in Market Area 1 from grassland to dryland.

Boone County has a school bond subject to a reduced level of value, pursuant to LB 2. A school district statistic can be found in the Appendix of this report. Review of the assessed values established by the county assessor supports that values were reduced as required by state statute.

Equalization and Quality of Assessment

Agricultural houses and outbuildings have been valued using the same process as rural residential improvements and are equalized at the statutorily required level. Agricultural land values are equalized at uniform portions of market value; all values are comparable to adjoining counties.

The quality of assessment of agricultural land in Boone County complies with generally accepted mass appraisal techniques.

2026 Agricultural Correlation for Boone County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	38	74.76	79.39	74.53	21.25	106.52
1	38	74.76	79.39	74.53	21.25	106.52
____Dry____						
County	16	71.93	75.41	76.42	10.32	98.68
1	16	71.93	75.41	76.42	10.32	98.68
____Grass____						
County	8	68.90	66.28	64.15	10.26	103.32
1	4	68.54	65.73	63.71	14.36	103.17
2	4	68.90	66.82	64.58	06.24	103.47
____ALL____	81	72.17	76.60	74.62	17.57	102.65

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Boone County is 72%.

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

A review of agricultural land value in Boone County in school districts that levy taxes to pay the principal or interest on bonds approved by a vote of the people, indicates that the assessed values used were proportionately reduced from all other agricultural land values in the county by a factor of 33%. Therefore, the level of value of agricultural land for school bond valuation in Boone County is determined to be at the statutory level of 50% of market value.

2026 Opinions of the Property Tax Administrator for Boone County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.
School Bond Value Agricultural Land	50	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Boone County

Residential Real Property - Current

Number of Sales	125	Median	94.75
Total Sales Price	\$25,582,020	Mean	91.65
Total Adj. Sales Price	\$25,582,020	Wgt. Mean	90.78
Total Assessed Value	\$23,222,525	Average Assessed Value of the Base	
Avg. Adj. Sales Price	\$204,656	Avg. Assessed Value	\$185,780

Confidence Interval - Current

95% Median C.I	89.22 to 97.41
95% Wgt. Mean C.I	87.90 to 93.66
95% Mean C.I	88.33 to 94.97
% of Value of the Class of all Real Property Value in the County	
% of Records Sold in the Study Period	
% of Value Sold in the Study Period	

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	117	95	95.31
2024	128	95	95.34
2023	121	95	94.87
2022	135	96	96.38

2026 Commission Summary for Boone County

Commercial Real Property - Current

Number of Sales	21	Median	95.88
Total Sales Price	\$2,297,452	Mean	101.50
Total Adj. Sales Price	\$2,297,452	Wgt. Mean	104.54
Total Assessed Value	\$2,401,830	Average Assessed Value of the Base	
Avg. Adj. Sales Price	\$109,402	Avg. Assessed Value	\$114,373

Confidence Interval - Current

95% Median C.I	85.39 to 117.16
95% Wgt. Mean C.I	83.07 to 126.02
95% Mean C.I	88.49 to 114.51
% of Value of the Class of all Real Property Value in the County	
% of Records Sold in the Study Period	
% of Value Sold in the Study Period	

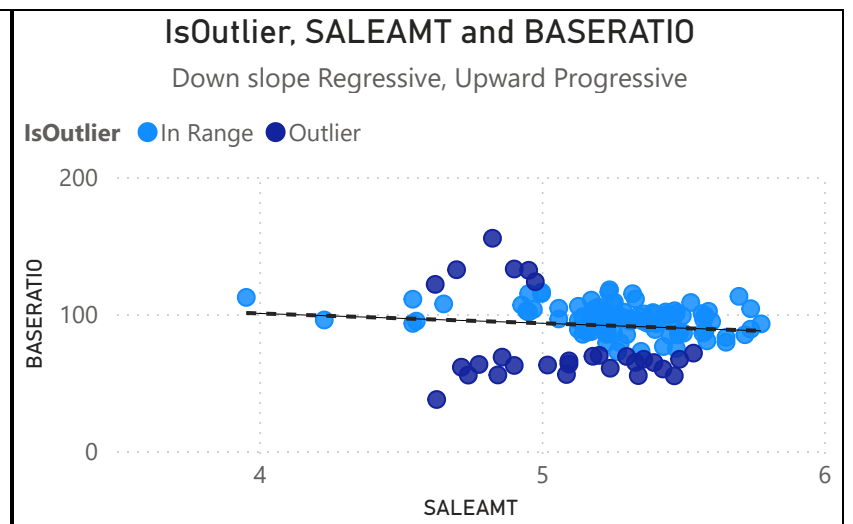
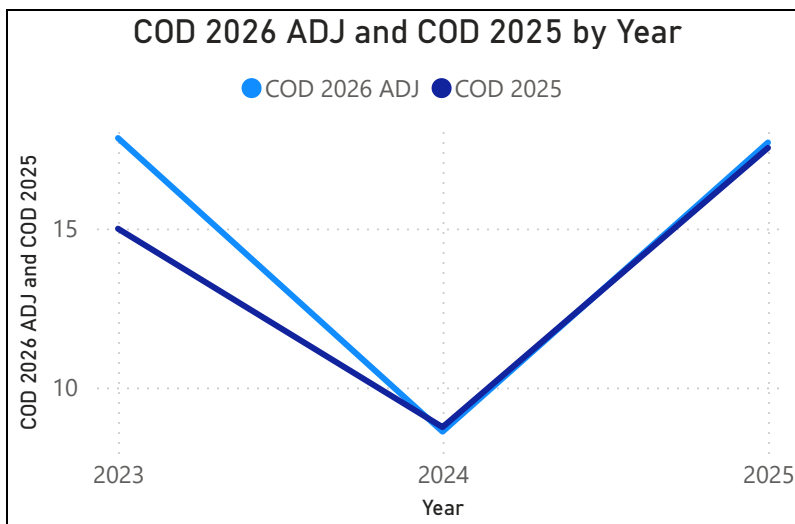
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	21	100	93.91
2024	30	100	97.50
2023	20	99	98.53
2022	14	100	96.60

Boone Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	70	94.67	92.70	2.13%	92.01	89.21	3.13%	90.65	88.02	2.99%
2	11	94.75	80.12	18.26%	87.08	73.95	17.76%	88.98	75.18	18.36%
3	10	98.01	82.07	19.42%	92.88	81.53	13.91%	87.74	77.02	13.92%
5	23	93.14	82.71	12.61%	93.78	82.87	13.16%	91.56	80.92	13.14%
6	7	92.79	85.05	9.10%	87.77	79.69	10.14%	89.82	81.85	9.75%
7	4	101.62	82.92	22.55%	89.62	72.77	23.16%	102.89	83.61	23.07%
Total	125	94.75	86.18	9.95%	91.65	85.03	7.79%	90.78	85.14	6.62%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	70	11.75	11.65	0.86%	101.49	101.35	0.14%	54.87	45.61	20.31%	132.86	130.31	1.95%
2	11	17.90	17.94	-0.20%	97.86	98.37	-0.51%	55.84	48.60	14.89%	123.55	104.81	17.88%
3	10	19.17	20.11	-4.71%	105.85	105.86	-0.01%	62.44	56.33	10.86%	131.89	112.38	17.37%
5	23	19.71	19.01	3.67%	102.43	102.40	0.02%	55.40	50.00	10.80%	155.28	135.08	14.95%
6	7	16.91	16.76	0.87%	97.71	97.36	0.36%	55.04	49.84	10.44%	112.89	104.00	8.54%
7	4	23.03	22.52	2.26%	87.10	87.04	0.07%	37.59	30.88	21.71%	117.66	94.36	24.69%
Total	125	15.06	15.96	-5.63%	100.97	99.87	1.10%	37.59	30.88	21.71%	155.28	135.08	14.95%



06 Boone
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 125
Total Sales Price : 25,582,020
Total Adj. Sales Price : 25,582,020
Total Assessed Value : 23,222,525
Avg. Adj. Sales Price : 204,656
Avg. Assessed Value : 185,780

MEDIAN : 95
WGT. MEAN : 91
MEAN : 92

COD : 15.06
PRD : 100.96

COV : 20.69
STD : 18.96
Avg. Abs. Dev : 14.27

MAX Sales Ratio : 155.28
MIN Sales Ratio : 37.59

95% Median C.I. : 89.22 to 97.41
95% Wgt. Mean C.I. : 87.90 to 93.66
95% Mean C.I. : 88.33 to 94.97

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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
____ Qtrs ____											
01-OCT-23 To 31-DEC-23	7	101.45	100.82	99.80	17.84	101.02	61.16	131.89	61.16 to 131.89	165,143	164,815
01-JAN-24 To 31-MAR-24	6	100.73	101.75	103.65	06.65	98.17	93.28	112.89	93.28 to 112.89	211,000	218,706
01-APR-24 To 30-JUN-24	18	100.41	106.58	101.54	09.90	104.96	93.06	155.28	96.00 to 106.81	192,639	195,598
01-JUL-24 To 30-SEP-24	16	98.47	96.45	95.21	05.47	101.30	85.62	106.56	88.69 to 102.21	194,219	184,915
01-OCT-24 To 31-DEC-24	13	96.86	93.51	93.73	11.08	99.77	55.84	114.84	84.35 to 103.88	223,115	209,116
01-JAN-25 To 31-MAR-25	20	81.95	82.00	81.70	20.37	100.37	37.59	132.32	66.97 to 88.21	242,070	197,774
01-APR-25 To 30-JUN-25	26	87.59	86.39	88.31	16.33	97.83	55.40	116.10	78.92 to 96.66	179,769	158,752
01-JUL-25 To 30-SEP-25	19	85.19	83.01	83.37	16.70	99.57	54.87	114.99	64.67 to 94.40	219,427	182,928
____ Study Yrs ____											
01-OCT-23 To 30-SEP-24	47	100.23	101.66	99.43	09.32	102.24	61.16	155.28	97.41 to 102.21	191,426	190,327
01-OCT-24 To 30-SEP-25	78	86.90	85.63	86.08	17.33	99.48	37.59	132.32	82.90 to 93.14	212,628	183,041
____ Calendar Yrs ____											
01-JAN-24 To 31-DEC-24	53	98.91	99.77	97.85	08.61	101.96	55.84	155.28	96.39 to 101.04	202,670	198,305
____ ALL ____	125	94.75	91.65	90.78	15.06	100.96	37.59	155.28	89.22 to 97.41	204,656	185,780

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	70	94.68	92.01	90.65	11.74	101.50	54.87	132.86	88.69 to 98.64	235,707	213,674
2	11	94.75	87.08	88.98	17.90	97.86	55.84	123.55	61.16 to 110.91	133,045	118,385
3	10	98.01	92.88	87.74	19.17	105.86	62.44	131.89	64.58 to 115.94	137,150	120,340
5	23	93.14	93.78	91.56	19.71	102.42	55.40	155.28	84.90 to 107.36	122,587	112,236
6	7	92.79	87.77	89.82	16.91	97.72	55.04	112.89	55.04 to 112.89	381,286	342,479
7	4	101.62	89.62	102.89	23.03	87.10	37.59	117.66	N/A	189,750	195,238
____ ALL ____	125	94.75	91.65	90.78	15.06	100.96	37.59	155.28	89.22 to 97.41	204,656	185,780

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	125	94.75	91.65	90.78	15.06	100.96	37.59	155.28	89.22 to 97.41	204,656	185,780
06											
07											
____ ALL ____	125	94.75	91.65	90.78	15.06	100.96	37.59	155.28	89.22 to 97.41	204,656	185,780

06 Boone
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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Number of Sales : 125
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MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 92
 COD : 15.06
 PRD : 100.96

COV : 20.69
 STD : 18.96
 Avg. Abs. Dev : 14.27
 MAX Sales Ratio : 155.28
 MIN Sales Ratio : 37.59

95% Median C.I. : 89.22 to 97.41
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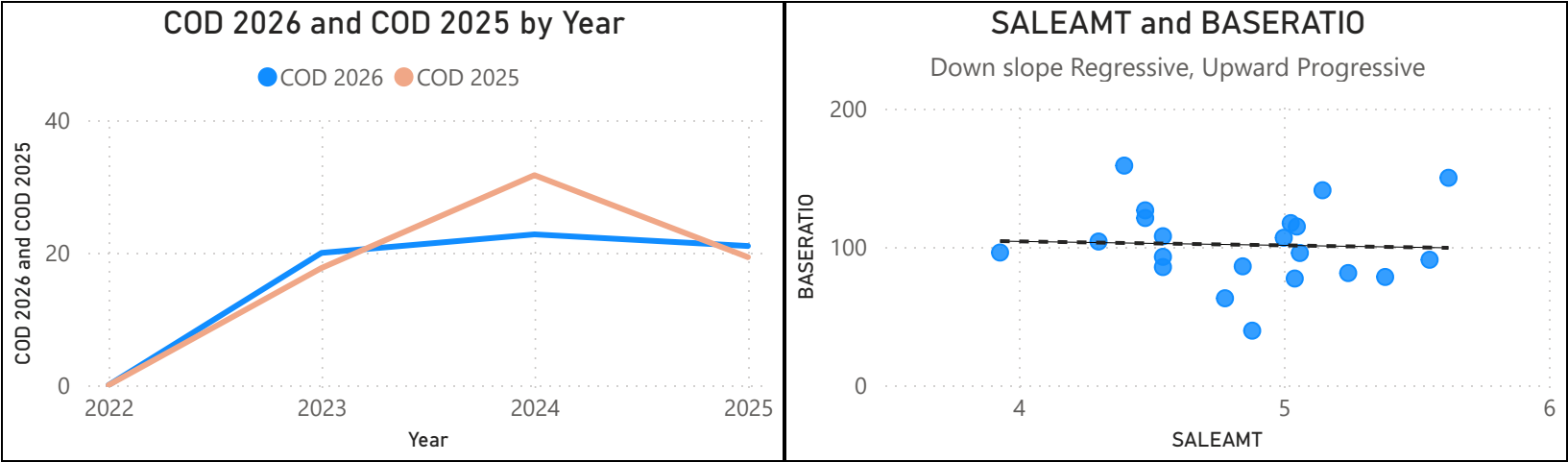
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	112.11	112.11	112.11	00.00	100.00	112.11	112.11	N/A	9,000	10,090
Less Than 30,000	2	103.88	103.88	101.35	07.92	102.50	95.65	112.11	N/A	13,000	13,175
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	125	94.75	91.65	90.78	15.06	100.96	37.59	155.28	89.22 to 97.41	204,656	185,780
Greater Than 14,999	124	94.66	91.49	90.77	15.05	100.79	37.59	155.28	89.11 to 97.41	206,234	187,197
Greater Than 29,999	123	94.57	91.46	90.77	15.18	100.76	37.59	155.28	89.11 to 97.41	207,773	188,587
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	112.11	112.11	112.11	00.00	100.00	112.11	112.11	N/A	9,000	10,090
15,000 TO 29,999	1	95.65	95.65	95.65	00.00	100.00	95.65	95.65	N/A	17,000	16,260
30,000 TO 59,999	9	94.78	90.46	88.99	26.36	101.65	37.59	132.32	55.40 to 121.61	43,611	38,810
60,000 TO 99,999	13	103.32	101.66	103.16	23.21	98.55	55.51	155.28	63.16 to 131.89	81,654	84,237
100,000 TO 149,999	14	92.12	88.50	88.11	17.19	100.44	55.84	115.94	63.52 to 105.61	124,107	109,348
150,000 TO 249,999	50	94.81	91.72	91.47	11.75	100.27	55.04	117.66	89.11 to 98.31	186,058	170,195
250,000 TO 499,999	32	88.03	87.65	87.88	12.47	99.74	54.87	108.38	82.90 to 98.91	323,051	283,906
500,000 TO 999,999	5	92.79	96.67	96.41	09.26	100.27	84.87	112.89	N/A	544,800	525,247
1,000,000 +											
<u>ALL</u>	125	94.75	91.65	90.78	15.06	100.96	37.59	155.28	89.22 to 97.41	204,656	185,780

Boone Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	10	96.25	90.05	6.88%	93.44	86.74	7.72%	94.38	87.29	8.12%
2	2	115.13	122.40	-5.94%	115.13	122.40	-5.94%	117.38	126.83	-7.45%
5	5	92.79	90.43	2.61%	109.69	101.02	8.57%	95.87	77.12	24.31%
6	4	95.72	73.03	31.06%	104.61	81.68	28.08%	127.33	99.77	27.62%
Total	21	95.88	90.31	6.17%	101.50	92.58	9.64%	104.54	89.57	16.72%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	10	24.89	13.59	83.21%	99.01	99.38	7.72%	39.40	52.38	-24.77%	140.93	106.54	32.28%
2	2	9.79	18.10	-45.88%	98.08	96.51	-5.94%	103.85	100.25	3.59%	126.40	144.55	-12.56%
5	5	22.32	25.91	-13.86%	114.41	130.99	8.57%	85.39	66.90	27.62%	158.74	148.02	7.24%
6	4	19.11	20.77	-7.99%	82.15	81.86	28.08%	77.09	62.54	23.26%	149.92	118.11	26.94%
Total	21	22.74	20.77	9.48%	97.09	103.36	9.64%	39.40	52.38	-24.77%	158.74	148.02	7.24%



06 Boone
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 21
Total Sales Price : 2,297,452
Total Adj. Sales Price : 2,297,452
Total Assessed Value : 2,401,830
Avg. Adj. Sales Price : 109,402
Avg. Assessed Value : 114,373

MEDIAN : 96
WGT. MEAN : 105
MEAN : 102
COD : 22.74
PRD : 97.09

COV : 28.15
STD : 28.57
Avg. Abs. Dev : 21.80
MAX Sales Ratio : 158.74
MIN Sales Ratio : 39.40

95% Median C.I. : 85.39 to 117.16
95% Wgt. Mean C.I. : 83.07 to 126.02
95% Mean C.I. : 88.49 to 114.51

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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>Qtrts</u>											
01-OCT-22 To 31-DEC-22	1	117.16	117.16	117.16	00.00	100.00	117.16	117.16	N/A	106,214	124,440
01-JAN-23 To 31-MAR-23	1	107.69	107.69	107.69	00.00	100.00	107.69	107.69	N/A	35,000	37,690
01-APR-23 To 30-JUN-23	3	85.92	101.69	98.87	24.32	102.85	78.22	140.93	N/A	150,433	148,733
01-JUL-23 To 30-SEP-23	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	355,000	321,880
01-OCT-23 To 31-DEC-23	3	114.67	120.16	141.74	15.71	84.77	95.88	149.92	N/A	179,646	254,633
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24	2	113.71	113.71	109.87	06.28	103.50	106.57	120.85	N/A	65,000	71,413
01-JUL-24 To 30-SEP-24	2	110.78	110.78	91.03	43.29	121.70	62.82	158.74	N/A	42,500	38,688
01-OCT-24 To 31-DEC-24	1	95.55	95.55	95.55	00.00	100.00	95.55	95.55	N/A	115,000	109,880
01-JAN-25 To 31-MAR-25	3	85.39	96.29	87.20	19.25	110.42	77.09	126.40	N/A	58,333	50,868
01-APR-25 To 30-JUN-25	2	60.23	60.23	68.44	34.58	88.00	39.40	81.05	N/A	125,500	85,895
01-JUL-25 To 30-SEP-25	2	98.32	98.32	96.81	05.62	101.56	92.79	103.85	N/A	27,500	26,623
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	6	99.18	103.43	98.17	18.65	105.36	78.22	140.93	78.22 to 140.93	157,919	155,035
01-OCT-23 To 30-SEP-24	7	114.67	115.64	130.53	20.46	88.59	62.82	158.74	62.82 to 158.74	107,705	140,586
01-OCT-24 To 30-SEP-25	8	89.09	87.69	81.80	19.04	107.20	39.40	126.40	39.40 to 126.40	74,500	60,940
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	8	101.79	107.99	113.72	19.96	94.96	78.22	149.92	78.22 to 149.92	172,530	196,209
01-JAN-24 To 31-DEC-24	5	106.57	108.91	100.02	22.75	108.89	62.82	158.74	N/A	66,000	66,016
<u>ALL</u>	21	95.88	101.50	104.54	22.74	97.09	39.40	158.74	85.39 to 117.16	109,402	114,373

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	96.25	93.44	94.38	24.89	99.00	39.40	140.93	62.82 to 117.16	111,551	105,282
2	2	115.13	115.13	117.38	09.80	98.08	103.85	126.40	N/A	25,000	29,345
5	5	92.79	109.69	95.87	22.32	114.42	85.39	158.74	N/A	96,000	92,036
6	4	95.72	104.61	127.33	19.11	82.16	77.09	149.92	N/A	162,985	207,536
<u>ALL</u>	21	95.88	101.50	104.54	22.74	97.09	39.40	158.74	85.39 to 117.16	109,402	114,373

06 Boone
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 21	MEDIAN : 96	COV : 28.15	95% Median C.I. : 85.39 to 117.16
Total Sales Price : 2,297,452	WGT. MEAN : 105	STD : 28.57	95% Wgt. Mean C.I. : 83.07 to 126.02
Total Adj. Sales Price : 2,297,452	MEAN : 102	Avg. Abs. Dev : 21.80	95% Mean C.I. : 88.49 to 114.51
Total Assessed Value : 2,401,830			
Avg. Adj. Sales Price : 109,402	COD : 22.74	MAX Sales Ratio : 158.74	
Avg. Assessed Value : 114,373	PRD : 97.09	MIN Sales Ratio : 39.40	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	90.67	103.27	96.15	23.05	107.41	78.22	140.93	N/A	245,433	235,978
03	18	99.87	101.21	108.50	21.69	93.28	39.40	158.74	85.39 to 117.16	86,731	94,105
04											
____ALL____	21	95.88	101.50	104.54	22.74	97.09	39.40	158.74	85.39 to 117.16	109,402	114,373

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											
Less Than 15,000	1	95.88	95.88	95.88	00.00	100.00	95.88	95.88	N/A	8,500	8,150
Less Than 30,000	3	103.85	119.49	128.23	20.17	93.18	95.88	158.74	N/A	17,833	22,868
____Ranges Excl. Low \$____											
Greater Than 4,999	21	95.88	101.50	104.54	22.74	97.09	39.40	158.74	85.39 to 117.16	109,402	114,373
Greater Than 14,999	20	99.70	101.78	104.58	22.96	97.32	39.40	158.74	85.39 to 117.16	114,448	119,684
Greater Than 29,999	18	94.17	98.51	103.98	22.80	94.74	39.40	149.92	81.05 to 117.16	124,664	129,624
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	1	95.88	95.88	95.88	00.00	100.00	95.88	95.88	N/A	8,500	8,150
15,000 TO 29,999	2	131.30	131.30	134.34	20.91	97.74	103.85	158.74	N/A	22,500	30,228
30,000 TO 59,999	5	107.69	106.62	105.59	12.82	100.98	85.39	126.40	N/A	33,000	34,845
60,000 TO 99,999	3	62.82	62.71	62.03	24.69	101.10	39.40	85.92	N/A	68,667	42,593
100,000 TO 149,999	6	110.62	108.66	109.98	14.09	98.80	77.09	140.93	77.09 to 140.93	113,869	125,238
150,000 TO 249,999	2	79.64	79.64	79.41	01.78	100.29	78.22	81.05	N/A	208,150	165,300
250,000 TO 499,999	2	120.30	120.30	122.72	24.63	98.03	90.67	149.92	N/A	386,719	474,598
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____	21	95.88	101.50	104.54	22.74	97.09	39.40	158.74	85.39 to 117.16	109,402	114,373

06 Boone
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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Total Assessed Value : 2,401,830			
Avg. Adj. Sales Price : 109,402	COD : 22.74	MAX Sales Ratio : 158.74	
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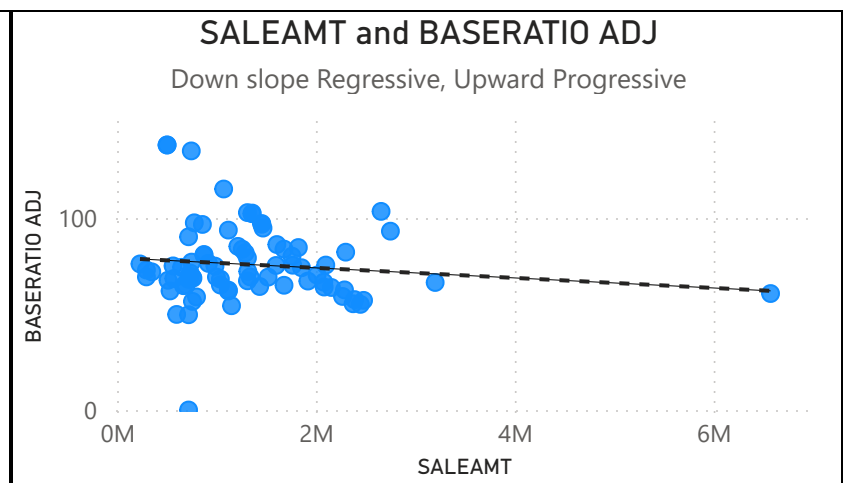
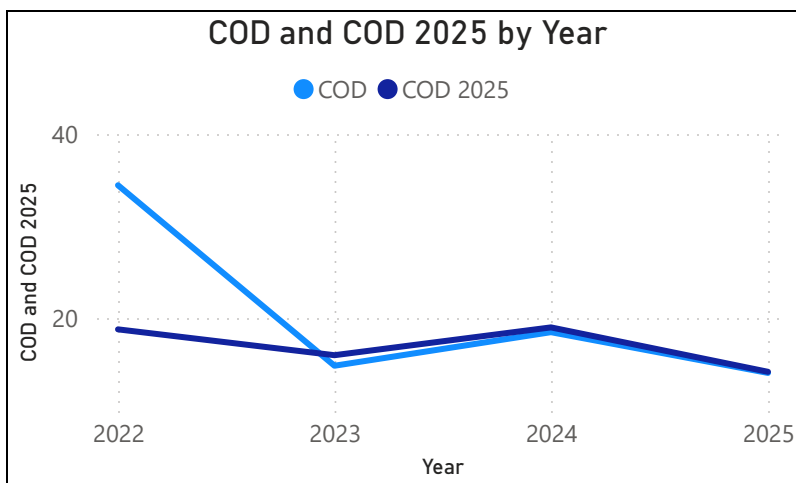
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	95.55	95.55	95.55	00.00	100.00	95.55	95.55	N/A	115,000	109,880
344	3	106.57	101.59	97.81	11.30	103.86	81.05	117.16	N/A	127,071	124,285
350	2	66.10	66.10	56.23	40.39	117.55	39.40	92.79	N/A	55,500	31,210
352	3	90.67	103.27	96.15	23.05	107.41	78.22	140.93	N/A	245,433	235,978
353	2	122.33	122.33	105.08	29.76	116.42	85.92	158.74	N/A	47,500	49,915
381	2	95.88	95.88	96.05	19.60	99.82	77.09	114.67	N/A	111,000	106,618
384	2	85.26	85.26	79.35	26.32	107.45	62.82	107.69	N/A	47,500	37,690
386	1	120.85	120.85	120.85	00.00	100.00	120.85	120.85	N/A	30,000	36,255
406	3	95.88	95.04	92.61	06.41	102.62	85.39	103.85	N/A	21,167	19,602
446	1	126.40	126.40	126.40	00.00	100.00	126.40	126.40	N/A	30,000	37,920
471	1	149.92	149.92	149.92	00.00	100.00	149.92	149.92	N/A	418,438	627,315
<u> ALL </u>	<u>21</u>	95.88	101.50	104.54	22.74	97.09	39.40	158.74	85.39 to 117.16	109,402	114,373

Boone Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	76	73.13	71.92	1.68%	76.22	76.02	0.26%	74.33	73.93	0.54%
2	5	69.32	70.33	-1.44%	67.85	67.80	0.06%	65.72	65.72	-0.01%
Total	81	71.96	71.25	0.99%	75.71	75.50	0.27%	74.15	73.75	0.54%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	76	19.36	17.93	7.98%	102.55	102.83	-0.27%
2	5	5.72	5.05	13.28%	103.23	103.16	0.07%
Total	81	18.86	17.29	9.06%	102.10	102.37	-0.26%



06 Boone**AGRICULTURAL LAND****PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 81	MEDIAN : 72	COV : 23.67	95% Median C.I. : 68.99 to 75.41
Total Sales Price : 110,242,993	WGT. MEAN : 75	STD : 18.13	95% Wgt. Mean C.I. : 70.39 to 78.85
Total Adj. Sales Price : 110,242,993	MEAN : 77	Avg. Abs. Dev : 12.68	95% Mean C.I. : 72.65 to 80.55
Total Assessed Value : 82,265,850			
Avg. Adj. Sales Price : 1,361,025	COD : 17.57	MAX Sales Ratio : 138.04	
Avg. Assessed Value : 1,015,628	PRD : 102.65	MIN Sales Ratio : 49.61	

*Printed:3/23/2026 3:57:54PM***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-22 To 31-DEC-22	11	75.06	85.38	77.73	25.65	109.84	57.10	134.95	60.66 to 103.45	1,940,537	1,508,398
01-JAN-23 To 31-MAR-23	11	71.96	69.88	69.20	12.85	100.98	55.32	86.18	56.56 to 82.20	1,591,347	1,101,243
01-APR-23 To 30-JUN-23	7	69.56	72.45	72.19	12.45	100.36	61.98	102.81	61.98 to 102.81	1,173,943	847,479
01-JUL-23 To 30-SEP-23	1	62.01	62.01	62.01	00.00	100.00	62.01	62.01	N/A	533,800	331,005
01-OCT-23 To 31-DEC-23	10	67.55	74.27	71.04	18.05	104.55	55.01	115.10	59.14 to 97.13	1,474,944	1,047,807
01-JAN-24 To 31-MAR-24	13	72.91	84.56	80.60	22.33	104.91	64.96	138.04	68.09 to 96.72	986,876	795,416
01-APR-24 To 30-JUN-24	1	68.15	68.15	68.15	00.00	100.00	68.15	68.15	N/A	1,040,000	708,750
01-JUL-24 To 30-SEP-24	2	74.40	74.40	77.09	12.55	96.51	65.06	83.73	N/A	977,500	753,553
01-OCT-24 To 31-DEC-24	9	72.17	72.52	72.53	12.33	99.99	49.77	96.64	62.56 to 80.12	1,256,765	911,537
01-JAN-25 To 31-MAR-25	10	75.88	71.53	73.00	13.23	97.99	49.61	85.22	54.30 to 84.62	1,214,876	886,800
01-APR-25 To 30-JUN-25	6	87.01	83.47	83.54	11.67	99.92	67.15	97.50	67.15 to 97.50	1,434,565	1,198,383
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	30	71.65	75.90	73.46	18.23	103.32	55.32	134.95	64.04 to 75.06	1,586,737	1,165,647
01-OCT-23 To 30-SEP-24	26	69.27	79.19	75.34	19.89	105.11	55.01	138.04	67.28 to 77.03	1,175,917	885,936
01-OCT-24 To 30-SEP-25	25	75.41	74.75	75.66	13.99	98.80	49.61	97.50	68.99 to 81.00	1,282,682	970,485
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	29	68.69	71.74	70.37	14.81	101.95	55.01	115.10	63.81 to 74.94	1,413,988	995,003
01-JAN-24 To 31-DEC-24	25	72.17	78.75	76.51	17.47	102.93	49.77	138.04	68.15 to 79.22	1,085,411	830,404
<u>ALL</u>	81	72.17	76.60	74.62	17.57	102.65	49.61	138.04	68.99 to 75.41	1,361,025	1,015,628

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	76	73.31	77.18	74.81	18.02	103.17	49.61	138.04	68.69 to 76.35	1,420,655	1,062,788
2	5	69.32	67.85	65.72	05.73	103.24	56.56	72.91	N/A	454,642	298,792
<u>ALL</u>	81	72.17	76.60	74.62	17.57	102.65	49.61	138.04	68.99 to 75.41	1,361,025	1,015,628

06 Boone
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 81
 Total Sales Price : 110,242,993
 Total Adj. Sales Price : 110,242,993
 Total Assessed Value : 82,265,850
 Avg. Adj. Sales Price : 1,361,025
 Avg. Assessed Value : 1,015,628

MEDIAN : 72
 WGT. MEAN : 75
 MEAN : 77

 COD : 17.57
 PRD : 102.65

COV : 23.67
 STD : 18.13
 Avg. Abs. Dev : 12.68

 MAX Sales Ratio : 138.04
 MIN Sales Ratio : 49.61

95% Median C.I. : 68.99 to 75.41
 95% Wgt. Mean C.I. : 70.39 to 78.85
 95% Mean C.I. : 72.65 to 80.55

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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	4	63.44	62.23	61.67	03.78	100.91	57.10	64.96	N/A	1,970,792	1,215,481
1	4	63.44	62.23	61.67	03.78	100.91	57.10	64.96	N/A	1,970,792	1,215,481
____Dry____											
County	14	73.73	76.52	77.70	10.57	98.48	64.74	97.50	68.69 to 85.22	1,004,292	780,316
1	14	73.73	76.52	77.70	10.57	98.48	64.74	97.50	68.69 to 85.22	1,004,292	780,316
____Grass____											
County	5	62.01	63.90	61.69	14.45	103.58	49.77	76.09	N/A	537,679	331,680
1	4	68.54	65.73	63.71	14.36	103.17	49.77	76.09	N/A	482,269	307,236
2	1	56.56	56.56	56.56	00.00	100.00	56.56	56.56	N/A	759,321	429,455
____ALL____	81	72.17	76.60	74.62	17.57	102.65	49.61	138.04	68.99 to 75.41	1,361,025	1,015,628

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	38	74.76	79.39	74.53	21.25	106.52	55.01	138.04	64.96 to 83.73	1,776,028	1,323,712
1	38	74.76	79.39	74.53	21.25	106.52	55.01	138.04	64.96 to 83.73	1,776,028	1,323,712
____Dry____											
County	16	71.93	75.41	76.42	10.32	98.68	64.74	97.50	68.09 to 84.62	1,005,756	768,583
1	16	71.93	75.41	76.42	10.32	98.68	64.74	97.50	68.09 to 84.62	1,005,756	768,583
____Grass____											
County	8	68.90	66.28	64.15	10.26	103.32	49.77	76.09	49.77 to 76.09	481,536	308,881
1	4	68.54	65.73	63.71	14.36	103.17	49.77	76.09	N/A	482,269	307,236
2	4	68.90	66.82	64.58	06.24	103.47	56.56	72.91	N/A	480,803	310,526
____ALL____	81	72.17	76.60	74.62	17.57	102.65	49.61	138.04	68.99 to 75.41	1,361,025	1,015,628

Boone County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	9,328	9,268	9,328	9,266	6,548	9,257	9,298	9,295	9,298
Madison	1	9,473	9,092	8,501	8,140	7,625	7,425	6,194	5,373	7,412
Platte	6	10,630	10,280	9,289	9,053	8,350	7,933	7,590	7,129	8,860
Nance	2	7,800	7,800	7,700	7,700	7,600	7,600	7,550	7,550	7,703
Nance	1	5,798	5,792	5,685	5,678	5,571	5,598	5,550	5,546	5,689
Greeley	2	6,490	6,480	6,470	6,460	6,450	6,440	6,430	6,420	6,453
Antelope	3	8,756	8,775	8,622	8,700	8,246	8,204	8,187	8,146	8,501
Boone	2	7,713	3,340	4,896	3,929	3,319	4,894	4,180	3,365	3,871
Wheeler	1	5,715	5,715	5,715	5,670	5,640	5,592	5,640	5,605	5,624
Antelope	1	6,750	6,750	6,500	6,345	5,750	5,500	5,500	5,250	6,124

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	6,678	6,626	6,678	6,159	5,444	6,639	6,633	6,632	6,632
Madison	1	8,717	8,525	7,947	7,549	7,235	6,958	5,372	4,249	7,535
Platte	6	8,627	8,085	7,593	7,434	7,196	7,317	6,259	4,794	7,474
Nance	2	6,300	6,300	6,200	6,200	6,100	6,100	6,000	6,000	6,170
Nance	1	3,299	3,299	3,192	3,191	3,084	3,094	3,000	3,000	3,152
Greeley	2	n/a	2,600	2,550	2,500	2,450	2,400	2,350	2,300	2,432
Antelope	3	6,952	6,963	6,720	6,748	5,875	5,869	5,746	4,998	6,161
Boone	2	2,571	2,080	1,803	1,796	1,678	1,776	1,545	1,532	1,803
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,609
Antelope	1	4,375	4,188	3,810	3,810	3,125	3,125	2,875	2,875	3,673

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1,919	1,917	1,918	1,923	1,652	1,713	-	-	1,916
Madison	1	2,758	2,675	2,498	2,448	2,300	n/a	n/a	n/a	2,626
Platte	6	3,132	3,243	3,044	3,015	2,931	n/a	2,695	2,585	3,141
Nance	2	1,997	1,998	1,971	1,970	1,891	1,890	n/a	1,840	1,978
Nance	1	2,601	2,600	2,502	2,501	2,402	2,404	2,300	2,300	2,501
Greeley	2	1,875	1,830	1,785	1,740	1,678	1,635	n/a	1,560	1,760
Antelope	3	2,280	2,235	2,235	2,230	2,050	2,050	n/a	1,980	2,231
Boone	2	1,585	1,578	1,549	1,608	1,455	1,455	-	1,455	1,484
Wheeler	1	1,230	1,235	1,224	1,218	1,225	1,225	1,185	1,081	1,222
Antelope	1	2,280	2,233	2,233	2,233	2,050	2,050	2,000	1,980	2,174

County	Mkt Area	CRP	TIMBER	WASTE
Boone	1	2,439	747	489
Madison	1	5,109	1,106	150
Platte	6	3,218	3,019	200
Nance	2	2,600	1,600	263
Nance	1	2,603	1,600	264
Greeley	2	1,876	n/a	400
Antelope	3	3,700	500	168
Boone	2	1,574	404	145
Wheeler	1	1,093	n/a	994
Antelope	1	2,630	500	182

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

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

Printed : 03/30/2026

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Qrtrs____											
10/01/2022 To 12/31/2022											
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024											
10/01/2024 To 12/31/2024											
01/01/2025 To 03/31/2025											
04/01/2025 To 06/30/2025											
07/01/2025 To 09/30/2025											
____Study Yrs____											
10/01/2022 To 09/30/2023											
10/01/2023 To 09/30/2024											
10/01/2024 To 09/30/2025											
____Calendar Yrs____											
01/01/2023 To 12/31/2023											
01/01/2024 To 12/31/2024											
____ALL____											
10/01/2022 To 09/30/2025											

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2022 to 09/30/2025 Posted Before : 01/31/2026

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

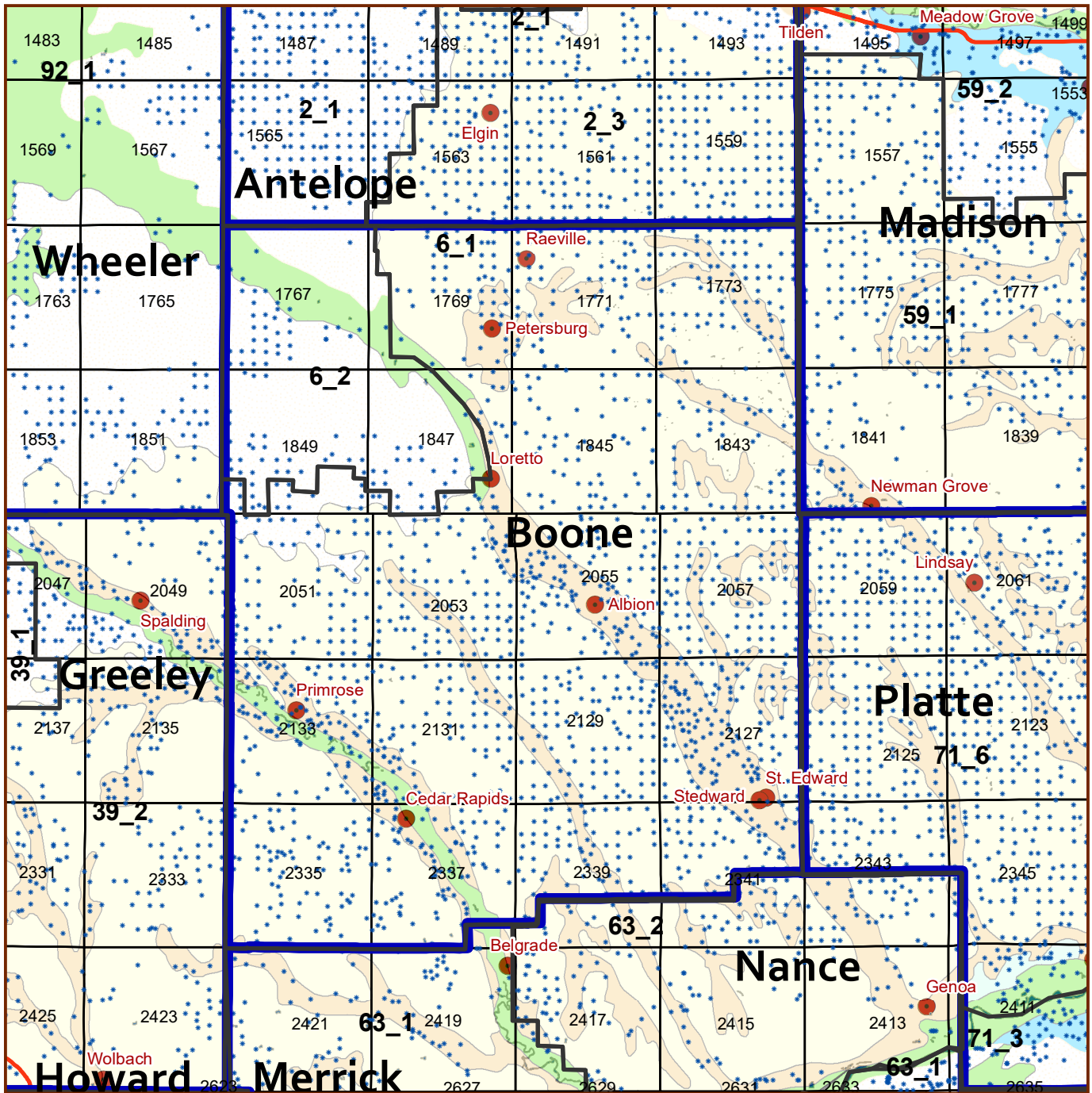
Printed : 03/30/2026

SCHOOL DISTRICT *

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

10/01/2022 To 09/30/2025

BOONE COUNTY



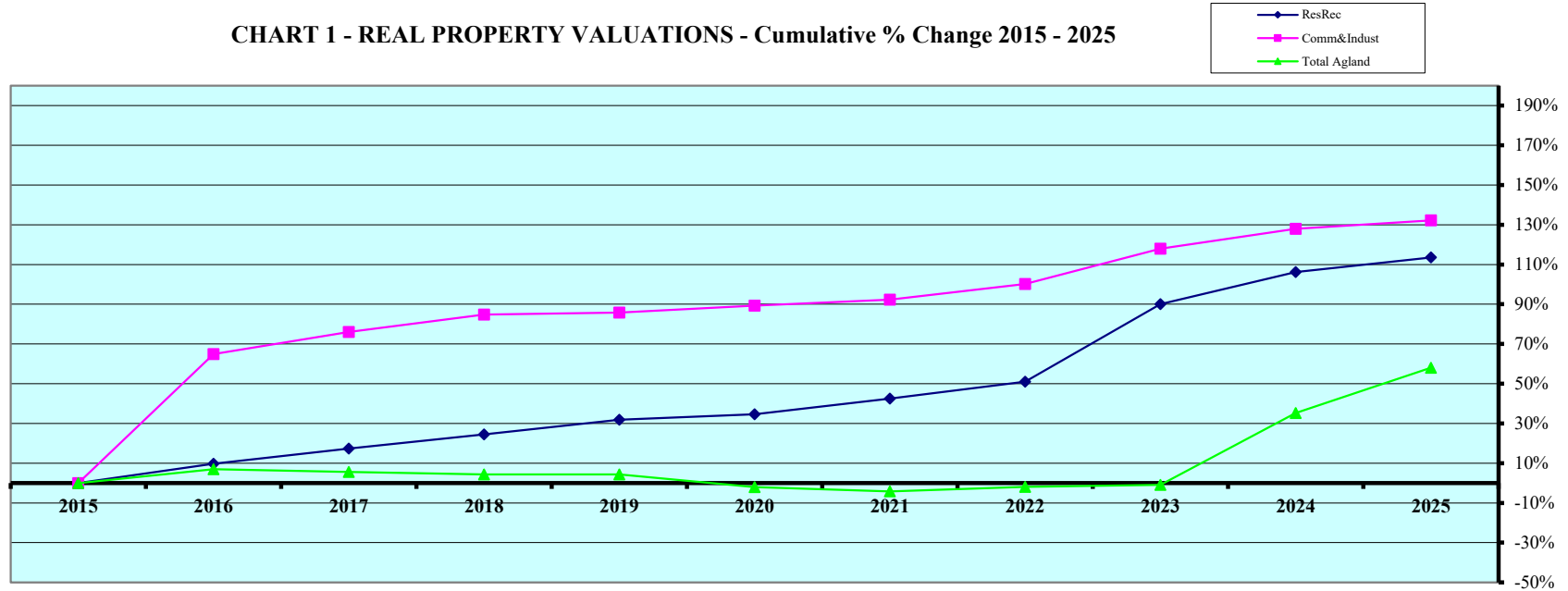
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	162,159,920	-	-	-	62,195,115	-	-	-	1,717,265,890	-	-	-
2016	177,832,220	15,672,300	9.66%	9.66%	102,555,460	40,360,345	64.89%	64.89%	1,836,403,355	119,137,465	6.94%	6.94%
2017	190,290,875	12,458,655	7.01%	17.35%	109,510,067	6,954,607	6.78%	76.08%	1,812,656,660	-23,746,695	-1.29%	5.55%
2018	201,829,935	11,539,060	6.06%	24.46%	114,925,530	5,415,463	4.95%	84.78%	1,791,446,935	-21,209,725	-1.17%	4.32%
2019	213,862,880	12,032,945	5.96%	31.88%	115,591,970	666,440	0.58%	85.85%	1,792,712,415	1,265,480	0.07%	4.39%
2020	218,373,730	4,510,850	2.11%	34.67%	117,743,075	2,151,105	1.86%	89.31%	1,681,610,615	-111,101,800	-6.20%	-2.08%
2021	231,150,585	12,776,855	5.85%	42.54%	119,589,470	1,846,395	1.57%	92.28%	1,644,944,015	-36,666,600	-2.18%	-4.21%
2022	244,887,405	13,736,820	5.94%	51.02%	124,487,460	4,897,990	4.10%	100.16%	1,685,195,720	40,251,705	2.45%	-1.87%
2023	308,126,739	63,239,334	25.82%	90.01%	135,561,770	11,074,310	8.90%	117.96%	1,700,953,765	15,758,045	0.94%	-0.95%
2024	334,369,850	26,243,111	8.52%	106.20%	141,822,270	6,260,500	4.62%	128.03%	2,322,983,990	622,030,225	36.57%	35.27%
2025	346,259,320	11,889,470	3.56%	113.53%	144,408,655	2,586,385	1.82%	132.19%	2,714,116,405	391,132,415	16.84%	58.05%

Rate Annual %chg: Residential & Recreational **7.88%**

Commercial & Industrial **8.79%**

Agricultural Land **4.68%**

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

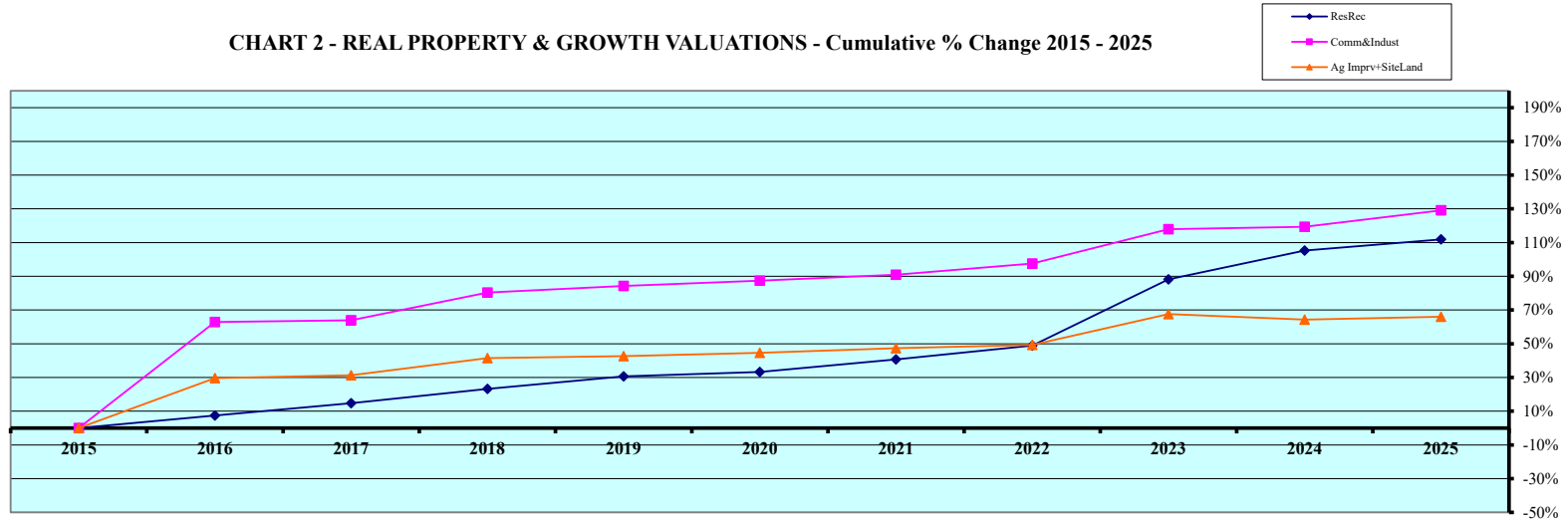
CHART 1

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

Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 02/24/2026

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	162,159,920	3,456,500	2.13%	158,703,420	--	--	62,195,115	5,156,755	8.29%	57,038,360	--	--
2016	177,832,220	3,691,623	2.08%	174,140,597	7.39%	7.39%	102,555,460	1,260,435	1.23%	101,295,025	62.87%	62.87%
2017	190,290,875	4,250,622	2.23%	186,040,253	4.62%	14.73%	109,510,067	7,518,542	6.87%	101,991,525	-0.55%	63.99%
2018	201,829,935	1,999,857	0.99%	199,830,078	5.01%	23.23%	114,925,530	2,743,355	2.39%	112,182,175	2.44%	80.37%
2019	213,862,880	2,014,825	0.94%	211,848,055	4.96%	30.64%	115,591,970	988,030	0.85%	114,603,940	-0.28%	84.27%
2020	218,373,730	2,287,485	1.05%	216,086,245	1.04%	33.26%	117,743,075	1,205,565	1.02%	116,537,510	0.82%	87.37%
2021	231,150,585	2,888,915	1.25%	228,261,670	4.53%	40.76%	119,589,470	808,685	0.68%	118,780,785	0.88%	90.98%
2022	244,887,405	3,344,055	1.37%	241,543,350	4.50%	48.95%	124,487,460	1,598,290	1.28%	122,889,170	2.76%	97.59%
2023	308,126,739	2,940,040	0.95%	305,186,699	24.62%	88.20%	135,561,770	0	0.00%	135,561,770	8.90%	117.96%
2024	334,369,850	1,527,005	0.46%	332,842,845	8.02%	105.26%	141,822,270	5,359,625	3.78%	136,462,645	0.66%	119.41%
2025	346,259,320	2,691,755	0.78%	343,567,565	2.75%	111.87%	144,408,655	1,933,355	1.34%	142,475,300	0.46%	129.08%
Rate Ann%chg	7.88%	Resid & Recreat w/o growth				6.74%	8.79%	C & I w/o growth				7.90%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							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	Ann.%chg w/o grwth	
2015	31,699,605	79,524,866	111,224,471	2,772,240	2.49%	108,452,231	--	--
2016	61,154,105	86,373,470	147,527,575	3,319,568	2.25%	144,208,007	29.65%	29.65%
2017	61,907,480	88,125,035	150,032,515	3,907,785	2.60%	146,124,730	-0.95%	31.38%
2018	64,515,155	95,317,440	159,832,595	2,421,745	1.52%	157,410,850	4.92%	41.53%
2019	66,089,025	96,846,895	162,935,920	4,266,670	2.62%	158,669,250	-0.73%	42.66%
2020	65,973,595	99,065,545	165,039,140	4,222,819	2.56%	160,816,321	-1.30%	44.59%
2021	65,939,245	100,510,665	166,449,910	2,514,600	1.51%	163,935,310	-0.67%	47.39%
2022	65,910,440	100,125,635	166,036,075	0	0.00%	166,036,075	-0.25%	49.28%
2023	75,674,825	113,974,225	189,649,050	3,235,845	1.71%	186,413,205	12.27%	67.60%
2024	74,842,855	110,642,845	185,485,700	2,750,745	1.48%	182,734,955	-3.65%	64.29%
2025	75,537,935	112,953,995	188,491,930	3,849,840	2.04%	184,642,090	-0.45%	66.01%
Rate Ann%chg	9.07%	3.57%	5.42%	Ag Imprv+Site w/o growth			3.88%	

(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; 2015 - 2025 CTL
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.
Prepared as of 02/24/2026

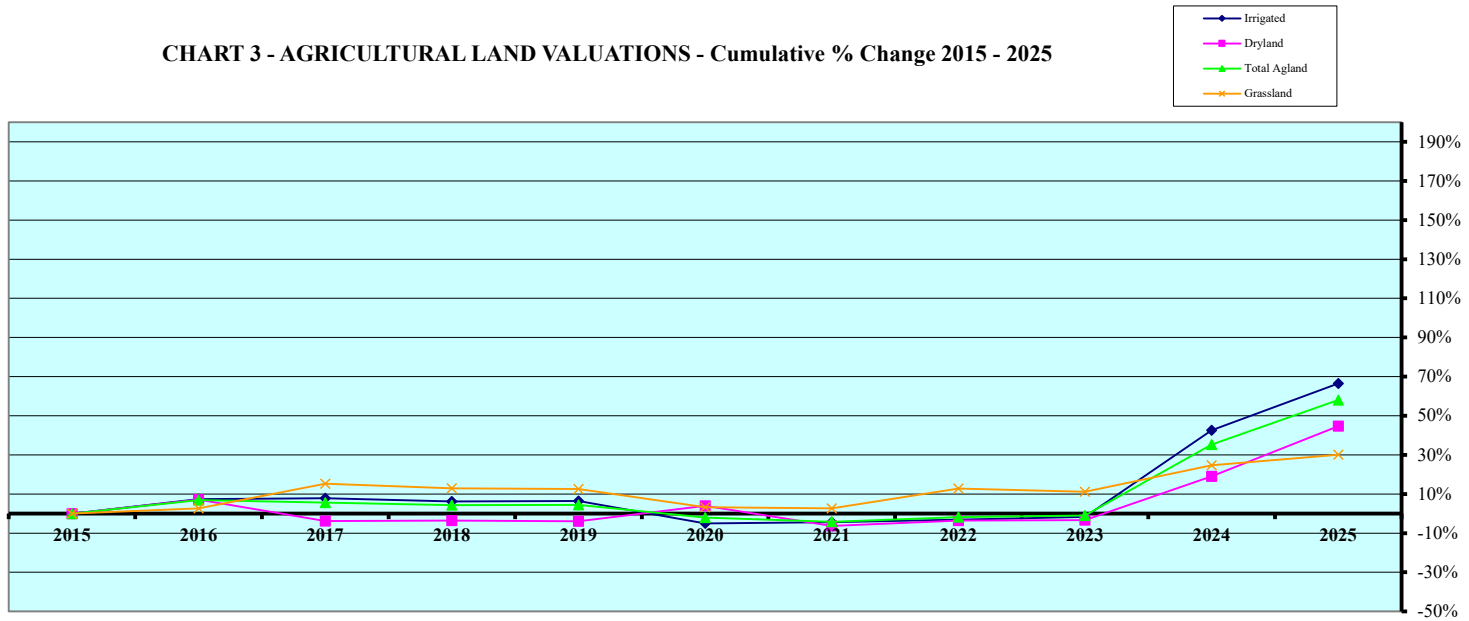
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County

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BOONE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	1,146,714,935	-	-	-	426,854,345	-	-	-	141,468,800	-	-	-
2016	1,231,226,020	84,511,085	7.37%	7.37%	457,148,625	30,294,280	7.10%	7.10%	145,180,435	3,711,635	2.62%	2.62%
2017	1,236,386,290	5,160,270	0.42%	7.82%	410,597,190	-46,551,435	-10.18%	-3.81%	163,050,810	17,870,375	12.31%	15.26%
2018	1,217,634,000	-18,752,290	-1.52%	6.18%	411,372,150	774,960	0.19%	-3.63%	159,728,325	-3,322,485	-2.04%	12.91%
2019	1,220,911,675	3,277,675	0.27%	6.47%	409,845,760	-1,526,390	-0.37%	-3.98%	159,233,565	-494,760	-0.31%	12.56%
2020	1,088,960,295	-131,951,380	-10.81%	-5.04%	443,634,565	33,788,805	8.24%	3.93%	146,042,785	-13,190,780	-8.28%	3.23%
2021	1,096,863,430	7,903,135	0.73%	-4.35%	399,903,405	-43,731,160	-9.86%	-6.31%	145,206,515	-836,270	-0.57%	2.64%
2022	1,110,836,035	13,972,605	1.27%	-3.13%	411,750,640	11,847,235	2.96%	-3.54%	159,644,570	14,438,055	9.94%	12.85%
2023	1,127,844,860	17,008,825	1.53%	-1.65%	412,483,705	733,065	0.18%	-3.37%	157,280,120	-2,364,450	-1.48%	11.18%
2024	1,635,399,905	507,555,045	45.00%	42.62%	507,893,760	95,410,055	23.13%	18.99%	176,336,575	19,056,455	12.12%	24.65%
2025	1,909,098,865	273,698,960	16.74%	66.48%	617,480,530	109,586,770	21.58%	44.66%	184,003,775	7,667,200	4.35%	30.07%

Rate Ann.%chg: Irrigated 5.23%

Dryland 3.76%

Grassland 2.66%

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
2015	1,455,555	-	-	-	772,255	-	-	-	1,717,265,890	-	-	-
2016	1,479,235	23,680	1.63%	1.63%	1,369,040	596,785	77.28%	77.28%	1,836,403,355	119,137,465	6.94%	6.94%
2017	1,279,440	-199,795	-13.51%	-12.10%	1,342,930	-26,110	-1.91%	73.90%	1,812,656,660	-23,746,695	-1.29%	5.55%
2018	1,330,650	51,210	4.00%	-8.58%	1,381,810	38,880	2.90%	78.93%	1,791,446,935	-21,209,725	-1.17%	4.32%
2019	1,344,725	14,075	1.06%	-7.61%	1,376,690	-5,120	-0.37%	78.27%	1,792,712,415	-15,728,480	-0.87%	4.39%
2020	1,369,205	24,480	1.82%	-5.93%	1,603,765	227,075	16.49%	107.67%	1,681,610,615	-111,101,800	-6.20%	-2.08%
2021	1,372,270	3,065	0.22%	-5.72%	1,598,395	-5,370	-0.33%	106.98%	1,644,944,015	-36,666,600	-2.18%	-4.21%
2022	1,372,230	-40	0.00%	-5.72%	1,592,245	-6,150	-0.38%	106.18%	1,685,195,720	40,251,705	2.45%	-1.87%
2023	1,321,235	-50,995	-3.72%	-9.23%	2,023,845	431,600	27.11%	162.07%	1,700,953,765	15,758,045	0.94%	-0.95%
2024	1,334,845	13,610	1.03%	-8.29%	2,018,905	-4,940	-0.24%	161.43%	2,322,983,990	622,030,225	36.57%	35.27%
2025	1,510,465	175,620	13.16%	3.77%	2,022,770	3,865	0.19%	161.93%	2,714,116,405	391,132,415	16.84%	58.05%

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Rate Ann.%chg: Total Agric Land 4.68%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	1,147,522,575	204,087	5,623			429,393,585	92,184	4,658			140,632,305	118,709	1,185		
2016	1,230,028,370	204,055	6,028	7.21%	7.21%	458,118,510	95,561	4,794	2.92%	2.92%	145,421,165	114,220	1,273	7.47%	7.47%
2017	1,236,392,045	205,140	6,027	-0.01%	7.19%	410,617,450	95,043	4,320	-9.88%	-7.25%	163,049,060	113,546	1,436	12.79%	21.21%
2018	1,217,272,715	206,438	5,897	-2.17%	4.87%	411,333,805	94,565	4,350	0.68%	-6.62%	159,800,340	113,981	1,402	-2.37%	18.34%
2019	1,219,967,440	206,900	5,896	0.00%	4.87%	409,722,335	94,183	4,350	0.01%	-6.61%	159,671,920	113,843	1,403	0.04%	18.39%
2020	1,088,108,195	207,495	5,244	-11.06%	-6.74%	443,788,025	95,671	4,639	6.63%	-0.42%	146,305,210	111,256	1,315	-6.24%	11.00%
2021	1,092,889,490	207,976	5,255	0.21%	-6.54%	401,976,360	95,574	4,206	-9.33%	-9.71%	145,571,785	110,826	1,314	-0.11%	10.88%
2022	1,110,876,355	209,247	5,309	1.03%	-5.58%	408,424,005	95,256	4,288	1.94%	-7.95%	160,985,405	109,961	1,464	11.46%	23.58%
2023	1,127,884,775	210,352	5,362	1.00%	-4.64%	412,487,280	95,852	4,303	0.37%	-7.61%	157,261,060	107,738	1,460	-0.30%	23.21%
2024	1,636,803,890	210,744	7,767	44.85%	38.13%	507,141,270	95,792	5,294	23.02%	13.66%	176,300,050	107,337	1,642	12.53%	38.64%
2025	1,910,682,230	210,708	9,068	16.75%	61.27%	617,469,905	95,930	6,437	21.58%	38.19%	183,746,875	107,279	1,713	4.28%	44.58%

Rate Annual %chg Average Value/Acre:

5.23%

3.70%

2.71%

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
2015	1,450,995	5,548	262			699,855	2,008	349			1,719,699,315	422,536	4,070		
2016	1,410,695	4,904	288	9.98%	9.98%	1,545,780	3,123	495	41.99%	41.99%	1,836,524,520	421,864	4,353	6.96%	6.96%
2017	1,296,405	5,309	244	-15.11%	-6.63%	1,390,355	2,804	496	0.18%	42.24%	1,812,745,315	421,843	4,297	-1.29%	5.58%
2018	1,320,225	5,087	260	6.30%	-0.76%	1,376,830	2,754	500	0.84%	43.43%	1,791,103,915	422,824	4,236	-1.42%	4.08%
2019	1,347,045	5,139	262	0.98%	0.22%	1,381,225	2,762	500	0.00%	43.43%	1,792,089,965	422,829	4,238	0.05%	4.14%
2020	1,369,330	5,728	239	-8.79%	-8.60%	1,598,275	2,664	600	20.00%	72.12%	1,681,169,035	422,815	3,976	-6.19%	-2.30%
2021	1,371,770	5,733	239	0.09%	-8.51%	1,603,590	2,673	600	0.00%	72.12%	1,643,412,995	422,781	3,887	-2.24%	-4.49%
2022	1,372,270	5,734	239	0.02%	-8.49%	1,591,960	2,653	600	0.00%	72.12%	1,683,249,995	422,852	3,981	2.41%	-2.19%
2023	1,321,235	5,617	235	-1.71%	-10.06%	2,024,250	3,374	600	0.00%	72.12%	1,700,978,600	422,932	4,022	1.03%	-1.18%
2024	1,331,145	5,637	236	0.40%	-9.70%	2,018,340	3,364	600	0.00%	72.12%	2,323,594,695	422,873	5,495	36.62%	35.01%
2025	1,510,465	5,635	268	13.51%	2.50%	1,998,880	3,331	600	0.00%	72.12%	2,715,408,355	422,882	6,421	16.86%	57.77%

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BOONE

Rate Annual %chg Average Value/Acre:

4.67%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,379	BOONE	140,301,553	24,738,448	27,819,641	346,259,320	102,861,280	41,547,375	0	2,714,116,405	75,537,935	112,953,995	0	3,586,135,952
cnty.sector/value % of total value:		3.91%	0.69%	0.78%	9.66%	2.87%	1.16%		75.68%	2.11%	3.15%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,740	ALBION	7,812,600	7,249,450	1,643,142	134,553,405	0	0	36,555,750	41,447,345	0	0	0	229,261,692
32.35%	%sector of county sector	5.57%	29.30%	5.91%	38.86%				1.53%				6.39%
	%sector of municipality	3.41%	3.16%	0.72%	58.69%			15.94%	18.08%				100.00%
382	CEDAR RAPIDS	1,237,861	1,299,791	820,621	17,650,955	0	0	5,736,555	0	0	0	0	26,745,783
7.10%	%sector of county sector	0.88%	5.25%	2.95%	5.10%								0.75%
	%sector of municipality	4.63%	4.86%	3.07%	66.00%			21.45%					100.00%
332	PETERSBURG	2,750,223	1,896,735	173,344	24,736,395	0	0	6,410,945	0	0	0	0	35,967,642
6.17%	%sector of county sector	1.96%	7.67%	0.62%	7.14%								1.00%
	%sector of municipality	7.65%	5.27%	0.48%	68.77%			17.82%					100.00%
55	PRIMROSE	65,320	341,741	707,843	2,385,285	0	0	961,440	0	1,373,495	6,705	0	5,841,829
1.02%	%sector of county sector	0.05%	1.38%	2.54%	0.69%					1.82%	0.01%		0.16%
	%sector of municipality	1.12%	5.85%	12.12%	40.83%			16.46%		23.51%	0.11%		100.00%
725	ST EDWARD	1,219,550	2,333,984	1,388,810	29,607,370	0	249,915	4,847,010	0	212,875	71,580	0	39,931,094
13.48%	%sector of county sector	0.87%	9.43%	4.99%	8.55%		0.60%			0.28%	0.06%		1.11%
	%sector of municipality	3.05%	5.85%	3.48%	74.15%		0.63%	12.14%		0.53%	0.18%		100.00%
	%sector of county sector												
	%sector of municipality												
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3,235	Total Municipalities	13,085,554	13,121,702	4,733,760	208,933,414	0	249,915	54,511,701	41,447,345	1,586,370	78,285	0	337,748,045
60.13%	%all municip.sectors of cnty	9.33%	53.04%	17.02%	60.34%		0.60%	#DIV/0!	1.53%	2.10%	0.07%		9.42%

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 6,252	Value : 3,486,638,050	Growth 5,844,125	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	217	1,853,180	105	882,290	356	5,974,685	678	8,710,155	
02. Res Improve Land	1,408	18,378,985	99	2,272,000	392	6,148,225	1,899	26,799,210	
03. Res Improvements	1,401	201,751,995	112	39,867,735	412	105,576,780	1,925	347,196,510	
04. Res Total	1,618	221,984,160	217	43,022,025	768	117,699,690	2,603	382,705,875	4,276,405
% of Res Total	62.16	58.00	8.34	11.24	29.50	30.75	41.63	10.98	73.17
05. Com UnImp Land	69	567,200	11	157,870	14	5,757,625	94	6,482,695	
06. Com Improve Land	305	4,633,970	18	958,155	40	15,715,095	363	21,307,220	
07. Com Improvements	300	58,804,700	18	17,670,735	44	16,636,350	362	93,111,785	
08. Com Total	369	64,005,870	29	18,786,760	58	38,109,070	456	120,901,700	895,605
% of Com Total	80.92	52.94	6.36	15.54	12.72	31.52	7.29	3.47	15.32
09. Ind UnImp Land	0	0	1	100,030	0	0	1	100,030	
10. Ind Improve Land	1	742,490	0	0	0	0	1	742,490	
11. Ind Improvements	1	43,126,005	0	0	0	0	1	43,126,005	
12. Ind Total	1	43,868,495	1	100,030	0	0	2	43,968,525	0
% of Ind Total	50.00	99.77	50.00	0.23	0.00	0.00	0.03	1.26	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,618	221,984,160	217	43,022,025	768	117,699,690	2,603	382,705,875	4,276,405
% of Res & Rec Total	62.16	58.00	8.34	11.24	29.50	30.75	41.63	10.98	73.17
Com & Ind Total	370	107,874,365	30	18,886,790	58	38,109,070	458	164,870,225	895,605
% of Com & Ind Total	80.79	65.43	6.55	11.46	12.66	23.11	7.33	4.73	15.32
17. Taxable Total	1,988	329,858,525	247	61,908,815	826	155,808,760	3,061	547,576,100	5,172,010
% of Taxable Total	64.95	60.24	8.07	11.31	26.98	28.45	48.96	15.70	88.50

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	15	168,350	3,117,850		0	0	0
19. Commercial	14	812,000	5,575,785		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		15	168,350	3,117,850
19. Commercial	0	0	0		14	812,000	5,575,785
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					29	980,350	8,693,635

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	177	13	118	308

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	5	194,085	2,100	1,689,340,540	2,105	1,689,534,625
28. Ag-Improved Land	1	138,805	2	11,940	997	1,057,003,370	1,000	1,057,154,115
29. Ag Improvements	1	253,870	2	1,295	1,083	192,118,045	1,086	192,373,210

30. Ag Total				3,191	2,939,061,950
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	18,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	247,375	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.52	1,820	0	0.00	0	
37. FarmSite Improvements	1	0.00	6,495	2	0.00	1,295	
38. FarmSite Total							
39. Road & Ditches	1	0.10	0	2	1.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	21	21.00	388,000	21	21.00	388,000	
32. HomeSite Improv Land	509	508.81	9,620,360	510	509.81	9,638,360	
33. HomeSite Improvements	538	0.00	85,652,885	539	0.00	85,900,260	338,595
34. HomeSite Total				560	530.81	95,926,620	
35. FarmSite UnImp Land	51	67.64	236,740	51	67.64	236,740	
36. FarmSite Improv Land	932	2,225.35	8,170,525	933	2,225.87	8,172,345	
37. FarmSite Improvements	1,066	0.00	106,465,160	1,069	0.00	106,472,950	333,520
38. FarmSite Total				1,120	2,293.51	114,882,035	
39. Road & Ditches	2,621	7,627.17	0	2,624	7,629.25	0	
40. Other- Non Ag Use	14	282.03	300,090	14	282.03	300,090	
41. Total Section VI				1,680	10,735.60	211,108,745	672,115

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	36,081.74	17.90%	336,567,925	17.96%	9,327.93
46. 1A	13,896.32	6.89%	128,785,470	6.87%	9,267.60
47. 2A1	22,767.12	11.29%	212,375,165	11.33%	9,328.15
48. 2A	13,852.43	6.87%	128,362,035	6.85%	9,266.39
49. 3A1	260.32	0.13%	1,704,570	0.09%	6,547.98
50. 3A	1,059.81	0.53%	9,810,150	0.52%	9,256.52
51. 4A1	81,134.49	40.25%	754,428,075	40.25%	9,298.49
52. 4A	32,516.69	16.13%	302,249,440	16.13%	9,295.21
53. Total	201,568.92	100.00%	1,874,282,830	100.00%	9,298.47
Dry					
54. 1D1	7,723.23	8.17%	51,577,055	8.23%	6,678.17
55. 1D	15,556.07	16.45%	103,068,360	16.44%	6,625.60
56. 2D1	8,701.55	9.20%	58,108,915	9.27%	6,678.00
57. 2D	1,278.71	1.35%	7,876,160	1.26%	6,159.46
58. 3D1	285.20	0.30%	1,552,550	0.25%	5,443.72
59. 3D	34,795.82	36.81%	231,000,570	36.85%	6,638.74
60. 4D1	8,830.62	9.34%	58,575,495	9.34%	6,633.23
61. 4D	17,367.43	18.37%	115,187,640	18.37%	6,632.39
62. Total	94,538.63	100.00%	626,946,745	100.00%	6,631.65
Grass					
63. 1G1	8,243.33	12.34%	15,127,895	12.01%	1,835.17
64. 1G	6,005.34	8.99%	10,884,325	8.64%	1,812.44
65. 2G1	21,380.52	32.02%	40,999,055	32.56%	1,917.59
66. 2G	30,091.25	45.06%	57,197,505	45.42%	1,900.80
67. 3G1	863.88	1.29%	1,389,425	1.10%	1,608.35
68. 3G	192.79	0.29%	321,265	0.26%	1,666.40
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	66,777.11	100.00%	125,919,470	100.00%	1,885.67
Irrigated Total	201,568.92	54.85%	1,874,282,830	71.28%	9,298.47
Dry Total	94,538.63	25.73%	626,946,745	23.84%	6,631.65
Grass Total	66,777.11	18.17%	125,919,470	4.79%	1,885.67
72. Waste	2,545.69	0.69%	1,245,965	0.05%	489.44
73. Other	2,064.49	0.56%	1,238,710	0.05%	600.01
74. Exempt	2.95	0.00%	2,460	0.00%	833.90
75. Market Area Total	367,494.84	100.00%	2,629,633,720	100.00%	7,155.57

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	455.75	5.09%	3,515,400	10.15%	7,713.44
46. 1A	669.88	7.49%	2,237,410	6.46%	3,340.02
47. 2A1	246.59	2.76%	1,207,265	3.49%	4,895.84
48. 2A	1,998.31	22.33%	7,851,995	22.67%	3,929.32
49. 3A1	1,883.90	21.05%	6,252,915	18.05%	3,319.13
50. 3A	225.61	2.52%	1,104,185	3.19%	4,894.22
51. 4A1	975.72	10.90%	4,078,050	11.77%	4,179.53
52. 4A	2,492.82	27.86%	8,389,085	24.22%	3,365.30
53. Total	8,948.58	100.00%	34,636,305	100.00%	3,870.59
Dry					
54. 1D1	81.16	2.07%	208,630	2.95%	2,570.60
55. 1D	850.95	21.71%	1,770,155	25.05%	2,080.21
56. 2D1	260.94	6.66%	470,520	6.66%	1,803.17
57. 2D	726.76	18.54%	1,305,540	18.47%	1,796.38
58. 3D1	1,209.11	30.84%	2,029,290	28.71%	1,678.33
59. 3D	280.08	7.14%	497,555	7.04%	1,776.47
60. 4D1	216.97	5.53%	335,270	4.74%	1,545.24
61. 4D	294.25	7.51%	450,700	6.38%	1,531.69
62. Total	3,920.22	100.00%	7,067,660	100.00%	1,802.87
Grass					
63. 1G1	4,487.02	11.88%	7,026,920	12.66%	1,566.05
64. 1G	431.60	1.14%	632,935	1.14%	1,466.49
65. 2G1	4,572.77	12.11%	7,086,485	12.77%	1,549.71
66. 2G	605.43	1.60%	572,415	1.03%	945.47
67. 3G1	22,194.06	58.76%	32,215,195	58.06%	1,451.52
68. 3G	5,452.43	14.44%	7,919,880	14.27%	1,452.54
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	24.87	0.07%	36,190	0.07%	1,455.17
71. Total	37,768.18	100.00%	55,490,020	100.00%	1,469.23
Irrigated Total	8,948.58	16.16%	34,636,305	35.23%	3,870.59
Dry Total	3,920.22	7.08%	7,067,660	7.19%	1,802.87
Grass Total	37,768.18	68.22%	55,490,020	56.44%	1,469.23
72. Waste	3,756.22	6.78%	544,605	0.55%	144.99
73. Other	968.16	1.75%	580,895	0.59%	600.00
74. Exempt	40.35	0.07%	0	0.00%	0.00
75. Market Area Total	55,361.36	100.00%	98,319,485	100.00%	1,775.96

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	210,517.50	1,908,919,135	210,517.50	1,908,919,135
77. Dry Land	15.95	106,515	20.68	137,465	98,422.22	633,770,425	98,458.85	634,014,405
78. Grass	6.08	11,695	35.65	68,560	104,503.56	181,329,235	104,545.29	181,409,490
79. Waste	1.55	775	0.00	0	6,300.36	1,789,795	6,301.91	1,790,570
80. Other	0.00	0	0.00	0	3,032.65	1,819,605	3,032.65	1,819,605
81. Exempt	0.00	0	0.00	0	43.30	2,460	43.30	2,460
82. Total	23.58	118,985	56.33	206,025	422,776.29	2,727,628,195	422,856.20	2,727,953,205

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	210,517.50	49.78%	1,908,919,135	69.98%	9,067.75
Dry Land	98,458.85	23.28%	634,014,405	23.24%	6,439.38
Grass	104,545.29	24.72%	181,409,490	6.65%	1,735.22
Waste	6,301.91	1.49%	1,790,570	0.07%	284.13
Other	3,032.65	0.72%	1,819,605	0.07%	600.00
Exempt	43.30	0.01%	2,460	0.00%	56.81
Total	422,856.20	100.00%	2,727,953,205	100.00%	6,451.26

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Acreage	414	6,240,880	392	8,038,000	424	136,191,795	838	150,470,675	2,512,140
83.2 Albion	77	1,195,305	700	13,734,750	700	124,634,970	777	139,565,025	806,515
83.3 Cedar Rapids	39	222,470	200	1,212,385	201	19,364,570	240	20,799,425	57,885
83.4 Petersburg	37	219,420	185	1,828,090	180	25,919,905	217	27,967,415	558,975
83.5 Rural	5	509,985	5	90,000	6	1,486,320	11	2,086,305	301,340
83.6 Rural Villages	42	106,110	94	292,225	94	7,766,400	136	8,164,735	39,550
83.7 St Edward	64	215,985	323	1,603,760	320	31,832,550	384	33,652,295	0
84 Residential Total	678	8,710,155	1,899	26,799,210	1,925	347,196,510	2,603	382,705,875	4,276,405

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
			<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1		Albion	25	341,665	156	4,501,915	156	83,099,995	181	87,943,575	895,605
85.2		Cedar Rapids	9	20,950	44	310,245	44	6,119,635	53	6,450,830	0
85.3		Petersburg	17	48,315	51	304,865	48	7,922,730	65	8,275,910	0
85.4		Rural	5	5,852,595	14	15,369,390	18	7,898,175	23	29,120,160	0
85.5		Rural Villages	10	5,060	23	25,350	23	1,848,215	33	1,878,625	0
85.6		St Edward	18	156,270	55	259,435	53	4,788,345	71	5,204,050	0
85.7		Suburban Commercial	11	157,870	21	1,278,510	21	24,560,695	32	25,997,075	0
86		Commercial Total	95	6,582,725	364	22,049,710	363	136,237,790	458	164,870,225	895,605

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,390.63	10.24%	12,265,560	10.26%	1,919.30
88. 1G	5,278.05	8.46%	10,118,465	8.46%	1,917.08
89. 2G1	21,131.07	33.86%	40,518,865	33.88%	1,917.50
90. 2G	28,637.06	45.88%	55,069,015	46.05%	1,923.00
91. 3G1	824.69	1.32%	1,362,260	1.14%	1,651.84
92. 3G	150.98	0.24%	258,680	0.22%	1,713.34
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	62,412.48	100.00%	119,592,845	100.00%	1,916.17
CRP					
96. 1C1	870.57	48.03%	2,124,210	48.06%	2,440.02
97. 1C	128.73	7.10%	314,105	7.11%	2,440.03
98. 2C1	173.84	9.59%	423,010	9.57%	2,433.33
99. 2C	619.68	34.19%	1,512,040	34.21%	2,440.03
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	19.61	1.08%	46,965	1.06%	2,394.95
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,812.43	100.00%	4,420,330	100.00%	2,438.90
Timber					
105. 1T1	982.13	38.48%	738,125	38.72%	751.56
106. 1T	598.56	23.45%	451,755	23.70%	754.74
107. 2T1	75.61	2.96%	57,180	3.00%	756.25
108. 2T	834.51	32.70%	616,450	32.34%	738.70
109. 3T1	39.19	1.54%	27,165	1.43%	693.16
110. 3T	22.20	0.87%	15,620	0.82%	703.60
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,552.20	100.00%	1,906,295	100.00%	746.92
Grass Total	62,412.48	93.46%	119,592,845	94.98%	1,916.17
CRP Total	1,812.43	2.71%	4,420,330	3.51%	2,438.90
Timber Total	2,552.20	3.82%	1,906,295	1.51%	746.92
114. Market Area Total	66,777.11	100.00%	125,919,470	100.00%	1,885.67

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	4,249.48	11.71%	6,734,270	12.50%	1,584.73
88. 1G	387.88	1.07%	612,060	1.14%	1,577.96
89. 2G1	4,458.17	12.28%	6,907,845	12.82%	1,549.48
90. 2G	274.11	0.76%	440,755	0.82%	1,607.95
91. 3G1	21,455.04	59.12%	31,219,965	57.96%	1,455.13
92. 3G	5,440.36	14.99%	7,915,720	14.69%	1,455.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	24.87	0.07%	36,190	0.07%	1,455.17
95. Total	36,289.91	100.00%	53,866,805	100.00%	1,484.35
CRP					
96. 1C1	148.76	16.96%	252,445	18.29%	1,697.00
97. 1C	3.07	0.35%	5,210	0.38%	1,697.07
98. 2C1	97.78	11.15%	165,925	12.02%	1,696.92
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	627.41	71.54%	956,725	69.31%	1,524.88
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	877.02	100.00%	1,380,305	100.00%	1,573.86
Timber					
105. 1T1	88.78	14.77%	40,205	16.55%	452.86
106. 1T	40.65	6.76%	15,665	6.45%	385.36
107. 2T1	16.82	2.80%	12,715	5.23%	755.95
108. 2T	331.32	55.11%	131,660	54.20%	397.38
109. 3T1	111.61	18.56%	38,505	15.85%	345.00
110. 3T	12.07	2.01%	4,160	1.71%	344.66
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	601.25	100.00%	242,910	100.00%	404.01
Grass Total	36,289.91	96.09%	53,866,805	97.07%	1,484.35
CRP Total	877.02	2.32%	1,380,305	2.49%	1,573.86
Timber Total	601.25	1.59%	242,910	0.44%	404.01
114. Market Area Total	37,768.18	100.00%	55,490,020	100.00%	1,469.23

2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)

06 Boone

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	346,259,320	382,705,875	36,446,555	10.53%	4,276,405	9.29%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	75,537,935	95,926,620	20,388,685	26.99%	338,595	26.54%
04. Total Residential (sum lines 1-3)	421,797,255	478,632,495	56,835,240	13.47%	4,615,000	12.38%
05. Commercial	102,861,280	120,901,700	18,040,420	17.54%	895,605	16.67%
06. Industrial	41,547,375	43,968,525	2,421,150	5.83%	0	5.83%
07. Total Commercial (sum lines 5-6)	144,408,655	164,870,225	20,461,570	14.17%	895,605	13.55%
08. Ag-Farmsite Land, Outbuildings	112,691,665	114,882,035	2,190,370	1.94%	333,520	1.65%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	262,330	300,090	37,760	14.39%		
11. Total Non-Agland (sum lines 8-10)	112,953,995	115,182,125	2,228,130	1.97%	333,520	1.68%
12. Irrigated	1,909,098,865	1,908,919,135	-179,730	-0.01%		
13. Dryland	617,480,530	634,014,405	16,533,875	2.68%		
14. Grassland	184,003,775	181,409,490	-2,594,285	-1.41%		
15. Wasteland	1,510,465	1,790,570	280,105	18.54%		
16. Other Agland	2,022,770	1,819,605	-203,165	-10.04%		
17. Total Agricultural Land	2,714,116,405	2,727,953,205	13,836,800	0.51%		
18. Total Value of all Real Property (Locally Assessed)	3,393,276,310	3,486,638,050	93,361,740	2.75%	5,844,125	2.58%

2026 Assessment Survey for Boone County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 part time lister
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$235,559
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$230,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,000
12.	Amount of last year's assessor's budget not used:
	\$47,573.00

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2026 Residential Assessment Survey for Boone County

1.	Valuation data collection done by:
	Office Staff and Contract Appraiser, the hired lister collects pickup work
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	The cost approach and sales comparison approach are used to estimate value for the residential class.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The assessor is working on developing depreciation tables based on local market information.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Assessor is working toward market driven depreciation tables for each valuation group.
5.	Describe the methodology used to determine the residential lot values?
	Sales comparison; lots are analyzed by the square foot. The allocation method is often used due to the lack of vacant lot sales.
6.	How are rural residential site values developed?
	Analyze the sales of small unimproved land sales. Compare values on home site and farm site to surrounding counties. Also checked to find out the cost to add amenities to a vacant parcel.
7.	Are there form 191 applications on file?
	no
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	All lots are treated the same; no applications to combine lots have been received

2026 Commercial Assessment Survey for Boone County

1.	Valuation data collection done by:
	Stanard Appraisal, the hired lister collects pickup work
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	Sales comparison, cost, and income approaches
2a.	Describe the process used to determine the value of unique commercial properties.
	The appraiser is responsible for establishing values of unique commercial properties
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Depreciation tables are developed based on local market information by the contract appraiser.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, one depreciation table is used for all valuation groups.
5.	Describe the methodology used to determine the commercial lot values.
	Sales analysis is used to determine commercial lot values, this study is conducted by the contract appraiser.

2026 Agricultural Assessment Survey for Boone County

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

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

BOONE COUNTY 3 YEAR PLAN OF ASSESSMENT

Residential

2026

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

2027

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

2028

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

Commercial

2026

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

2027

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

2028

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

Agricultural

2026

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

2027

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

2028

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

Dan Lueken
Boone County Assessor