



**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOONE COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Boone County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Boone County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Barb Hanson, Boone County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

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

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. 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 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.

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used 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.

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

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, 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.

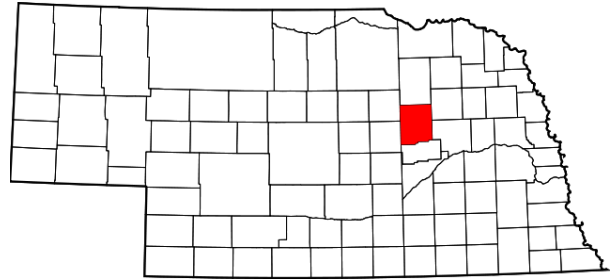
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

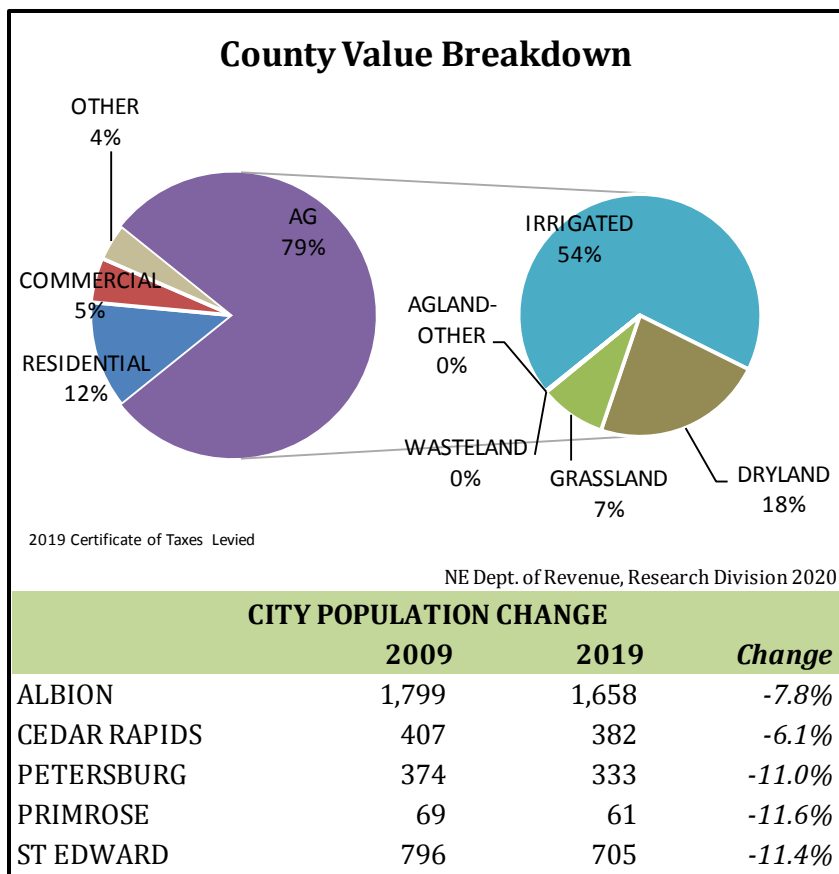
****Further information may be found in Exhibit 94***

County Overview

With a total area of 687 square miles, Boone County has 5,239 residents, per the Census Bureau Quick Facts for 2018, a 5% population decline from the 2010 U.S. Census. Reports indicate that 81% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$110,555 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boone County are located in and around Albion, the county seat. Per the latest information available from the U.S. Census Bureau, there are 203 employer establishments with total employment of 1,471 people, for 3% employment growth from the last year.



The majority of Boone County's valuation base comes from agricultural land. A mix of irrigated and grass land makes up the majority of the land in the county. Boone County is included in both the Lower Loup and Lower Platte North Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Boone County ranks fifth in rye for grain. In value of sales by commodity group, Boone County ranks third in hogs and pigs (USDA AgCensus).

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

2020 Residential Correlation for Boone County

Assessment Actions

For the 2020 assessment Stanard Appraisal Company completed a reappraisal of the villages of Petersburg and St. Edward. The revaluation included mailing questionnaires to the property owners and updating the property record cards with the information. The dwelling and outbuildings were updated and depreciation adjusted.

Annually the county conducts a market analysis that includes reviewing the sold parcels by sending questionnaires and conducting phone call interviews on sold parcels. The review indicated several adjustments to the residential class of property. In the town of Albion, all homes built prior to 1959 were reviewed and adjustments to condition were made. In the village of Cedar Rapids one story homes received an increase in value when built in between the years of 1900-1909.

All pick-up work was completed timely.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurately completed.

The percentage of usable sales is compared to the state average. The county is comparable with the state average in the residential class, review of the non-qualified sales revealed no bias in qualification of sales.

The valuation groups currently are represented in six economic and geographic locations. Discussion was held with the county to determine if it would be reasonable to consider Cedar Rapids and Petersburg as one valuation group having similar characteristics. The county does not think the economics are the same for those two locations and therefore will leave them separate.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. The percentage of land to building ratio appears to be reasonable.

Boone County has an established six-year review and inspection cycle and is completing the review timely. The residential costing is dated 2014.

The county has a written valuation methodology on file for the completion of the assessment actions and an explanation of the process.

2020 Residential Correlation for Boone County

Description of Analysis

The residential parcels are analyzed utilizing six valuation groups based on assessor locations.

Valuation Group	Description
1	Albion
2	Cedar Rapids
3	Petersburg
5	St. Edward
6	Acreages
7	Rural Villages

The statistical profile for the residential class of property in Boone County is represented with 112 sales representing five of the six valuation groups. The overall median for the county is 99%. All measures of central tendency are within the acceptable parameters as well as the qualitative measures.

Valuation Group 1 indicates a median level of value at 102% with 62 of the sales represented. The county assessor reported in the assessment actions that the homes built prior to 1959 were reviewed and condition adjustments were made. A substat is available in the addendum of this report for Valuation Group 1. Review of the substat indicates that the sold parcels in each of the study period years is above 100%.

<u>Study Yrs</u>	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10/01/2017 To 09/30/2018	32	101.64	102.59	100.39	10.52	102.19
10/01/2018 To 09/30/2019	30	102.53	102.19	102.01	12.42	100.18

The COD and PRD for Valuation Group 1 indicates uniform and proportionate assessment, but with a median of 102% a recommendation will be made to decrease the values on Valuation Group 1 by 6%, to achieve an acceptable level of value. A what-if statistics showing the decrease to Valuation Group 1, and the class as a whole can be found in the addendum of this report.

All other valuation groups are within the acceptable range.

2020 Residential Correlation for Boone County

Equalization and Quality of Assessment

Since Valuation Group 1 has been over assessed, the valuation practices demonstrated by the county assessor have not produced uniform valuations and therefore do not meet generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the residential property in Boone County is 99%. The non-binding recommendation of the Property Tax Administrator (PTA) is that in order to achieve the statutory range of value for Valuation Group 1 in Boone County, a decrease of 6% to the land and improvements will move the level of value of the subclass to 96%. This recommendation would move the overall median of the county to 96% as well.

06 - Boone COUNTY		PAD 2020 R&O Statistics 2020 Values						
RESIDENTIAL IMPROVED		Type : Qualified						
Number of Sales :	112	Median :	96	COV :	14.47			
Total Sales Price :	14,431,925	Wgt. Mean :	94	STD :	13.83			
Total Adj. Sales Price :	14,431,925	Mean :	96	Avg.Abs.Dev :	09.21			
Total Assessed Value :	13,553,771							
Avg. Adj. Sales Price :	128,856	COD :	09.59	MAX Sales Ratio :	137.40			
Avg. Assessed Value :	121,016	PRD :	101.80	MIN Sales Ratio :	51.93			
<hr/>								
<u>VALUATION GROUP</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
1	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40
2	12	95.76	89.74	83.69	11.05	107.23	52.79	114.12
3	8	98.55	97.24	97.73	03.62	99.50	86.90	103.03
5	21	99.06	99.46	97.44	05.02	102.07	92.63	123.63
6	9	92.43	88.62	89.01	07.89	99.56	72.75	99.61

2020 Commercial Correlation for Boone County

Assessment Actions

Annually the Boone County Assessor conducts a market analysis of the commercial class. Due to the March 2019 flood, a review of the village of St. Edward commercial properties was completed. New photos were taken and phone conversations with the owners were conducted as much as possible. Valuation updates were made where needed. The remainder of the commercial class had minimal changes other than pick-up work.

Assessment Practice Review

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

The percentage of usable sales is comparable to the state average. In the commercial class, review of the non-qualified sales revealed no apparent bias in qualifications of sales.

The Valuation Groups currently are represented in six economic and geographic locations. Discussion was had with the county assessor to determine if it would be feasible to consider Cedar Rapids and Petersburg as one valuation group having similar characteristics. The county expressed there are economic factors that affect the values between the two towns.

The lot values were reviewed by analyzing land to building ratios and vacant lot sales. The percentage of land to building ratio appears to be acceptable.

Boone County has an established six-year review and inspection cycle and is completing the review timely. The costing date for the commercial property is 2011. The county has a written valuation methodology on file.

2020 Commercial Correlation for Boone County

Description of Analysis

The county has defined five valuation groups for the commercial class. These groups represent the assessor locations, which are defined by the towns within the county as shown below.

Valuation Group	Description
1	Albion
2	Cedar Rapids
3	Petersburg
5	St. Edward
6	Rural

There are 18 qualified sales in the statistical profile for the commercial class of property. All of the valuation groups are represented in the statistics. However, the review of the statistics indicates that two extreme ratios are influencing the median. If those two sales are hypothetically removed the median level moves to 98% and the influence on the COD and PRD improve but are not reliable. The 18 sales are represented in 10 occupancy groups and there is only occupancy code 406 within the median range.

The overall increase in the value of the commercial and industrial identified on the County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) is 1% excluding growth. This percentage change is also an indication that the assessment actions were minimal and supports the actions of the county assessor.

Equalization and Quality of Assessment

The review of the assessment actions included minimal adjustments with the exception to the village of St. Edward which was damaged by the flood. The county is current with the inspection and review process in the county and completed a reappraisal in 2018. The county continues to monitor the commercial activity and has minimal change to value.

2020 Commercial Correlation for Boone County

Based on the knowledge of the assessment practices in the county the statistics are not reliable, but the assessor complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	96.04	77.50	57.07	25.11	135.80
2	6	197.74	259.41	143.36	73.66	180.95
3	2	260.60	260.60	138.54	66.03	188.10
5	1	119.30	119.30	119.30	00.00	100.00
6	2	77.95	77.95	76.55	02.19	101.83
____ALL____	18	101.12	160.85	69.77	88.36	230.54

Level of Value

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

2020 Agricultural Correlation for Boone County

Assessment Actions

In preparing for the 2020 assessment period, Land Capability Groups (LCG) were updated and then a market analysis of the qualified sales was completed. Through the analysis, in Market Area 1 the irrigated land was decreased 11%, dryland was increased 6%, grassland was decreased 8%. In Market Area 2, irrigated land had minimal changes, dryland was increased 14%, and grassland was decreased 2%.

The first acre home site was increased from \$18,000 to \$23,000 for all agricultural parcels within a five mile radius of the center of Albion.

Land use was updated for irrigation and grassland that was converted to a different use. The pick-up work was also completed.

Assessment Practice Review

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

The county assessor utilizes questionnaires, conducts phone conversations with realtors, title agents and others involved with the sale transaction to verify sales. The percentage of usable sales is compared to the state average. The county usability percentage is less than the state average. Review of the non-qualified sales revealed no apparent bias in qualifications of sales and indicated several partial interest transactions and family transactions. The review found documentation on nonqualified sale and that all qualified sales are available for measurement purposes.

Boone County identifies two market areas. The areas are defined geographically utilizing the sold parcels to establish the boundaries. The largest, area contains approximately 87% of the acres in the county. Market Area 1 is approximately 54% irrigated and the remainder of dry about 25% and grass represents about 20%. Market Area 2 is located in the northwestern corner of the county and blends with Wheeler and Antelope county sand soils. In the area, 69% of the area is defined as grass, the rest is irrigated, and dry with very limited sales occurring in this area.

Discussion was held with the assessor concerning the identification of intensive use parcels and for 2020 identified and have been identified for the 2020 assessment year.

Boone County has an established six-year review and inspection cycle and is completing the review timely. Land use review was last completed in 2017. The county has a written valuation methodology on file.

2020 Agricultural Correlation for Boone County

Description of Analysis

The agricultural statistical profile consists of 38 qualified sales. All three measures of central tendency for the overall sample are in the acceptable range. The three measures are within one point of each other further providing support of the level of values. The qualitative statistics are acceptable for the agricultural class of land.

The review of the 80% Majority Land Use (MLU) substrata indicates that the irrigated subclass in Market Area 1 is within the acceptable range and has the most sales. Over 50% of the irrigated land is in market area one.

Agricultural land values are equalized when compared to the surrounding counties of Antelope, Greeley, Nance, Platte and Madison.

Equalization and Quality of Assessment

Agricultural homes and rural residential acreages have all been valued in the same manner utilizing the same depreciation and costing.

A review of statistics with sufficient sales, along with all other information, and the assessment practices suggest that the assessments within the County are valued within the acceptable parameters.. The quality of assessment of the agricultural land in Boone County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	21	71.50	71.76	69.61	11.48	103.09
1	18	72.80	70.94	69.14	10.43	102.60
2	3	67.68	76.67	73.41	15.77	104.44
____Dry____						
County	5	70.08	75.20	71.90	12.10	104.59
1	5	70.08	75.20	71.90	12.10	104.59
____Grass____						
County	2	46.08	46.08	47.53	19.01	96.95
1	2	46.08	46.08	47.53	19.01	96.95
____ALL____	38	72.80	73.28	71.66	15.85	102.26

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Boone County is 73%.

2020 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 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Does not meet generally accepted mass appraisal techniques.	Valuation Grouping # 1, an adjustment of 6%
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	73	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, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Boone County

Residential Real Property - Current

Number of Sales	112	Median	98.68
Total Sales Price	\$14,431,925	Mean	99.02
Total Adj. Sales Price	\$14,431,925	Wgt. Mean	97.94
Total Assessed Value	\$14,135,080	Average Assessed Value of the Base	\$88,151
Avg. Adj. Sales Price	\$128,856	Avg. Assessed Value	\$126,206

Confidence Interval - Current

95% Median C.I	96.97 to 100.33
95% Wgt. Mean C.I	94.62 to 101.26
95% Mean C.I	96.25 to 101.79
% of Value of the Class of all Real Property Value in the County	10.18
% of Records Sold in the Study Period	4.43
% of Value Sold in the Study Period	6.35

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	109	96	95.67
2018	129	97	96.76
2017	113	97	97.37
2016	101	94	94.16

2020 Commission Summary for Boone County

Commercial Real Property - Current

Number of Sales	18	Median	101.12
Total Sales Price	\$2,544,314	Mean	160.85
Total Adj. Sales Price	\$2,544,314	Wgt. Mean	69.77
Total Assessed Value	\$1,775,245	Average Assessed Value of the Base	\$260,013
Avg. Adj. Sales Price	\$141,351	Avg. Assessed Value	\$98,625

Confidence Interval - Current

95% Median C.I	76.24 to 175.30
95% Wgt. Mean C.I	45.12 to 94.42
95% Mean C.I	72.36 to 249.34
% of Value of the Class of all Real Property Value in the County	5.40
% of Records Sold in the Study Period	3.96
% of Value Sold in the Study Period	1.50

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	15	100	100.26
2018	26	100	100.96
2017	20	100	77.06
2016	21	100	93.56

06 Boone
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 112
 Total Sales Price : 14,431,925
 Total Adj. Sales Price : 14,431,925
 Total Assessed Value : 14,135,080
 Avg. Adj. Sales Price : 128,856
 Avg. Assessed Value : 126,206

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 10.08
 PRD : 101.10

COV : 15.09
 STD : 14.94
 Avg. Abs. Dev : 09.95
 MAX Sales Ratio : 146.17
 MIN Sales Ratio : 52.79

95% Median C.I. : 96.97 to 100.33
 95% Wgt. Mean C.I. : 94.62 to 101.26
 95% Mean C.I. : 96.25 to 101.79

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
____ Qrtrs ____											
01-OCT-17 To 31-DEC-17	8	104.63	104.20	102.89	16.50	101.27	72.11	139.22	72.11 to 139.22	185,094	190,444
01-JAN-18 To 31-MAR-18	19	100.33	103.74	100.87	07.28	102.85	90.83	137.86	96.50 to 104.67	90,053	90,832
01-APR-18 To 30-JUN-18	16	94.52	96.02	95.29	08.65	100.77	73.75	115.87	89.63 to 101.49	154,078	146,818
01-JUL-18 To 30-SEP-18	9	100.04	98.81	98.11	03.41	100.71	89.43	104.34	92.80 to 102.86	110,222	108,138
01-OCT-18 To 31-DEC-18	16	98.28	100.39	98.26	11.45	102.17	72.75	142.80	92.52 to 106.09	139,400	136,968
01-JAN-19 To 31-MAR-19	6	96.81	96.01	97.75	04.52	98.22	86.90	103.03	86.90 to 103.03	79,500	77,709
01-APR-19 To 30-JUN-19	17	99.61	99.20	100.30	07.67	98.90	70.24	118.84	94.22 to 107.89	138,266	138,676
01-JUL-19 To 30-SEP-19	21	96.16	94.81	93.51	15.35	101.39	52.79	146.17	82.38 to 103.92	129,762	121,341
____ Study Yrs ____											
01-OCT-17 To 30-SEP-18	52	98.98	100.58	98.84	08.93	101.76	72.11	139.22	96.50 to 101.78	127,865	126,379
01-OCT-18 To 30-SEP-19	60	97.76	97.66	97.18	11.15	100.49	52.79	146.17	94.63 to 100.70	129,715	126,057
____ Calendar Yrs ____											
01-JAN-18 To 31-DEC-18	60	98.77	100.05	97.85	08.34	102.25	72.75	142.80	96.50 to 101.43	123,311	120,660
____ ALL ____	112	98.68	99.02	97.94	10.08	101.10	52.79	146.17	96.97 to 100.33	128,856	126,206

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	62	101.91	102.40	101.19	11.48	101.20	55.24	146.17	98.34 to 104.67	154,422	156,267
2	12	95.76	89.74	83.69	11.05	107.23	52.79	114.12	78.07 to 97.60	66,250	55,445
3	8	98.55	97.24	97.73	03.62	99.50	86.90	103.03	86.90 to 103.03	90,156	88,110
5	21	99.06	99.46	97.44	05.02	102.07	92.63	123.63	94.17 to 100.90	57,595	56,120
6	9	92.43	88.62	89.01	07.89	99.56	72.75	99.61	79.51 to 97.08	236,889	210,865
____ ALL ____	112	98.68	99.02	97.94	10.08	101.10	52.79	146.17	96.97 to 100.33	128,856	126,206

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	112	98.68	99.02	97.94	10.08	101.10	52.79	146.17	96.97 to 100.33	128,856	126,206
06											
07											
____ ALL ____	112	98.68	99.02	97.94	10.08	101.10	52.79	146.17	96.97 to 100.33	128,856	126,206

06 Boone
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 112
 Total Sales Price : 14,431,925
 Total Adj. Sales Price : 14,431,925
 Total Assessed Value : 14,135,080
 Avg. Adj. Sales Price : 128,856
 Avg. Assessed Value : 126,206

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 10.08
 PRD : 101.10

COV : 15.09
 STD : 14.94
 Avg. Abs. Dev : 09.95
 MAX Sales Ratio : 146.17
 MIN Sales Ratio : 52.79

95% Median C.I. : 96.97 to 100.33
 95% Wgt. Mean C.I. : 94.62 to 101.26
 95% Mean C.I. : 96.25 to 101.79

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	4	100.52	105.29	104.13	06.84	101.11	96.50	123.63	N/A	10,000	10,413
Less Than 30,000	9	99.06	100.84	99.38	06.85	101.47	86.90	123.63	93.20 to 110.14	15,222	15,127
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	112	98.68	99.02	97.94	10.08	101.10	52.79	146.17	96.97 to 100.33	128,856	126,206
Greater Than 14,999	108	98.49	98.78	97.93	10.19	100.87	52.79	146.17	96.16 to 100.04	133,259	130,495
Greater Than 29,999	103	98.63	98.86	97.93	10.37	100.95	52.79	146.17	96.16 to 100.74	138,786	135,912
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	4	100.52	105.29	104.13	06.84	101.11	96.50	123.63	N/A	10,000	10,413
15,000 TO 29,999	5	97.07	97.27	97.42	06.00	99.85	86.90	110.14	N/A	19,400	18,899
30,000 TO 59,999	18	101.17	104.70	105.43	08.67	99.31	92.63	137.86	95.60 to 109.67	43,668	46,037
60,000 TO 99,999	20	98.17	97.94	97.87	08.97	100.07	52.79	131.13	94.89 to 103.92	79,483	77,786
100,000 TO 149,999	26	99.56	99.49	99.27	08.44	100.22	75.25	142.80	96.16 to 102.87	122,000	121,115
150,000 TO 249,999	25	94.17	95.70	96.34	15.17	99.34	55.24	146.17	87.49 to 101.49	185,140	178,361
250,000 TO 499,999	14	98.23	97.13	97.28	08.03	99.85	72.75	118.84	89.45 to 106.07	294,196	286,182
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	112	98.68	99.02	97.94	10.08	101.10	52.79	146.17	96.97 to 100.33	128,856	126,206

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	102	COV :	16.47	95% Median C.I. :	98.34 to 104.67
Total Sales Price :	9,574,175	Wgt. Mean :	101	STD :	16.87	95% Wgt. Mean C.I. :	96.81 to 105.58
Total Adj. Sales Price :	9,574,175	Mean :	102	Avg. Abs. Dev :	11.70	95% Mean C.I. :	98.20 to 106.60
Total Assessed Value :	9,688,560						
Avg. Adj. Sales Price :	154,422	COD :	11.48	MAX Sales Ratio :	146.17		
Avg. Assessed Value :	156,267	PRD :	101.20	MIN Sales Ratio :	55.24		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Qrtrs ____											
10/01/2017 To 12/31/2017	6	107.75	110.08	108.76	15.13	101.21	72.11	139.22	72.11 to 139.22	178,458	194,089
01/01/2018 To 03/31/2018	9	102.29	107.92	103.72	08.58	104.05	93.69	137.86	98.63 to 121.84	110,667	114,781
04/01/2018 To 06/30/2018	11	95.60	96.21	95.14	11.06	101.12	73.75	115.87	79.78 to 115.47	177,591	168,960
07/01/2018 To 09/30/2018	6	99.47	98.82	97.85	03.34	100.99	89.43	104.34	89.43 to 104.34	132,750	129,900
10/01/2018 To 12/31/2018	7	104.77	110.85	109.86	11.28	100.90	94.41	142.80	94.41 to 142.80	142,914	157,004
01/01/2019 To 03/31/2019	1	98.73	98.73	98.73		100.00	98.73	98.73	N/A	250,000	246,820
04/01/2019 To 06/30/2019	11	99.75	98.31	100.50	09.60	97.82	70.24	118.84	84.22 to 108.19	161,184	161,982
07/01/2019 To 09/30/2019	11	102.87	100.89	99.50	16.30	101.40	55.24	146.17	79.57 to 122.40	157,636	156,853
____ Study Yrs ____											
10/01/2017 To 09/30/2018	32	101.64	102.59	100.39	10.52	102.19	72.11	139.22	98.15 to 106.72	150,523	151,110
10/01/2018 To 09/30/2019	30	102.53	102.19	102.01	12.42	100.18	55.24	146.17	95.78 to 106.09	158,581	161,768
____ Calendar Yrs ____											
01/01/2018 To 12/31/2018	33	101.49	102.98	100.50	09.55	102.47	73.75	142.80	98.15 to 104.67	143,830	144,546

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	62	101.91	102.40	101.19	11.48	101.20	55.24	146.17	98.34 to 104.67	154,422	156,267

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	102	COV :	16.47	95% Median C.I. :	98.34 to 104.67
Total Sales Price :	9,574,175	Wgt. Mean :	101	STD :	16.87	95% Wgt. Mean C.I. :	96.81 to 105.58
Total Adj. Sales Price :	9,574,175	Mean :	102	Avg. Abs. Dev :	11.70	95% Mean C.I. :	98.20 to 106.60
Total Assessed Value :	9,688,560						
Avg. Adj. Sales Price :	154,422	COD :	11.48	MAX Sales Ratio :	146.17		
Avg. Assessed Value :	156,267	PRD :	101.20	MIN Sales Ratio :	55.24		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	62	101.91	102.40	101.19	11.48	101.20	55.24	146.17	98.34 to 104.67	154,422	156,267
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	62	101.91	102.40	101.19	11.48	101.20	55.24	146.17	98.34 to 104.67	154,422	156,267
Greater Than 15,000	62	101.91	102.40	101.19	11.48	101.20	55.24	146.17	98.34 to 104.67	154,422	156,267
Greater Than 30,000	62	101.91	102.40	101.19	11.48	101.20	55.24	146.17	98.34 to 104.67	154,422	156,267
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	5	121.84	117.00	118.75	09.41	98.53	93.25	137.86	N/A	48,405	57,482
60,000 TO 99,999	9	104.34	106.67	106.33	06.09	100.32	95.78	131.13	97.27 to 115.87	83,878	89,184
100,000 TO 149,999	19	100.89	102.12	101.69	08.49	100.42	79.57	142.80	98.34 to 107.89	125,158	127,272
150,000 TO 249,999	21	94.63	97.28	97.99	16.58	99.28	55.24	146.17	87.49 to 102.53	183,690	180,004
250,000 TO 499,999	8	102.16	102.57	102.50	06.05	100.07	89.45	118.84	89.45 to 118.84	292,719	300,028
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ASSESSOR LOCATION	ALBION	Total	Increase	0%

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	96	COV :	16.47	95% Median C.I. :	92.44 to 98.39
Total Sales Price :	9,574,175	Wgt. Mean :	95	STD :	15.85	95% Wgt. Mean C.I. :	91.00 to 99.25
Total Adj. Sales Price :	9,574,175	Mean :	96	Avg. Abs. Dev :	11.00	95% Mean C.I. :	92.31 to 100.21
Total Assessed Value :	9,107,251						
Avg. Adj. Sales Price :	154,422	COD :	11.48	MAX Sales Ratio :	137.40		
Avg. Assessed Value :	146,891	PRD :	101.20	MIN Sales Ratio :	51.93		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Qrtrs ____											
10/01/2017 To 12/31/2017	6	101.29	103.48	102.23	15.12	101.22	67.78	130.86	67.78 to 130.86	178,458	182,444
01/01/2018 To 03/31/2018	9	96.15	101.45	97.49	08.58	104.06	88.07	129.58	92.72 to 114.53	110,667	107,894
04/01/2018 To 06/30/2018	11	89.87	90.43	89.43	11.06	101.12	69.33	108.91	74.99 to 108.54	177,591	158,823
07/01/2018 To 09/30/2018	6	93.51	92.89	91.98	03.34	100.99	84.07	98.08	84.07 to 98.08	132,750	122,106
10/01/2018 To 12/31/2018	7	98.48	104.20	103.27	11.28	100.90	88.74	134.23	88.74 to 134.23	142,914	147,583
01/01/2019 To 03/31/2019	1	92.80	92.80	92.80		100.00	92.80	92.80	N/A	250,000	232,011
04/01/2019 To 06/30/2019	11	93.77	92.41	94.47	09.61	97.82	66.03	111.71	79.16 to 101.70	161,184	152,263
07/01/2019 To 09/30/2019	11	96.69	94.83	93.53	16.30	101.39	51.93	137.40	74.79 to 115.06	157,636	147,442
____ Study Yrs ____											
10/01/2017 To 09/30/2018	32	95.54	96.44	94.37	10.52	102.19	67.78	130.86	92.26 to 100.32	150,523	142,044
10/01/2018 To 09/30/2019	30	96.38	96.06	95.89	12.41	100.18	51.93	137.40	90.03 to 99.72	158,581	152,062
____ Calendar Yrs ____											
01/01/2018 To 12/31/2018	33	95.40	96.80	94.47	09.55	102.47	69.33	134.23	92.26 to 98.39	143,830	135,873

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40	92.44 to 98.39	154,422	146,891

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	96	COV :	16.47	95% Median C.I. :	92.44 to 98.39
Total Sales Price :	9,574,175	Wgt. Mean :	95	STD :	15.85	95% Wgt. Mean C.I. :	91.00 to 99.25
Total Adj. Sales Price :	9,574,175	Mean :	96	Avg. Abs. Dev :	11.00	95% Mean C.I. :	92.31 to 100.21
Total Assessed Value :	9,107,251						
Avg. Adj. Sales Price :	154,422	COD :	11.48	MAX Sales Ratio :	137.40		
Avg. Assessed Value :	146,891	PRD :	101.20	MIN Sales Ratio :	51.93		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40	92.44 to 98.39	154,422	146,891
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40	92.44 to 98.39	154,422	146,891
Greater Than 15,000	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40	92.44 to 98.39	154,422	146,891
Greater Than 30,000	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40	92.44 to 98.39	154,422	146,891
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	5	114.53	109.98	111.63	09.41	98.52	87.65	129.58	N/A	48,405	54,033
60,000 TO 99,999	9	98.08	100.27	99.95	06.09	100.32	90.03	123.27	91.43 to 108.91	83,878	83,833
100,000 TO 149,999	19	94.84	96.00	95.59	08.49	100.43	74.79	134.23	92.44 to 101.41	125,158	119,636
150,000 TO 249,999	21	88.96	91.44	92.11	16.57	99.27	51.93	137.40	82.24 to 96.38	183,690	169,204
250,000 TO 499,999	8	96.03	96.41	96.35	06.05	100.06	84.08	111.71	84.08 to 111.71	292,719	282,027
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Decrease	6%

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	112	Median :	96	COV :	14.47	95% Median C.I. :	94.04 to 97.60
Total Sales Price :	14,431,925	Wgt. Mean :	94	STD :	13.83	95% Wgt. Mean C.I. :	90.90 to 96.93
Total Adj. Sales Price :	14,431,925	Mean :	96	Avg. Abs. Dev :	09.21	95% Mean C.I. :	93.05 to 98.17
Total Assessed Value :	13,553,771						
Avg. Adj. Sales Price :	128,856	COD :	09.59	MAX Sales Ratio :	137.40		
Avg. Assessed Value :	121,016	PRD :	101.80	MIN Sales Ratio :	51.93		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Qrtrs ____											
10/01/2017 To 12/31/2017	8	98.35	99.25	98.17	15.18	101.10	67.78	130.86	67.78 to 130.86	185,094	181,710
01/01/2018 To 03/31/2018	19	97.60	100.67	97.24	06.57	103.53	88.07	129.58	95.67 to 102.07	90,053	87,570
04/01/2018 To 06/30/2018	16	93.07	92.05	90.76	08.51	101.42	69.33	108.91	84.25 to 101.43	154,078	139,848
07/01/2018 To 09/30/2018	9	94.04	94.86	93.39	04.19	101.57	84.07	102.86	92.26 to 100.74	110,222	102,942
10/01/2018 To 12/31/2018	16	96.75	97.47	95.30	10.20	102.28	72.75	134.23	88.74 to 99.72	139,400	132,846
01/01/2019 To 03/31/2019	6	94.00	95.02	94.64	04.34	100.40	86.90	103.03	86.90 to 103.03	79,500	75,241
04/01/2019 To 06/30/2019	17	97.07	95.38	95.75	08.00	99.61	66.03	114.12	88.96 to 101.41	138,266	132,387
07/01/2019 To 09/30/2019	21	95.60	91.64	89.71	14.48	102.15	51.93	137.40	82.24 to 100.70	129,762	116,411
____ Study Yrs ____											
10/01/2017 To 09/30/2018	52	95.96	96.79	94.47	08.44	102.46	67.78	130.86	93.20 to 98.08	127,865	120,799
10/01/2018 To 09/30/2019	60	96.27	94.59	93.44	10.55	101.23	51.93	137.40	92.63 to 99.06	129,715	121,204
____ Calendar Yrs ____											
01/01/2018 To 12/31/2018	60	95.96	96.65	93.98	07.98	102.84	69.33	134.23	93.20 to 98.08	123,311	115,890

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	62	95.80	96.26	95.12	11.48	101.20	51.93	137.40	92.44 to 98.39	154,422	146,891
2	12	95.76	89.74	83.69	11.05	107.23	52.79	114.12	78.07 to 97.60	66,250	55,445
3	8	98.55	97.24	97.73	03.62	99.50	86.90	103.03	86.90 to 103.03	90,156	88,110
5	21	99.06	99.46	97.44	05.02	102.07	92.63	123.63	94.17 to 100.90	57,595	56,120
6	9	92.43	88.62	89.01	07.89	99.56	72.75	99.61	79.51 to 97.08	236,889	210,865

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	112	Median :	96	COV :	14.47	95% Median C.I. :	94.04 to 97.60
Total Sales Price :	14,431,925	Wgt. Mean :	94	STD :	13.83	95% Wgt. Mean C.I. :	90.90 to 96.93
Total Adj. Sales Price :	14,431,925	Mean :	96	Avg. Abs. Dev :	09.21	95% Mean C.I. :	93.05 to 98.17
Total Assessed Value :	13,553,771						
Avg. Adj. Sales Price :	128,856	COD :	09.59	MAX Sales Ratio :	137.40		
Avg. Assessed Value :	121,016	PRD :	101.80	MIN Sales Ratio :	51.93		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	112	96.07	95.61	93.92	09.59	101.80	51.93	137.40	94.04 to 97.60	128,856	121,016
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	4	100.52	105.29	104.13	06.84	101.11	96.50	123.63	N/A	10,000	10,413
Less Than 30,000	9	99.06	100.84	99.38	06.85	101.47	86.90	123.63	93.20 to 110.14	15,222	15,127
___ Ranges Excl. Low \$___											
Greater Than 4,999	112	96.07	95.61	93.92	09.59	101.80	51.93	137.40	94.04 to 97.60	128,856	121,016
Greater Than 15,000	108	95.92	95.26	93.89	09.59	101.46	51.93	137.40	93.44 to 97.12	133,259	125,112
Greater Than 30,000	103	95.92	95.16	93.86	09.76	101.39	51.93	137.40	93.44 to 97.12	138,786	130,268
___ Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999	4	100.52	105.29	104.13	06.84	101.11	96.50	123.63	N/A	10,000	10,413
15,000 TO 29,999	5	97.07	97.27	97.42	06.00	99.85	86.90	110.14	N/A	19,400	18,899
30,000 TO 59,999	18	101.17	102.75	103.23	07.35	99.54	87.65	129.58	95.60 to 107.98	43,668	45,079
60,000 TO 99,999	20	96.07	95.06	94.84	07.38	100.23	52.79	123.27	93.44 to 98.48	79,483	75,378
100,000 TO 149,999	26	95.38	95.01	94.70	08.01	100.33	74.79	134.23	92.44 to 99.72	122,000	115,534
150,000 TO 249,999	25	88.96	90.80	91.44	14.98	99.30	51.93	137.40	82.38 to 95.40	185,140	169,289
250,000 TO 499,999	14	96.03	93.61	93.78	07.14	99.82	72.75	111.71	84.08 to 99.70	294,196	275,895
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Decrease	6%

06 Boone
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 18
Total Sales Price : 2,544,314
Total Adj. Sales Price : 2,544,314
Total Assessed Value : 1,775,245
Avg. Adj. Sales Price : 141,351
Avg. Assessed Value : 98,625

MEDIAN : 101
WGT. MEAN : 70
MEAN : 161
COD : 88.36
PRD : 230.54

COV : 110.61
STD : 177.92
Avg. Abs. Dev : 89.35
MAX Sales Ratio : 768.02
MIN Sales Ratio : 35.91

95% Median C.I. : 76.24 to 175.30
95% Wgt. Mean C.I. : 45.12 to 94.42
95% Mean C.I. : 72.36 to 249.34

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-16 To 31-DEC-16	1	227.00	227.00	227.00	00.00	100.00	227.00	227.00	N/A	7,000	15,890
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17	4	103.01	105.34	102.83	06.15	102.44	96.04	119.30	N/A	62,564	64,331
01-JUL-17 To 30-SEP-17	1	103.35	103.35	103.35	00.00	100.00	103.35	103.35	N/A	8,500	8,785
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	3	79.66	76.92	55.72	20.68	138.05	50.84	100.26	N/A	504,750	281,265
01-APR-18 To 30-JUN-18	2	142.09	142.09	194.14	54.96	73.19	64.00	220.17	N/A	9,000	17,473
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	35.91	35.91	35.91	00.00	100.00	35.91	35.91	N/A	125,000	44,890
01-JAN-19 To 31-MAR-19	2	70.29	70.29	67.96	25.94	103.43	52.06	88.52	N/A	168,505	114,523
01-APR-19 To 30-JUN-19	3	175.30	339.85	89.63	131.54	379.17	76.24	768.02	N/A	86,433	77,467
01-JUL-19 To 30-SEP-19	1	432.68	432.68	432.68	00.00	100.00	432.68	432.68	N/A	25,000	108,170
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	6	103.70	125.29	106.11	23.94	118.08	96.04	227.00	96.04 to 227.00	44,293	47,000
01-OCT-17 To 30-SEP-18	5	79.66	102.99	57.35	51.62	179.58	50.84	220.17	N/A	306,450	175,748
01-OCT-18 To 30-SEP-19	7	88.52	232.68	82.34	195.56	282.58	35.91	768.02	35.91 to 768.02	106,616	87,786
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	5	103.35	104.94	102.84	04.90	102.04	96.04	119.30	N/A	51,751	53,222
01-JAN-18 To 31-DEC-18	6	71.83	91.81	55.73	57.86	164.74	35.91	220.17	35.91 to 220.17	276,208	153,938
<u>ALL</u>	18	101.12	160.85	69.77	88.36	230.54	35.91	768.02	76.24 to 175.30	141,351	98,625

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	96.04	77.50	57.07	25.11	135.80	35.91	104.04	35.91 to 104.04	277,572	158,403
2	6	197.74	259.41	143.36	73.66	180.95	64.00	768.02	64.00 to 768.02	23,217	33,283
3	2	260.60	260.60	138.54	66.03	188.10	88.52	432.68	N/A	86,005	119,153
5	1	119.30	119.30	119.30	00.00	100.00	119.30	119.30	N/A	15,000	17,895
6	2	77.95	77.95	76.55	02.19	101.83	76.24	79.66	N/A	137,500	105,263
<u>ALL</u>	18	101.12	160.85	69.77	88.36	230.54	35.91	768.02	76.24 to 175.30	141,351	98,625

06 Boone
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 18
Total Sales Price : 2,544,314
Total Adj. Sales Price : 2,544,314
Total Assessed Value : 1,775,245
Avg. Adj. Sales Price : 141,351
Avg. Assessed Value : 98,625

MEDIAN : 101
WGT. MEAN : 70
MEAN : 161
COD : 88.36
PRD : 230.54

COV : 110.61
STD : 177.92
Avg. Abs. Dev : 89.35
MAX Sales Ratio : 768.02
MIN Sales Ratio : 35.91

95% Median C.I. : 76.24 to 175.30
95% Wgt. Mean C.I. : 45.12 to 94.42
95% Mean C.I. : 72.36 to 249.34

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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											
03	18	101.12	160.85	69.77	88.36	230.54	35.91	768.02	76.24 to 175.30	141,351	98,625
04											
____ALL____	18	101.12	160.85	69.77	88.36	230.54	35.91	768.02	76.24 to 175.30	141,351	98,625

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	2	416.01	416.01	478.70	84.62	86.90	64.00	768.02	N/A	3,650	17,473
Less Than 15,000	5	175.30	267.53	245.99	94.43	108.76	64.00	768.02	N/A	5,560	13,677
Less Than 30,000	9	175.30	243.28	229.49	81.23	106.01	64.00	768.02	79.66 to 432.68	11,978	27,488
____Ranges Excl. Low \$____											
Greater Than 4,999	16	101.12	128.96	68.60	55.89	187.99	35.91	432.68	76.24 to 175.30	158,563	108,769
Greater Than 14,999	13	96.04	119.82	67.83	55.69	176.65	35.91	432.68	52.06 to 119.30	193,578	131,297
Greater Than 29,999	9	88.52	78.43	62.71	23.51	125.07	35.91	104.04	50.84 to 101.98	270,724	169,762
____Incremental Ranges____											
0 TO 4,999	2	416.01	416.01	478.70	84.62	86.90	64.00	768.02	N/A	3,650	17,473
5,000 TO 14,999	3	175.30	168.55	163.12	23.51	103.33	103.35	227.00	N/A	6,833	11,147
15,000 TO 29,999	4	169.74	212.95	223.76	66.85	95.17	79.66	432.68	N/A	20,000	44,751
30,000 TO 59,999	1	96.04	96.04	96.04	00.00	100.00	96.04	96.04	N/A	39,520	37,955
60,000 TO 99,999	1	104.04	104.04	104.04	00.00	100.00	104.04	104.04	N/A	90,735	94,400
100,000 TO 149,999	4	94.39	81.67	81.53	20.61	100.17	35.91	101.98	N/A	128,002	104,361
150,000 TO 249,999	1	52.06	52.06	52.06	00.00	100.00	52.06	52.06	N/A	190,000	98,910
250,000 TO 499,999	1	76.24	76.24	76.24	00.00	100.00	76.24	76.24	N/A	250,000	190,610
500,000 TO 999,999											
1,000,000 +	1	50.84	50.84	50.84	00.00	100.00	50.84	50.84	N/A	1,354,250	688,535
____ALL____	18	101.12	160.85	69.77	88.36	230.54	35.91	768.02	76.24 to 175.30	141,351	98,625

06 Boone
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

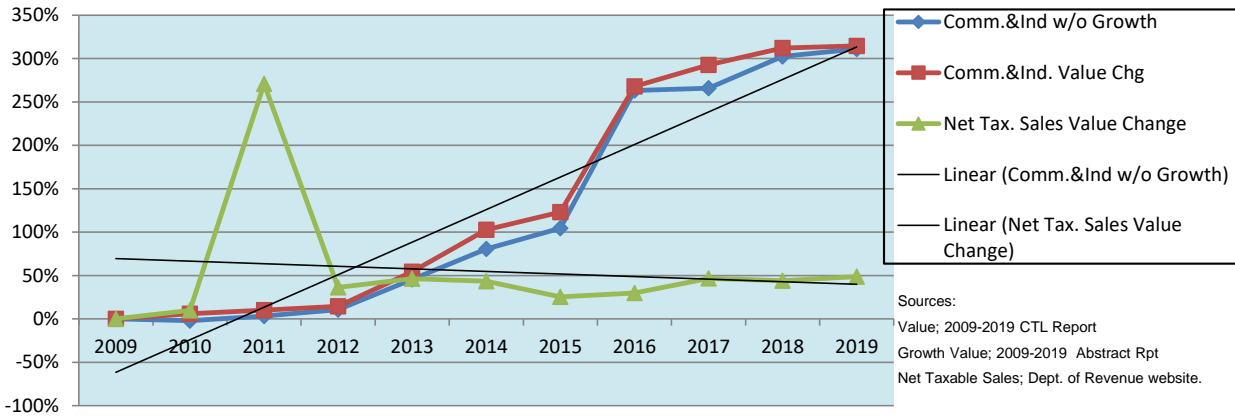
Number of Sales : 18	MEDIAN : 101	COV : 110.61	95% Median C.I. : 76.24 to 175.30
Total Sales Price : 2,544,314	WGT. MEAN : 70	STD : 177.92	95% Wgt. Mean C.I. : 45.12 to 94.42
Total Adj. Sales Price : 2,544,314	MEAN : 161	Avg. Abs. Dev : 89.35	95% Mean C.I. : 72.36 to 249.34
Total Assessed Value : 1,775,245			
Avg. Adj. Sales Price : 141,351	COD : 88.36	MAX Sales Ratio : 768.02	
Avg. Assessed Value : 98,625	PRD : 230.54	MIN Sales Ratio : 35.91	

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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
150	1	220.17	220.17	220.17	00.00	100.00	220.17	220.17	N/A	15,000	33,025
319	1	50.84	50.84	50.84	00.00	100.00	50.84	50.84	N/A	1,354,250	688,535
344	2	88.25	88.25	84.66	13.61	104.24	76.24	100.26	N/A	192,500	162,978
352	2	68.95	68.95	66.07	47.92	104.36	35.91	101.98	N/A	115,000	75,983
353	1	104.04	104.04	104.04	00.00	100.00	104.04	104.04	N/A	90,735	94,400
406	7	96.04	111.12	94.88	32.35	117.12	64.00	227.00	64.00 to 227.00	35,004	33,214
442	1	432.68	432.68	432.68	00.00	100.00	432.68	432.68	N/A	25,000	108,170
468	1	175.30	175.30	175.30	00.00	100.00	175.30	175.30	N/A	5,000	8,765
528	1	52.06	52.06	52.06	00.00	100.00	52.06	52.06	N/A	190,000	98,910
851	1	768.02	768.02	768.02	00.00	100.00	768.02	768.02	N/A	4,300	33,025
<u> ALL </u>	<u>18</u>	101.12	160.85	69.77	88.36	230.54	35.91	768.02	76.24 to 175.30	141,351	98,625

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 26,906,385	\$ 1,517,495		\$ 25,388,890	--	\$ 44,619,847	--
2009	\$ 27,876,700	\$ 1,016,539	3.65%	\$ 26,860,161	--	\$ 40,164,428	--
2010	\$ 29,538,295	\$ 2,245,541	7.60%	\$ 27,292,754	-2.09%	\$ 44,117,897	9.84%
2011	\$ 30,687,055	\$ 1,872,460	6.10%	\$ 28,814,595	-2.45%	\$ 148,983,743	237.69%
2012	\$ 31,936,521	\$ 1,104,193	3.46%	\$ 30,832,328	0.47%	\$ 54,748,237	-63.25%
2013	\$ 43,057,185	\$ 2,513,125	5.84%	\$ 40,544,060	26.95%	\$ 58,770,173	7.35%
2014	\$ 56,529,485	\$ 6,187,320	10.95%	\$ 50,342,165	16.92%	\$ 57,586,760	-2.01%
2015	\$ 62,195,115	\$ 5,156,755	8.29%	\$ 57,038,360	0.90%	\$ 50,345,795	-12.57%
2016	\$ 102,555,460	\$ 1,260,435	1.23%	\$ 101,295,025	62.87%	\$ 52,090,188	3.46%
2017	\$ 109,510,067	\$ 7,518,542	6.87%	\$ 101,991,525	-0.55%	\$ 58,949,735	13.17%
2018	\$ 114,925,530	\$ 2,743,355	2.39%	\$ 112,182,175	2.44%	\$ 57,846,041	-1.87%
2019	\$ 115,591,970	\$ 988,030	0.85%	\$ 114,603,940	-0.28%	\$ 59,773,692	3.33%
Ann %chg	15.28%			Average	10.52%	4.06%	19.51%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	-2.09%	5.96%	9.84%
2011	3.36%	10.08%	270.93%
2012	10.60%	14.56%	36.31%
2013	45.44%	54.46%	46.32%
2014	80.59%	102.78%	43.38%
2015	104.61%	123.11%	25.35%
2016	263.37%	267.89%	29.69%
2017	265.87%	292.84%	46.77%
2018	302.42%	312.26%	44.02%
2019	311.11%	314.65%	48.82%

County Number	6
County Name	Boone

06 Boone**AGRICULTURAL LAND****PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 38	MEDIAN : 73	COV : 20.18	95% Median C.I. : 66.93 to 78.81
Total Sales Price : 31,261,544	WGT. MEAN : 72	STD : 14.79	95% Wgt. Mean C.I. : 66.95 to 76.38
Total Adj. Sales Price : 31,261,544	MEAN : 73	Avg. Abs. Dev : 11.54	95% Mean C.I. : 68.58 to 77.98
Total Assessed Value : 22,402,930			
Avg. Adj. Sales Price : 822,672	COD : 15.85	MAX Sales Ratio : 104.19	
Avg. Assessed Value : 589,551	PRD : 102.26	MIN Sales Ratio : 37.32	

*Printed:3/30/2020 11:00:42AM***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-16 To 31-DEC-16	4	67.36	72.10	70.38	12.26	102.44	60.74	92.93	N/A	899,801	633,268
01-JAN-17 To 31-MAR-17	5	67.30	65.08	69.60	16.08	93.51	37.32	84.61	N/A	822,136	572,209
01-APR-17 To 30-JUN-17	2	74.45	74.45	74.28	05.87	100.23	70.08	78.81	N/A	500,875	372,050
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	3	94.77	91.05	91.49	10.41	99.52	74.39	104.00	N/A	631,345	577,607
01-JAN-18 To 31-MAR-18	10	66.42	66.44	64.76	13.78	102.59	51.24	83.78	54.84 to 81.87	808,318	523,432
01-APR-18 To 30-JUN-18	1	91.50	91.50	91.50	00.00	100.00	91.50	91.50	N/A	332,000	303,775
01-JUL-18 To 30-SEP-18	1	77.21	77.21	77.21	00.00	100.00	77.21	77.21	N/A	996,840	769,690
01-OCT-18 To 31-DEC-18	3	75.38	70.55	74.21	09.11	95.07	57.83	78.44	N/A	830,000	615,938
01-JAN-19 To 31-MAR-19	5	79.83	76.82	75.27	06.26	102.06	65.54	82.66	N/A	961,832	723,954
01-APR-19 To 30-JUN-19	1	104.19	104.19	104.19	00.00	100.00	104.19	104.19	N/A	720,000	750,190
01-JUL-19 To 30-SEP-19	3	66.22	71.95	62.22	22.50	115.64	52.47	97.17	N/A	1,074,900	668,780
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	11	67.78	69.33	70.46	13.54	98.40	37.32	92.93	60.74 to 84.61	791,967	558,020
01-OCT-17 To 30-SEP-18	15	74.12	73.75	71.12	16.45	103.70	51.24	104.00	58.15 to 83.78	753,737	536,040
01-OCT-18 To 30-SEP-19	12	76.91	76.32	73.14	14.38	104.35	52.47	104.19	65.54 to 82.66	936,988	685,343
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	10	72.95	74.75	76.19	17.23	98.11	37.32	104.00	64.67 to 94.77	700,647	533,797
01-JAN-18 To 31-DEC-18	15	70.52	69.65	68.52	14.21	101.65	51.24	91.50	57.83 to 78.44	793,468	543,706
<u>ALL</u>	38	72.80	73.28	71.66	15.85	102.26	37.32	104.19	66.93 to 78.81	822,672	589,551

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	74.10	72.99	71.52	15.44	102.06	37.32	104.19	66.93 to 78.81	826,410	591,062
2	3	67.68	76.67	73.41	15.77	104.44	65.15	97.17	N/A	779,064	571,920
<u>ALL</u>	38	72.80	73.28	71.66	15.85	102.26	37.32	104.19	66.93 to 78.81	822,672	589,551

06 Boone**AGRICULTURAL LAND****PAD 2020 R&O Statistics (Using 2020 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

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Avg. Adj. Sales Price : 822,672	COD : 15.85	MAX Sales Ratio : 104.19	
Avg. Assessed Value : 589,551	PRD : 102.26	MIN Sales Ratio : 37.32	

*Printed:3/30/2020 11:00:42AM***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	8	72.95	72.72	67.32	15.11	108.02	52.47	97.17	52.47 to 97.17	960,541	646,684
1	7	71.50	69.23	65.12	12.49	106.31	52.47	84.61	52.47 to 84.61	1,022,190	665,634
2	1	97.17	97.17	97.17	00.00	100.00	97.17	97.17	N/A	529,000	514,035
_____Dry_____											
County	5	70.08	75.20	71.90	12.10	104.59	65.54	91.50	N/A	596,032	428,569
1	5	70.08	75.20	71.90	12.10	104.59	65.54	91.50	N/A	596,032	428,569
_____Grass_____											
County	2	46.08	46.08	47.53	19.01	96.95	37.32	54.84	N/A	384,400	182,710
1	2	46.08	46.08	47.53	19.01	96.95	37.32	54.84	N/A	384,400	182,710
_____ALL_____	38	72.80	73.28	71.66	15.85	102.26	37.32	104.19	66.93 to 78.81	822,672	589,551

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	21	71.50	71.76	69.61	11.48	103.09	52.47	97.17	65.15 to 78.44	1,021,977	711,358
1	18	72.80	70.94	69.14	10.43	102.60	52.47	84.61	64.67 to 78.44	1,062,463	734,597
2	3	67.68	76.67	73.41	15.77	104.44	65.15	97.17	N/A	779,064	571,920
_____Dry_____											
County	5	70.08	75.20	71.90	12.10	104.59	65.54	91.50	N/A	596,032	428,569
1	5	70.08	75.20	71.90	12.10	104.59	65.54	91.50	N/A	596,032	428,569
_____Grass_____											
County	2	46.08	46.08	47.53	19.01	96.95	37.32	54.84	N/A	384,400	182,710
1	2	46.08	46.08	47.53	19.01	96.95	37.32	54.84	N/A	384,400	182,710
_____ALL_____	38	72.80	73.28	71.66	15.85	102.26	37.32	104.19	66.93 to 78.81	822,672	589,551

Boone County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	5410	5400	5410	5399	4847	5170	5175	5174	5274
Greeley	1	3875	3875	3865	3825	3800	3800	3750	3750	3781
Nance	1	4948	4893	4886	4876	4870	4893	4800	4796	4877
Nance	2	5300	5300	5300	5250	5250	5250	5200	5200	5265
Madison	1	6944	6620	6175	5877	5550	5328	4302	3581	5281
Platte	6	9088	8500	7772	7500	6900	6498	6000	5400	7271
Boone	2	5175	4540	4776	4630	4483	4662	4593	4490	4579
Wheeler	1	3650	3650	3625	3625	3610	3610	3600	3600	3605
Antelope	1	4725	4725	4700	4600	4550	4550	3700	3430	4487

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	4860	4824	4760	4398	3937	4760	4757	4755	4770
Greeley	1	n/a	1835	1825	1800	1790	1770	1575	1415	1624
Nance	1	2549	2550	2494	2493	2487	2470	2425	2375	2482
Nance	2	3975	3950	3925	3925	3875	3850	3800	3800	3896
Madison	1	5867	5692	5292	5027	4721	4491	3500	2683	4973
Platte	6	6493	6100	5559	5499	5100	4599	3800	2900	5219
Boone	2	2078	1686	1459	1494	1400	1449	1281	1253	1479
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1338
Antelope	1	3100	3050	2765	2765	2450	2450	1860	1530	2662

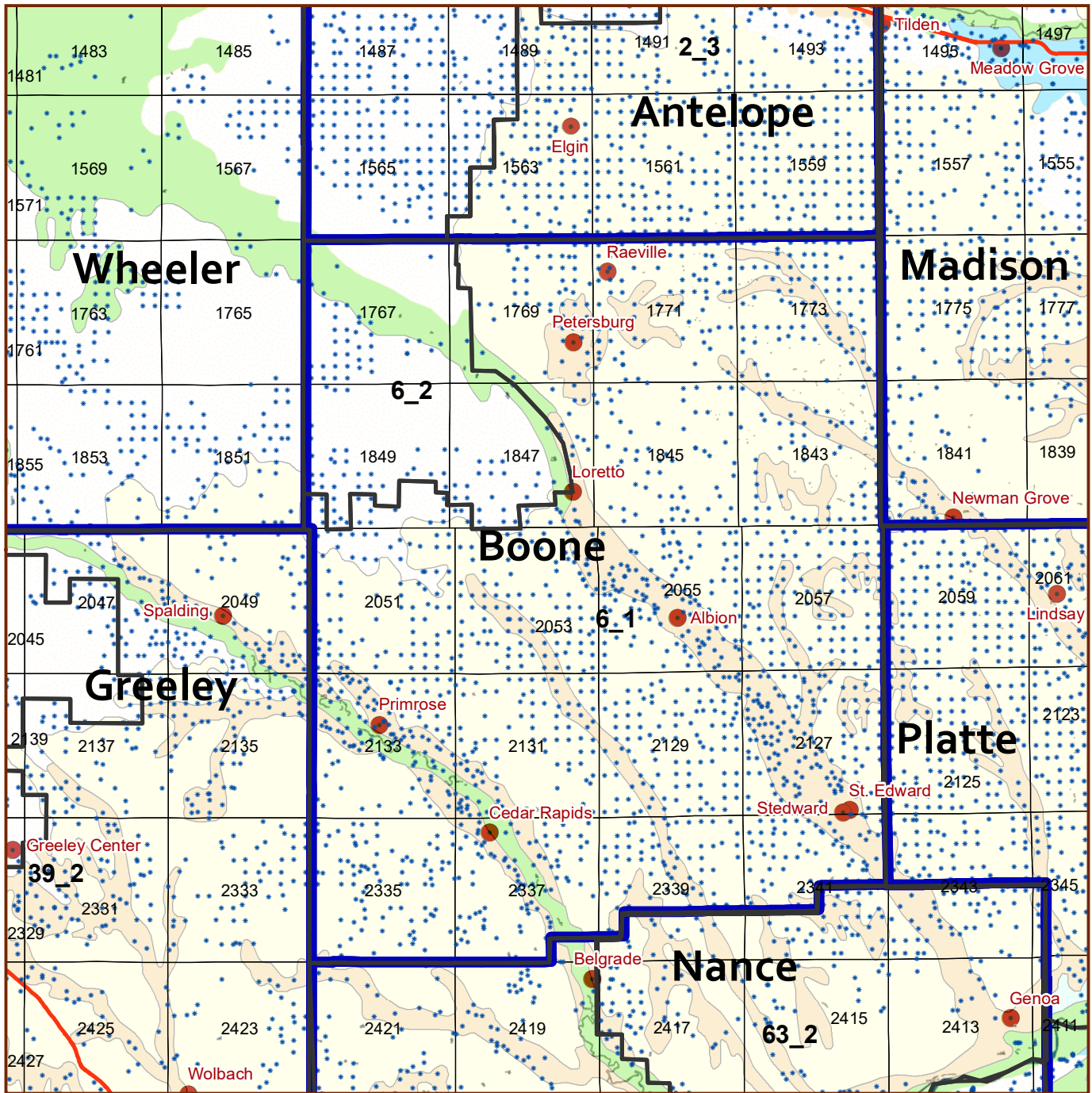
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1553	1546	1527	1555	1166	1468	n/a	n/a	1545
Greeley	1	1050	1045	1045	1040	1025	1025	n/a	228	1029
Nance	1	1451	1450	1441	1425	1402	1388	1385	1350	1426
Nance	2	1726	1702	1676	1650	1651	1575	n/a	1575	1682
Madison	1	2059	1951	1851	1780	1700	n/a	n/a	n/a	1925
Platte	6	1587	1575	1507	1512	n/a	1241	n/a	1309	1554
Boone	2	972	960	963	1028	860	860	n/a	860	889
Wheeler	1	910	910	899	899	900	900	875	811	900
Antelope	1	1250	1225	1225	1210	1210	1200	1190	1190	1221

County	Mkt Area	CRP	TIMBER	WASTE
Boone	1	2114	616	487
Greeley	1	1068	n/a	n/a
Nance	1	1603	1300	278
Nance	2	0	0	276
Madison	1	4010	694	150
Platte	6	1583	1358	100
Boone	2	1193	397	95
Wheeler	1	1707	n/a	818
Antelope	1	1650	500	159

Source: 2020 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.

BOONE COUNTY



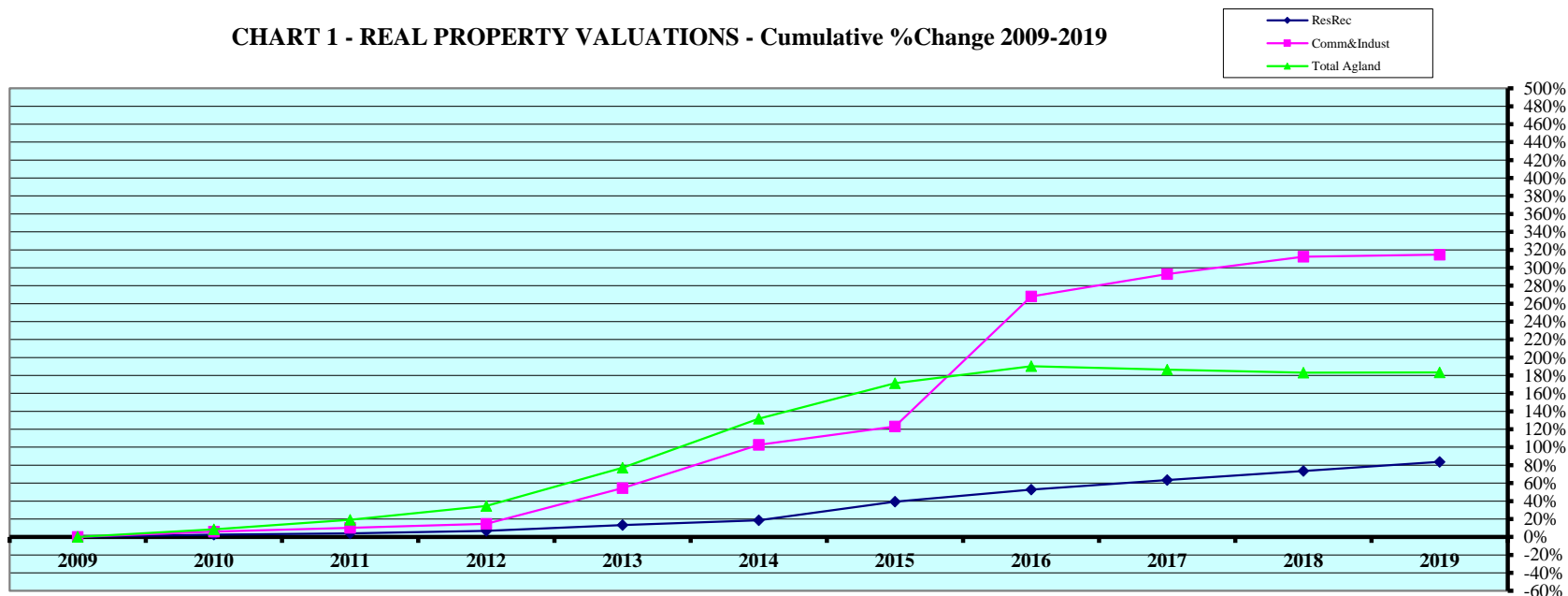
Legend

- 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 2009-2019



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
2009	116,403,445	--	--	--	27,876,700	--	--	--	632,694,785	--	--	--
2010	119,333,240	2,929,795	2.52%	2.52%	29,538,295	1,661,595	5.96%	5.96%	686,720,525	54,025,740	8.54%	8.54%
2011	121,010,290	1,677,050	1.41%	3.96%	30,687,055	1,148,760	3.89%	10.08%	754,092,385	67,371,860	9.81%	19.19%
2012	124,302,366	3,292,076	2.72%	6.79%	31,936,521	1,249,466	4.07%	14.56%	851,336,950	97,244,565	12.90%	34.56%
2013	131,975,785	7,673,419	6.17%	13.38%	43,057,185	11,120,664	34.82%	54.46%	1,120,852,365	269,515,415	31.66%	77.16%
2014	138,158,565	6,182,780	4.68%	18.69%	56,529,485	13,472,300	31.29%	102.78%	1,467,057,630	346,205,265	30.89%	131.87%
2015	162,159,920	24,001,355	17.37%	39.31%	62,195,115	5,665,630	10.02%	123.11%	1,717,265,890	250,208,260	17.06%	171.42%
2016	177,832,220	15,672,300	9.66%	52.77%	102,555,460	40,360,345	64.89%	267.89%	1,836,403,355	119,137,465	6.94%	190.25%
2017	190,290,875	12,458,655	7.01%	63.48%	109,510,067	6,954,607	6.78%	292.84%	1,812,656,660	-23,746,695	-1.29%	186.50%
2018	201,829,935	11,539,060	6.06%	73.39%	114,925,530	5,415,463	4.95%	312.26%	1,791,446,935	-21,209,725	-1.17%	183.15%
2019	213,862,880	12,032,945	5.96%	83.73%	115,591,970	666,440	0.58%	314.65%	1,792,712,415	1,265,480	0.07%	183.35%

Rate Annual %chg: Residential & Recreational **6.27%**

Commercial & Industrial **15.28%**

Agricultural Land **10.98%**

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

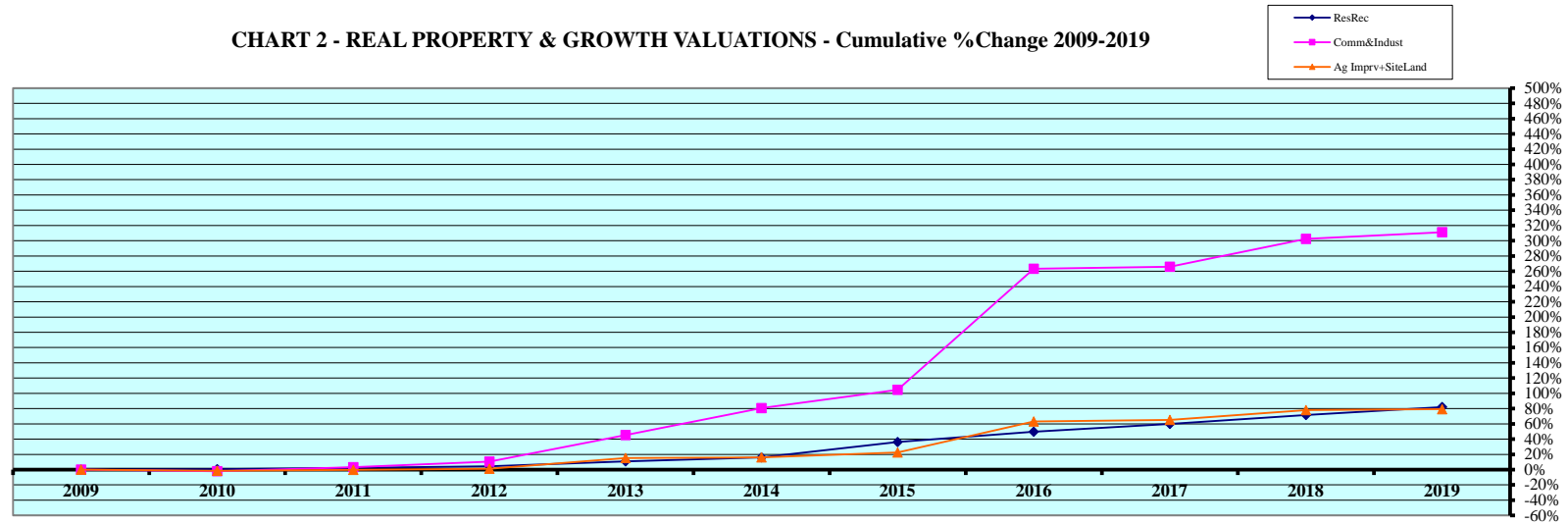
CHART 1

(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: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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
2009	116,403,445	2,780,936	2.39%	113,622,509	--	--	27,876,700	1,016,539	3.65%	26,860,161	--	--
2010	119,333,240	2,144,610	1.80%	117,188,630	0.67%	0.67%	29,538,295	2,245,541	7.60%	27,292,754	-2.09%	-2.09%
2011	121,010,290	1,728,006	1.43%	119,282,284	-0.04%	2.47%	30,687,055	1,872,460	6.10%	28,814,595	-2.45%	3.36%
2012	124,302,366	2,787,155	2.24%	121,515,211	0.42%	4.39%	31,936,521	1,104,193	3.46%	30,832,328	0.47%	10.60%
2013	131,975,785	2,957,474	2.24%	129,018,311	3.79%	10.84%	43,057,185	2,513,125	5.84%	40,544,060	26.95%	45.44%
2014	138,158,565	3,171,590	2.30%	134,986,975	2.28%	15.96%	56,529,485	6,187,320	10.95%	50,342,165	16.92%	80.59%
2015	162,159,920	3,456,500	2.13%	158,703,420	14.87%	36.34%	62,195,115	5,156,755	8.29%	57,038,360	0.90%	104.61%
2016	177,832,220	3,691,623	2.08%	174,140,597	7.39%	49.60%	102,555,460	1,260,435	1.23%	101,295,025	62.87%	263.37%
2017	190,290,875	4,250,622	2.23%	186,040,253	4.62%	59.82%	109,510,067	7,518,542	6.87%	101,991,525	-0.55%	265.87%
2018	201,829,935	1,999,857	0.99%	199,830,078	5.01%	71.67%	114,925,530	2,743,355	2.39%	112,182,175	2.44%	302.42%
2019	213,862,880	2,014,825	0.94%	211,848,055	4.96%	81.99%	115,591,970	988,030	0.85%	114,603,940	-0.28%	311.11%
Rate Ann%chg	6.27%				4.40%		15.28%				C & I w/o growth	10.52%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2009	28,518,380	59,962,320	88,480,700	1,600,318	1.81%	86,880,382	--	--
2010	28,654,380	59,949,675	88,604,055	1,443,645	1.63%	87,160,410	-1.49%	-1.49%
2011	27,681,290	62,784,435	90,465,725	2,265,453	2.50%	88,200,272	-0.46%	-0.32%
2012	27,344,855	69,273,110	96,617,965	6,982,429	7.23%	89,635,536	-0.92%	1.31%
2013	27,648,119	76,662,570	104,310,689	2,405,840	2.31%	101,904,849	5.47%	15.17%
2014	28,282,865	77,424,545	105,707,410	2,999,099	2.84%	102,708,311	-1.54%	16.08%
2015	31,699,605	79,524,866	111,224,471	2,772,240	2.49%	108,452,231	2.60%	22.57%
2016	61,154,105	86,373,470	147,527,575	3,319,568	2.25%	144,208,007	29.65%	62.98%
2017	61,907,480	88,125,035	150,032,515	3,907,785	2.60%	146,124,730	-0.95%	65.15%
2018	64,515,155	95,317,440	159,832,595	2,421,745	1.52%	157,410,850	4.92%	77.90%
2019	66,089,025	96,846,895	162,935,920	4,266,670	2.62%	158,669,250	-0.73%	79.33%
Rate Ann%chg	8.77%	4.91%	6.30%	Ag Imprv+Site w/o growth			3.66%	

(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; 2009 - 2019 CTL
Growth Value; 2009-2019 Abstract of Asmnt Rpt.

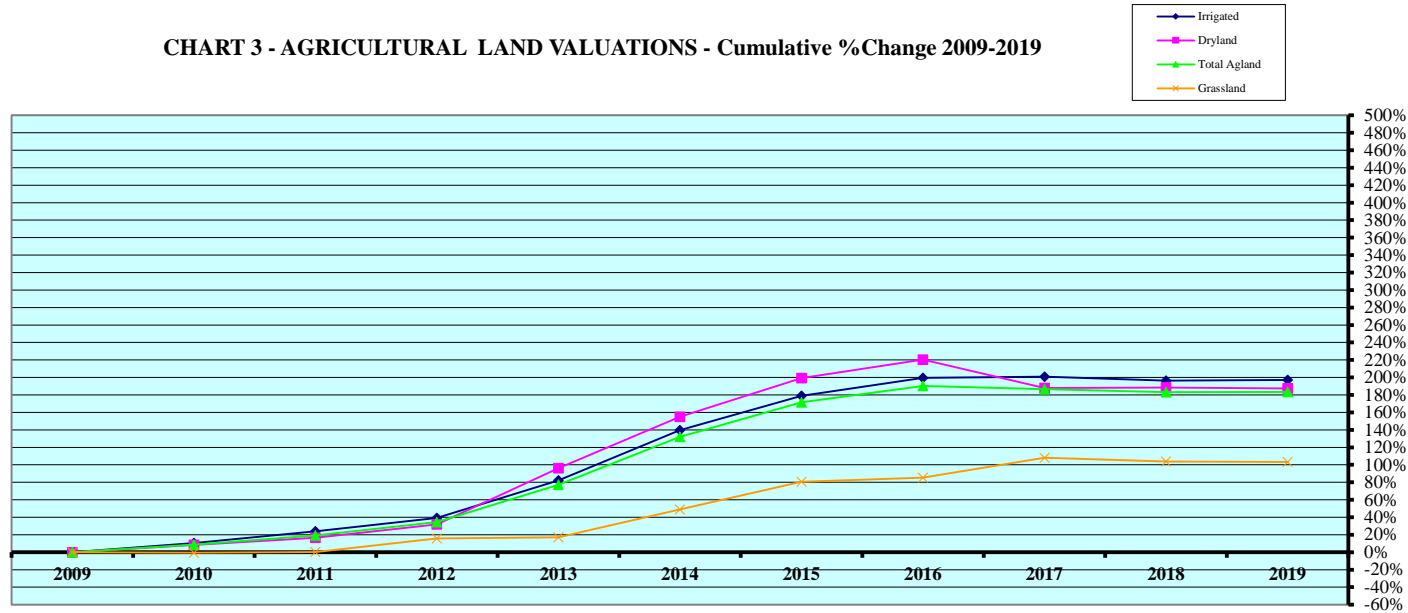
Cnty#
County

6
BOONE

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	410,932,400	--	--	--	142,680,130	--	--	--	78,350,000	--	--	--
2010	453,493,935	42,561,535	10.36%	10.36%	154,543,135	11,863,005	8.31%	8.31%	77,963,670	-386,330	-0.49%	-0.49%
2011	508,692,900	55,198,965	12.17%	23.79%	166,095,940	11,552,805	7.48%	16.41%	78,500,395	536,725	0.69%	0.19%
2012	571,889,210	63,196,310	12.42%	39.17%	188,037,530	21,941,590	13.21%	31.79%	90,593,515	12,093,120	15.41%	15.63%
2013	748,422,315	176,533,105	30.87%	82.13%	279,958,635	91,921,105	48.88%	96.21%	91,623,590	1,030,075	1.14%	16.94%
2014	984,748,355	236,326,040	31.58%	139.64%	363,602,460	83,643,825	29.88%	154.84%	116,689,555	25,065,965	27.36%	48.93%
2015	1,146,714,935	161,966,580	16.45%	179.05%	426,854,345	63,251,885	17.40%	199.17%	141,468,800	24,779,245	21.24%	80.56%
2016	1,231,226,020	84,511,085	7.37%	199.62%	457,148,625	30,294,280	7.10%	220.40%	145,180,435	3,711,635	2.62%	85.30%
2017	1,236,386,290	5,160,270	0.42%	200.87%	410,597,190	-46,551,435	-10.18%	187.77%	163,050,810	17,870,375	12.31%	108.11%
2018	1,217,634,000	-18,752,290	-1.52%	196.31%	411,372,150	774,960	0.19%	188.32%	159,728,325	-3,322,485	-2.04%	103.87%
2019	1,220,911,675	3,277,675	0.27%	197.11%	409,845,760	-1,526,390	-0.37%	187.25%	159,233,565	-494,760	-0.31%	103.23%

Rate Ann.%chg: Irrigated 11.50% Dryland 11.13% Grassland 7.35%

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
2009	545,815	--	--	--	186,440	--	--	--	632,694,785	--	--	--
2010	525,665	-20,150	-3.69%	-3.69%	194,120	7,680	4.12%	4.12%	686,720,525	54,025,740	8.54%	8.54%
2011	563,535	37,870	7.20%	3.25%	239,615	45,495	23.44%	28.52%	754,092,385	67,371,860	9.81%	19.19%
2012	577,280	13,745	2.44%	5.76%	239,415	-200	-0.08%	28.41%	851,336,950	97,244,565	12.90%	34.56%
2013	592,745	15,465	2.68%	8.60%	255,080	15,665	6.54%	36.82%	1,120,852,365	269,515,415	31.66%	77.16%
2014	1,458,860	866,115	146.12%	167.28%	558,400	303,320	118.91%	199.51%	1,467,057,630	346,205,265	30.89%	131.87%
2015	1,455,555	-3,305	-0.23%	166.68%	772,255	213,855	38.30%	314.21%	1,717,265,890	250,208,260	17.06%	171.42%
2016	1,479,235	23,680	1.63%	171.01%	1,369,040	596,785	77.28%	634.31%	1,836,403,355	119,137,465	6.94%	190.25%
2017	1,279,440	-199,795	-13.51%	134.41%	1,342,930	-26,110	-1.91%	620.30%	1,812,656,660	-23,746,695	-1.29%	186.50%
2018	1,330,650	51,210	4.00%	143.79%	1,381,810	38,880	2.90%	641.16%	1,791,446,935	-21,209,725	-1.17%	183.15%
2019	1,344,725	14,075	1.06%	146.37%	1,376,690	-5,120	-0.37%	638.41%	1,792,712,415	1,265,480	0.07%	183.35%

Cnty# 6
County BOONE

Rate Ann.%chg: Total Agric Land 10.98%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	410,822,185	188,292	2,182			142,739,430	96,611	1,477			78,384,935	130,619	600		
2010	452,132,360	188,678	2,396	9.83%	9.83%	154,802,670	96,403	1,606	8.69%	8.69%	78,554,675	130,914	600	-0.01%	-0.01%
2011	505,937,475	191,719	2,639	10.13%	20.95%	166,638,425	94,547	1,762	9.76%	19.29%	79,110,800	128,967	613	2.23%	2.22%
2012	562,753,905	194,349	2,896	9.72%	32.71%	190,413,325	93,932	2,027	15.02%	37.20%	92,379,155	126,958	728	18.62%	21.25%
2013	747,048,445	200,357	3,729	28.77%	70.89%	279,316,990	91,149	3,064	51.17%	107.41%	92,059,375	123,798	744	2.20%	23.92%
2014	977,306,760	201,209	4,857	30.27%	122.62%	367,492,030	91,928	3,998	30.45%	170.57%	117,536,930	122,116	962	29.43%	60.39%
2015	1,147,522,575	204,087	5,623	15.76%	157.71%	429,393,585	92,184	4,658	16.52%	215.27%	140,632,305	118,709	1,185	23.08%	97.41%
2016	1,230,028,370	204,055	6,028	7.21%	176.28%	458,118,510	95,561	4,794	2.92%	224.48%	145,421,165	114,220	1,273	7.47%	112.16%
2017	1,236,392,045	205,140	6,027	-0.01%	176.24%	410,617,450	95,043	4,320	-9.88%	192.41%	163,049,060	113,546	1,436	12.79%	139.29%
2018	1,217,272,715	206,438	5,897	-2.17%	170.26%	411,333,805	94,565	4,350	0.68%	194.41%	159,800,340	113,981	1,402	-2.37%	133.63%
2019	1,219,967,440	206,900	5,896	0.00%	170.25%	409,722,335	94,183	4,350	0.01%	194.44%	159,671,920	113,843	1,403	0.04%	133.72%

Rate Annual %chg Average Value/Acre:

10.45%

11.40%

8.86%

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
2009	543,835	5,572	98			186,380	1,533	122			632,676,765	422,627	1,497		
2010	527,055	5,034	105	7.27%	7.27%	189,295	1,542	123	0.98%	0.98%	686,206,055	422,571	1,624	8.48%	8.48%
2011	564,280	5,618	100	-4.07%	2.90%	239,110	1,737	138	12.11%	13.22%	752,490,090	422,588	1,781	9.66%	18.95%
2012	578,970	5,614	103	2.68%	5.66%	241,865	1,722	140	2.04%	15.52%	846,367,220	422,575	2,003	12.48%	33.79%
2013	591,825	5,608	106	2.33%	8.12%	238,055	1,700	140	-0.30%	15.17%	1,119,254,690	422,612	2,648	32.23%	76.91%
2014	1,450,640	5,605	259	145.25%	165.16%	550,760	1,744	316	125.53%	159.75%	1,464,337,120	422,603	3,465	30.83%	131.46%
2015	1,450,995	5,548	262	1.06%	167.96%	699,855	2,008	349	10.37%	186.68%	1,719,699,315	422,536	4,070	17.46%	171.87%
2016	1,410,695	4,904	288	9.98%	194.71%	1,545,780	3,123	495	41.99%	307.06%	1,836,524,520	421,864	4,353	6.96%	190.80%
2017	1,296,405	5,309	244	-15.11%	150.18%	1,390,355	2,804	496	0.18%	307.78%	1,812,745,315	421,843	4,297	-1.29%	187.05%
2018	1,320,225	5,087	260	6.30%	165.93%	1,376,830	2,754	500	0.84%	311.19%	1,791,103,915	422,824	4,236	-1.42%	182.97%
2019	1,347,045	5,139	262	0.98%	168.54%	1,381,225	2,762	500	0.00%	311.19%	1,792,089,965	422,829	4,238	0.05%	183.12%

6

BOONE

Rate Annual %chg Average Value/Acre:

10.97%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

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Total Real Property
Sum Lines 17, 25, & 30

Records : 6,092

Value : 2,187,971,495

Growth 7,715,869

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	190	1,547,850	119	916,245	324	4,942,910	633	7,407,005	
02. Res Improve Land	1,399	18,444,630	101	2,318,000	357	5,448,710	1,857	26,211,340	
03. Res Improvements	1,391	115,313,345	126	22,551,230	376	51,186,595	1,893	189,051,170	
04. Res Total	1,581	135,305,825	245	25,785,475	700	61,578,215	2,526	222,669,515	2,287,485
% of Res Total	62.59	60.77	9.70	11.58	27.71	27.65	41.46	10.18	29.65
05. Com UnImp Land	56	406,335	10	117,310	13	5,757,685	79	6,281,330	
06. Com Improve Land	301	3,086,805	26	1,103,165	41	15,460,805	368	19,650,775	
07. Com Improvements	299	27,412,845	26	14,180,150	48	9,963,230	373	51,556,225	
08. Com Total	355	30,905,985	36	15,400,625	61	31,181,720	452	77,488,330	1,205,565
% of Com Total	78.54	39.88	7.96	19.87	13.50	40.24	7.42	3.54	15.62
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	39,715,140	0	0	0	0	1	39,715,140	
12. Ind Total	1	40,457,630	1	100,030	0	0	2	40,557,660	0
% of Ind Total	50.00	99.75	50.00	0.25	0.00	0.00	0.03	1.85	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	1,581	135,305,825	245	25,785,475	700	61,578,215	2,526	222,669,515	2,287,485
% of Res & Rec Total	62.59	60.77	9.70	11.58	27.71	27.65	41.46	10.18	29.65
Com & Ind Total	356	71,363,615	37	15,500,655	61	31,181,720	454	118,045,990	1,205,565
% of Com & Ind Total	78.41	60.45	8.15	13.13	13.44	26.41	7.45	5.40	15.62
17. Taxable Total	1,937	206,669,440	282	41,286,130	761	92,759,935	2,980	340,715,505	3,493,050
% of Taxable Total	65.00	60.66	9.46	12.12	25.54	27.23	48.92	15.57	45.27

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	17	287,995	2,310,775		0	0	0
19. Commercial	16	1,317,940	6,587,275		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		17	287,995	2,310,775
19. Commercial	0	0	0		16	1,317,940	6,587,275
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					33	1,605,935	8,898,050

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	170	14	109	293

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	8	176,500	1,991	1,014,104,650	1,999	1,014,281,150
28. Ag-Improved Land	0	0	0	0	1,031	687,925,295	1,031	687,925,295
29. Ag Improvements	0	0	0	0	1,113	145,049,545	1,113	145,049,545

30. Ag Total

3,112

1,847,255,990

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	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	2.26	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	100,000	5	5.00	100,000	
32. HomeSite Improv Land	559	560.00	10,550,000	559	560.00	10,550,000	
33. HomeSite Improvements	582	0.00	56,117,110	582	0.00	56,117,110	795,585
34. HomeSite Total				587	565.00	66,767,110	
35. FarmSite UnImp Land	24	48.02	197,070	24	48.02	197,070	
36. FarmSite Improv Land	978	2,676.53	9,824,845	978	2,676.53	9,824,845	
37. FarmSite Improvements	1,079	0.00	88,932,435	1,079	0.00	88,932,435	3,427,234
38. FarmSite Total				1,103	2,724.55	98,954,350	
39. Road & Ditches	2,560	7,665.91	0	2,562	7,668.17	0	
40. Other- Non Ag Use	10	245.52	245,520	10	245.52	245,520	
41. Total Section VI				1,690	11,203.24	165,966,980	4,222,819

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	35,904.35	18.09%	194,242,595	18.55%	5,410.00
46. 1A	13,680.97	6.89%	73,875,350	7.06%	5,399.86
47. 2A1	22,489.67	11.33%	121,669,105	11.62%	5,410.00
48. 2A	13,587.06	6.85%	73,352,220	7.01%	5,398.68
49. 3A1	259.98	0.13%	1,260,220	0.12%	4,847.37
50. 3A	1,065.89	0.54%	5,510,770	0.53%	5,170.11
51. 4A1	79,883.53	40.25%	413,364,435	39.49%	5,174.59
52. 4A	31,618.49	15.93%	163,602,205	15.63%	5,174.26
53. Total	198,489.94	100.00%	1,046,876,900	100.00%	5,274.21
Dry					
54. 1D1	7,490.48	8.15%	36,403,720	8.31%	4,860.00
55. 1D	15,691.93	17.08%	75,701,085	17.27%	4,824.20
56. 2D1	8,574.94	9.33%	40,816,715	9.31%	4,760.00
57. 2D	1,268.26	1.38%	5,577,540	1.27%	4,397.79
58. 3D1	279.11	0.30%	1,098,890	0.25%	3,937.12
59. 3D	34,001.67	37.01%	161,838,965	36.93%	4,759.74
60. 4D1	8,612.50	9.37%	40,967,725	9.35%	4,756.78
61. 4D	15,947.89	17.36%	75,833,425	17.30%	4,755.08
62. Total	91,866.78	100.00%	438,238,065	100.00%	4,770.36
Grass					
63. 1G1	23,909.44	32.67%	36,924,390	32.93%	1,544.34
64. 1G	6,628.40	9.06%	9,755,870	8.70%	1,471.83
65. 2G1	7,578.35	10.36%	11,622,555	10.36%	1,533.65
66. 2G	33,502.69	45.78%	51,831,075	46.22%	1,547.07
67. 3G1	862.77	1.18%	986,000	0.88%	1,142.83
68. 3G	697.75	0.95%	1,020,815	0.91%	1,463.01
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	73,179.40	100.00%	112,140,705	100.00%	1,532.41
Irrigated Total	198,489.94	54.01%	1,046,876,900	65.45%	5,274.21
Dry Total	91,866.78	25.00%	438,238,065	27.40%	4,770.36
Grass Total	73,179.40	19.91%	112,140,705	7.01%	1,532.41
72. Waste	2,106.99	0.57%	1,026,660	0.06%	487.26
73. Other	1,853.46	0.50%	1,112,055	0.07%	599.99
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	367,496.57	100.00%	1,599,394,385	100.00%	4,352.13

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	457.90	5.08%	2,369,635	5.75%	5,175.01
46. 1A	663.19	7.36%	3,010,890	7.30%	4,540.01
47. 2A1	233.39	2.59%	1,114,770	2.70%	4,776.43
48. 2A	1,887.52	20.96%	8,739,190	21.20%	4,629.99
49. 3A1	2,047.15	22.73%	9,177,560	22.26%	4,483.09
50. 3A	222.94	2.48%	1,039,345	2.52%	4,661.99
51. 4A1	932.10	10.35%	4,280,705	10.38%	4,592.54
52. 4A	2,560.82	28.44%	11,499,200	27.89%	4,490.44
53. Total	9,005.01	100.00%	41,231,295	100.00%	4,578.71
Dry					
54. 1D1	73.13	1.91%	151,995	2.68%	2,078.42
55. 1D	789.82	20.64%	1,331,920	23.53%	1,686.36
56. 2D1	257.78	6.73%	376,200	6.65%	1,459.38
57. 2D	744.13	19.44%	1,111,565	19.63%	1,493.78
58. 3D1	1,059.56	27.68%	1,483,480	26.20%	1,400.09
59. 3D	347.66	9.08%	503,785	8.90%	1,449.07
60. 4D1	217.60	5.69%	278,735	4.92%	1,280.95
61. 4D	337.85	8.83%	423,485	7.48%	1,253.47
62. Total	3,827.53	100.00%	5,661,165	100.00%	1,479.06
Grass					
63. 1G1	4,443.08	11.67%	4,344,935	12.71%	977.91
64. 1G	462.50	1.21%	422,275	1.24%	913.03
65. 2G1	4,860.32	12.76%	4,716,275	13.80%	970.36
66. 2G	595.99	1.57%	417,410	1.22%	700.36
67. 3G1	22,218.43	58.34%	19,546,480	57.20%	879.74
68. 3G	5,476.78	14.38%	4,703,745	13.76%	858.85
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	24.87	0.07%	21,385	0.06%	859.87
71. Total	38,081.97	100.00%	34,172,505	100.00%	897.34
Irrigated Total	9,005.01	16.27%	41,231,295	50.35%	4,578.71
Dry Total	3,827.53	6.92%	5,661,165	6.91%	1,479.06
Grass Total	38,081.97	68.81%	34,172,505	41.73%	897.34
72. Waste	3,622.73	6.55%	343,440	0.42%	94.80
73. Other	810.34	1.46%	486,220	0.59%	600.02
74. Exempt	40.35	0.07%	0	0.00%	0.00
75. Market Area Total	55,347.58	100.00%	81,894,625	100.00%	1,479.64

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	207,494.95	1,088,108,195	207,494.95	1,088,108,195
77. Dry Land	0.00	0	25.07	119,780	95,669.24	443,779,450	95,694.31	443,899,230
78. Grass	0.00	0	36.48	56,720	111,224.89	146,256,490	111,261.37	146,313,210
79. Waste	0.00	0	0.00	0	5,729.72	1,370,100	5,729.72	1,370,100
80. Other	0.00	0	0.00	0	2,663.80	1,598,275	2,663.80	1,598,275
81. Exempt	0.00	0	0.00	0	40.35	0	40.35	0
82. Total	0.00	0	61.55	176,500	422,782.60	1,681,112,510	422,844.15	1,681,289,010

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	207,494.95	49.07%	1,088,108,195	64.72%	5,244.02
Dry Land	95,694.31	22.63%	443,899,230	26.40%	4,638.72
Grass	111,261.37	26.31%	146,313,210	8.70%	1,315.04
Waste	5,729.72	1.36%	1,370,100	0.08%	239.12
Other	2,663.80	0.63%	1,598,275	0.10%	600.00
Exempt	40.35	0.01%	0	0.00%	0.00
Total	422,844.15	100.00%	1,681,289,010	100.00%	3,976.14

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	399	5,750,600	366	7,502,105	410	69,426,945	809	82,679,650	1,665,605
83.2 Albion	65	1,049,575	683	14,418,605	683	73,069,015	748	88,537,195	413,245
83.3 Cedar Rapids	33	107,235	207	663,430	208	10,468,505	241	11,239,170	12,800
83.4 Petersburg	31	174,315	183	1,758,480	177	13,406,445	208	15,339,240	147,020
83.5 Rural Villages	44	108,555	92	264,605	92	4,310,880	136	4,684,040	22,240
83.6 St Edward	61	216,725	326	1,604,115	323	18,369,380	384	20,190,220	26,575
84 Residential Total	633	7,407,005	1,857	26,211,340	1,893	189,051,170	2,526	222,669,515	2,287,485

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Albion	21	256,980	151	3,032,110	151	58,322,455	172	61,611,545	846,505
85.2	Cedar Rapids	10	23,150	42	203,275	45	1,871,890	55	2,098,315	0
85.3	Petersburg	12	39,970	52	275,380	49	3,880,525	61	4,195,875	234,790
85.4	Rural	5	5,852,595	16	15,374,060	23	4,491,755	28	25,718,410	0
85.5	Rural Villages	8	4,280	23	24,755	23	1,067,525	31	1,096,560	35,135
85.6	St Edward	14	87,075	57	318,530	55	3,053,115	69	3,458,720	89,135
85.7	Suburban Commercial	10	117,310	28	1,165,155	28	18,584,100	38	19,866,565	0
86	Commercial Total	80	6,381,360	369	20,393,265	374	91,271,365	454	118,045,990	1,205,565

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	21,359.89	31.58%	33,173,875	31.74%	1,553.09
88. 1G	5,818.01	8.60%	8,991,775	8.60%	1,545.51
89. 2G1	7,308.38	10.80%	11,160,185	10.68%	1,527.04
90. 2G	31,675.22	46.82%	49,254,985	47.13%	1,555.00
91. 3G1	826.79	1.22%	964,350	0.92%	1,166.38
92. 3G	659.33	0.97%	968,040	0.93%	1,468.22
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	67,647.62	100.00%	104,513,210	100.00%	1,544.97
CRP					
96. 1C1	1,453.20	51.59%	3,073,535	51.61%	2,115.01
97. 1C	175.36	6.23%	370,890	6.23%	2,115.02
98. 2C1	198.18	7.04%	417,890	7.02%	2,108.64
99. 2C	969.88	34.43%	2,051,280	34.45%	2,114.98
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	19.97	0.71%	41,540	0.70%	2,080.12
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,816.59	100.00%	5,955,135	100.00%	2,114.31
Timber					
105. 1T1	1,096.35	40.38%	676,980	40.48%	617.49
106. 1T	635.03	23.39%	393,205	23.51%	619.19
107. 2T1	71.79	2.64%	44,480	2.66%	619.58
108. 2T	857.59	31.58%	524,810	31.38%	611.96
109. 3T1	35.98	1.33%	21,650	1.29%	601.72
110. 3T	18.45	0.68%	11,235	0.67%	608.94
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,715.19	100.00%	1,672,360	100.00%	615.93
Grass Total	67,647.62	92.44%	104,513,210	93.20%	1,544.97
CRP Total	2,816.59	3.85%	5,955,135	5.31%	2,114.31
Timber Total	2,715.19	3.71%	1,672,360	1.49%	615.93
114. Market Area Total	73,179.40	100.00%	112,140,705	100.00%	1,532.41

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	4,168.75	11.69%	4,051,500	12.78%	971.87
88. 1G	422.84	1.19%	405,935	1.28%	960.02
89. 2G1	4,720.06	13.24%	4,544,000	14.33%	962.70
90. 2G	287.33	0.81%	295,420	0.93%	1,028.16
91. 3G1	20,568.22	57.68%	17,692,105	55.79%	860.17
92. 3G	5,464.59	15.33%	4,699,545	14.82%	860.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	24.87	0.07%	21,385	0.07%	859.87
95. Total	35,656.66	100.00%	31,709,890	100.00%	889.31
CRP					
96. 1C1	200.18	10.63%	261,235	11.62%	1,305.00
97. 1C	1.15	0.06%	1,500	0.07%	1,304.35
98. 2C1	124.53	6.61%	162,515	7.23%	1,305.03
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,557.64	82.70%	1,822,435	81.08%	1,170.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	1,883.50	100.00%	2,247,685	100.00%	1,193.36
Timber					
105. 1T1	74.15	13.69%	32,200	14.98%	434.25
106. 1T	38.51	7.11%	14,840	6.90%	385.35
107. 2T1	15.73	2.90%	9,760	4.54%	620.47
108. 2T	308.66	56.97%	121,990	56.76%	395.22
109. 3T1	92.57	17.09%	31,940	14.86%	345.04
110. 3T	12.19	2.25%	4,200	1.95%	344.54
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	541.81	100.00%	214,930	100.00%	396.69
Grass Total	35,656.66	93.63%	31,709,890	92.79%	889.31
CRP Total	1,883.50	4.95%	2,247,685	6.58%	1,193.36
Timber Total	541.81	1.42%	214,930	0.63%	396.69
114. Market Area Total	38,081.97	100.00%	34,172,505	100.00%	897.34

2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)

06 Boone

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	213,862,880	222,669,515	8,806,635	4.12%	2,287,485	3.05%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	66,089,025	66,767,110	678,085	1.03%	795,585	-0.18%
04. Total Residential (sum lines 1-3)	279,951,905	289,436,625	9,484,720	3.39%	3,083,070	2.29%
05. Commercial	75,034,310	77,488,330	2,454,020	3.27%	1,205,565	1.66%
06. Industrial	40,557,660	40,557,660	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	115,591,970	118,045,990	2,454,020	2.12%	1,205,565	1.08%
08. Ag-Farmsite Land, Outbuildings	96,660,465	98,954,350	2,293,885	2.37%	3,427,234	-1.17%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	186,430	245,520	59,090	31.70%		
11. Total Non-Agland (sum lines 8-10)	96,846,895	99,199,870	2,352,975	2.43%	3,427,234	-1.11%
12. Irrigated	1,220,911,675	1,088,108,195	-132,803,480	-10.88%		
13. Dryland	409,845,760	443,899,230	34,053,470	8.31%		
14. Grassland	159,233,565	146,313,210	-12,920,355	-8.11%		
15. Wasteland	1,344,725	1,370,100	25,375	1.89%		
16. Other Agland	1,376,690	1,598,275	221,585	16.10%		
17. Total Agricultural Land	1,792,712,415	1,681,289,010	-111,423,405	-6.22%		
18. Total Value of all Real Property (Locally Assessed)	2,285,103,185	2,187,971,495	-97,131,690	-4.25%	7,715,869	-4.59%

2020 Assessment Survey for Boone County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	NA
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	NA
6.	Assessor's requested budget for current fiscal year:
	\$276,346
7.	Adopted budget, or granted budget if different from above:
	NA
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$105,704
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:
	\$1,250
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$15,264.33

B. Computer, Automation Information and GIS

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

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.	Does the county employ outside help for appraisal or listing services?
	Yes - listing service only
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	NA
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?
	No

2020 Residential Assessment Survey for Boone County

1.	Valuation data collection done by:																
	Contract lister for Valuation Groupings 1, 2, 6, 7 and Ag. Stanard Appraisal for Valuation Groups 3 and 5.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td><td>Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.</td></tr> <tr> <td style="text-align: center;">2</td><td>Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td></tr> <tr> <td style="text-align: center;">3</td><td>Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td></tr> <tr> <td style="text-align: center;">5</td><td>St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable. Close to Columbus</td></tr> <tr> <td style="text-align: center;">6</td><td>Acreage - All rural residential properties throughout the county</td></tr> <tr> <td style="text-align: center;">7</td><td>Rural Villages - Unincorporated communities of Boone, Loretto, Raeville and Primrose</td></tr> <tr> <td style="text-align: center;">AG</td><td>Agricultural Homes and Outbuildings</td></tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.	2	Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.	3	Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.	5	St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable. Close to Columbus	6	Acreage - All rural residential properties throughout the county	7	Rural Villages - Unincorporated communities of Boone, Loretto, Raeville and Primrose	AG	Agricultural Homes and Outbuildings
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AG	Agricultural Homes and Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales comparison; style, year, quality, and condition																
4.	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 using local market information																
5.	Are individual depreciation tables developed for each valuation group?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison; lots are analyzed by the square foot																
7.	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.																																												
8.	Are there form 191 applications on file?																																												
	no																																												
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																												
	All lots are treated the same; no applications to combine lots have been received																																												
10.	<table><tr><td><u>Valuation Group</u></td><td><u>Date of Depreciation Tables</u></td><td><u>Date of Costing</u></td><td><u>Date of Lot Value Study</u></td><td><u>Date of Last Inspection</u></td></tr><tr><td>1</td><td>2017</td><td>2014</td><td>2019</td><td>2017</td></tr><tr><td>2</td><td>2017</td><td>2014</td><td>2019</td><td>2017</td></tr><tr><td>3</td><td>2020</td><td>2014</td><td>2019</td><td>2019</td></tr><tr><td>5</td><td>2020</td><td>2014</td><td>2015</td><td>2019</td></tr><tr><td>6</td><td>2019</td><td>2014</td><td>2015</td><td>2019</td></tr><tr><td>7</td><td>2019</td><td>2014</td><td>2018</td><td>2019</td></tr><tr><td>AG</td><td>2016</td><td>2014</td><td>2019</td><td>2016</td></tr></table>					<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2017	2014	2019	2017	2	2017	2014	2019	2017	3	2020	2014	2019	2019	5	2020	2014	2015	2019	6	2019	2014	2015	2019	7	2019	2014	2018	2019	AG	2016	2014	2019	2016
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6	2019	2014	2015	2019																																									
7	2019	2014	2018	2019																																									
AG	2016	2014	2019	2016																																									
	The vacant lot sales are minimal and make it difficult to complete a full lot study, therefore the lots are considered correct for the revaluation and reappraisal.																																												

2020 Commercial Assessment Survey for Boone County

1.	Valuation data collection done by:												
	Stanard Appraisal 1, 2, 3, and 6, Office staff and contract lister 5												
2.	List the valuation group recognized in the County and describe the unique characteristics of each:												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	Sales comparison, cost, and income approaches												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The appraiser is responsible for establishing values of unique commercial properties												
4.	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												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the commercial lot values.												
	Sales comparison approach												

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2011	2018	2017
	2	2018	2011	2018	2017
	3	2018	2011	2018	2017
	5	2018	2011	2018	2019
	6	2018	2011	2018	2017
St. Edward was reviewed due to the March 2019 flooding					

2020 Agricultural Assessment Survey for Boone County

1.	Valuation data collection done by:										
	Contract lister = annual pickup work										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland</td> <td style="text-align: center;">2020</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.</td> <td style="text-align: center;">2020</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland	2020	02	Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.	2020
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02	Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.	2020									
	NA										
3.	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										
4.	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.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Nothing is identified at this time.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Sales are reviewed through use of questionnaire and and interview with buyers and sellers										
	<u><i>If your county has special value applications, please answer the following</i></u>										
8a.	How many parcels have a special valuation application on file?										
	NA										
8b.	What process was used to determine if non-agricultural influences exist in the county?										

	NA
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	NA
8d.	Where is the influenced area located within the county?
	NA
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	NA

BOONE COUNTY 3 YEAR PLAN OF ASSESSMENT

Residential

2020

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.
Stanard Appraisal will do a complete reval of the residential homes in St Edward and Petersburg.

2021

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.
Conduct a complete reval of the rural homes and outbuildings in Range 5 & 7.

2022

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.
Conduct a complete reval of rural homes and outbuildings in Range 6 & 8.

Commercial

2020

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.
Conduct an office reval of the commercial sites in St Edward. Send questionnaires to parcel owners, conduct site visits and take new pictures.

2021

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.

2022

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

2020

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, with a primary focus on Township 18.
Review sales and statistical analysis to determine if any adjustments are needed to maintain compliance with state requirements.

2021

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, AgriData, Google Earth and property inspections if necessary, with a primary focus on Township 19.
Review sales and statistical analysis to determine if any adjustments are needed to maintain compliance with state requirements.

2022

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, AgriData, Google Earth and property inspections if necessary, with a primary focus on Township 20.
Review sales and statistical analysis to determine if any adjustments are needed to maintain compliance with state requirements.



Barb Hanson
Boone County Assessor