

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**BOONE COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for 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

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

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

cc: Dan Lueken, Boone County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

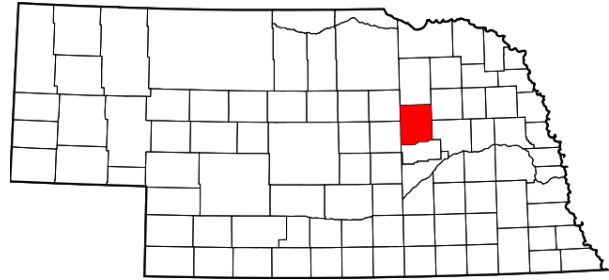
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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

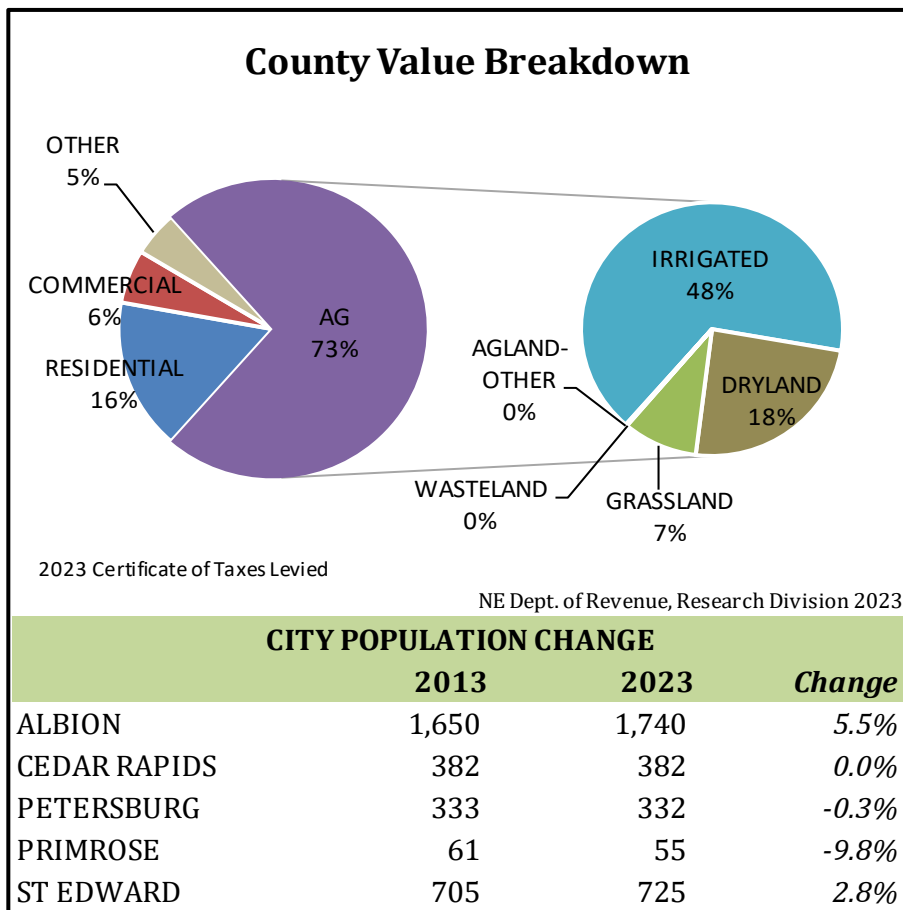


## County Overview

With a total area of 687 square miles, Boone County has 5,385 residents, per the Census Bureau Quick Facts for 2024, a slight decrease population from the 2023 U.S. Census. Reports indicate that 81% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$153,373 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boone County are located in and around Albion, the county seat. Per the latest information available from the U.S. Census Bureau, there are fewer employer establishments at 199, with more total employment of 1,509 people, for an overall increase of 6% in employment from 2019.



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.

## 2024 Residential Correlation for Boone County

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### *Assessment Actions*

Cedar Rapids, Acreages and Rural Villages were reviewed county wide by a contract appraiser for 2024 assessment year. Depreciation was adjusted in Cedar Rapids, Acreages and Rural Villages. Updated costing and depreciation tables were implemented for Albion and St. Edward. A 20% economic depreciation was applied to St. Edward.

The county assessor completed routine maintenance and pick-up work.

### *Assessment Practice Review*

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

Sales qualification and verification processes are reviewed to determine if all arm's length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The county assessor provides documented reasons for all sales that are disqualified. Reviewing sales, it was determined several sales should have been disqualified due to significant changes and family sales. These sales have been discussed with the newly elected county assessor and additional training will be provided by Property Assessment Division (Division) going forward.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. Boone county consists of six valuation groups. The larger villages within Boone County are stratified and defined in Valuation Groups 1 through 5. Valuation Group 7 includes the unincorporated communities in the county. Rural properties are included in Valuation Group 6.

The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, and a tracking file of the areas that are reviewed each year. Valuation data is collected by the assessor and office staff for the residential class. Inspection dates range from 2019 to 2023. The consistency of quality and condition of listings is questionable, Division will work with the newly elected county assessor for improvement. The land to building ratio is low. Lot values are reviewed and updated within the six-year review cycle, dated 2018 to 2021. The county assessor has expressed intention to conduct a lot study for Albion and St. Edward. Costing tables are dated 2021-2023 and depreciation tables are dated 2020-2023.

The county assessor has a written methodology on file.

# 2024 Residential Correlation for Boone County

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## *Description of Analysis*

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

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

The statistical sample in the residential class consists of 128 sales, with two of three measures of central tendency within acceptable range; the mean is slightly high. The COD is within the acceptable range recommended by IAAO, the PRD is high. Further analysis of the overall statistics shows the removal of the six most extreme outlier ratios will cause all measures of central tendency and qualitative measures to fall within the acceptable range.

Review of the valuation groups indicates all with sufficient sales have medians within the acceptable range. Valuation Group 1 has the majority of sales. Two of the three measures of central tendency are within the range, the mean is slightly high. The COD is within the approved IAAO range, the PRD is slightly high. Further analysis shows the removal of the five most extreme outlier ratios will improve the three measures of central tendency and the qualitative measures fall within the acceptable range. Valuation Group 7 has a median within the acceptable range, however, has a low sample of sales. Valuation Group 3 also consists of a low sample of sales for measurement purposes.

Review of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) supports the reported actions of the county assessor.

## *Equalization and Quality of Assessment*

A review of the statistics, along with all other information available, and the assessment practices suggest that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality of the assessment of the residential property in Boone County complies with generally accepted mass appraisal techniques.

## 2024 Residential Correlation for Boone County

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VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	71	93.21	101.32	93.65	22.54	108.19
2	17	96.82	98.06	94.97	10.26	103.25
3	4	82.72	97.21	83.75	34.82	116.07
5	20	92.55	104.43	92.98	35.26	112.31
6	11	97.58	97.61	97.96	02.41	99.64
7	5	95.64	100.18	87.98	30.18	113.87
<u>    </u> ALL <u>    </u>	128	95.34	100.88	93.99	21.49	107.33

### *Level of Value*

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

# 2024 Commercial Correlation for Boone County

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## *Assessment Actions*

Pick-up work and general maintenance were completed for the commercial class.

## *Assessment Practice Review*

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

The sales usability rate for the commercial class is near the statewide average. A review of the non-qualified sales revealed the majority are substantially changed, partial interest, or family sales. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that all arm's length transactions have been made available for measurement purposes.

There are five commercial valuation groups in Boone County. Each of the four larger, developing towns are defined by their own valuation group. Rural and small villages have a lower rate of development and are combined in Valuation Group 6. The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year. Pickup work, inspection and revaluations for the commercial class are completed by a contract appraiser. The entire commercial class was inspected in 2022. Lot values were reviewed and updated in 2018, remaining within the six-year review cycle. Depreciation tables are dated 2022. Costing tables are dated 2019.

## *Description of Analysis*

Commercial parcels are analyzed using five valuation groups that are based on assessor location.

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

The statistical sample for the commercial class includes 30 qualified sales representing four of the five valuation groups. Two of the three measures of central tendency are within the acceptable range, the mean is high. The qualitative statistics are above the recommended range.

## 2024 Commercial Correlation for Boone County

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An array of the sales by dollar increment ranges does not display a pattern of regressivity; however, it does demonstrate that there are outliers at all price levels.

Reviewing valuation groups indicates all four valuation groups have medians within the recommended range; however, the statistics will not be used as a point estimate of the level of value due to volume of outliers in the sample.

A review of the sold parcels compared to the change in the 2024 County Abstract of Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the commercial class of property.

### *Equalization and Quality of Assessment*

Based on the review of all available information and the statistical profile, commercial values within the class are uniformly applied. The quality of the assessment of the residential property in Boone County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	12	97.74	133.68	118.45	49.74	112.86
2	8	95.38	107.32	81.62	45.04	131.49
5	7	95.92	95.16	73.04	35.82	130.28
6	3	98.60	80.73	60.27	18.76	133.95
____ALL____	30	97.50	112.37	95.85	41.94	117.24

### *Level of Value*

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

# 2024 Agricultural Correlation for Boone County

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## *Assessment Actions*

Irrigated land was increased approximately 46%, dry land was increased 23% and grassland was increased 5% in Market Area 1. Dry land was increased approximately 20% and grassland was increased 40% in Market Area 2.

The county assessor completed routine maintenance and pick-up work.

## *Assessment Practice Review*

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

The sales usability rate for the agricultural class is below the statewide average. A review of the non-qualified sales revealed the majority are substantially changed or family sales. Sales are reviewed through use of questionnaire and interviews with buyers and sellers. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that all arm's length transactions have been made available for measurement purposes.

Two agricultural market areas are used in Boone County for analyzing agricultural sales. Market areas are defined by land use majority and soil types. The county assessor is current and in compliance with the six-year inspection and review cycle. The county assessor has a systematic review schedule, a tracking file of the areas that are reviewed each year. Valuation data is collected by a contract lister. The contract lister collects annual pickup work. The depreciation for the agricultural dwellings and outbuildings is dated 2022, and costing is dated 2021. Feedlots and hog sites have been identified by the county assessor as intensive use. The county assessor identifies enrolled acres in the Conservation Reserve Program (CRP). A land use study was conducted in 2022. The assessor utilizes Agridata to update land use and identify CRP.

## *Description of Analysis*

The statistical sample for the agricultural class includes 60 qualified sales. Two of the three central tendencies are within the acceptable range, the weighted mean is slightly low. The COD supports the use of the median as a point estimate of the level of value.

Reviewing each class by 80% Majority Land Use (MLU), the statistics for sales of grassland, dryland and irrigated land all have medians within the acceptable range. When reviewing the irrigated land, dryland and grassland in all areas compared to the surrounding counties indicates that the Boone County values are comparable with surrounding counties.

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 compared with the 2023 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the county assessor.

## 2024 Agricultural Correlation for Boone County

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### *Equalization and Quality of Assessment*

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Boone County complies with generally accepted mass appraisal techniques. Agricultural improvements are equalized and assessed at the statutory level.

<b>80%MLU By Market Area</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	31	69.68	72.06	65.65	24.33	109.76
1	31	69.68	72.06	65.65	24.33	109.76
____ Dry ____						
County	12	69.24	71.31	69.13	24.15	103.15
1	12	69.24	71.31	69.13	24.15	103.15
____ Grass ____						
County	6	71.93	69.10	68.36	13.75	101.08
1	3	73.32	69.85	70.11	05.10	99.63
2	3	70.54	68.35	67.06	21.43	101.92
____ ALL ____	60	69.38	70.88	66.13	22.79	107.18

### *Level of Value*

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



## 2024 Opinions of the Property Tax Administrator for Boone County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>69</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Boone County

### Residential Real Property - Current

Number of Sales	128	Median	95.34
Total Sales Price	\$23,855,725	Mean	100.88
Total Adj. Sales Price	\$23,855,725	Wgt. Mean	93.99
Total Assessed Value	\$22,422,810	Average Assessed Value of the Base	\$130,212
Avg. Adj. Sales Price	\$186,373	Avg. Assessed Value	\$175,178

### Confidence Interval - Current

95% Median C.I	91.62 to 98.26
95% Wgt. Mean C.I	90.64 to 97.35
95% Mean C.I	95.08 to 106.68
% of Value of the Class of all Real Property Value in the County	11.21
% of Records Sold in the Study Period	4.98
% of Value Sold in the Study Period	6.70

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	121	95	94.87
2022	135	96	96.38
2021	137	99	98.50
2020	112	99	98.68

## 2024 Commission Summary for Boone County

### Commercial Real Property - Current

Number of Sales	30	Median	97.50
Total Sales Price	\$4,006,149	Mean	112.37
Total Adj. Sales Price	\$4,006,149	Wgt. Mean	95.85
Total Assessed Value	\$3,839,730	Average Assessed Value of the Base	\$310,203
Avg. Adj. Sales Price	\$133,538	Avg. Assessed Value	\$127,991

### Confidence Interval - Current

95% Median C.I	92.10 to 99.55
95% Wgt. Mean C.I	66.31 to 125.38
95% Mean C.I	76.00 to 148.74
% of Value of the Class of all Real Property Value in the County	4.75
% of Records Sold in the Study Period	6.56
% of Value Sold in the Study Period	2.71

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	20	99	98.53
2022	14	100	96.60
2021	16	100	100.15
2020	18	100	101.12

**06 Boone**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 128  
 Total Sales Price : 23,855,725  
 Total Adj. Sales Price : 23,855,725  
 Total Assessed Value : 22,422,810  
 Avg. Adj. Sales Price : 186,373  
 Avg. Assessed Value : 175,178

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 101  
 COD : 21.49  
 PRD : 107.33

COV : 33.17  
 STD : 33.46  
 Avg. Abs. Dev : 20.49  
 MAX Sales Ratio : 265.45  
 MIN Sales Ratio : 38.71

95% Median C.I. : 91.62 to 98.26  
 95% Wgt. Mean C.I. : 90.64 to 97.35  
 95% Mean C.I. : 95.08 to 106.68

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-21 To 31-DEC-21	17	100.43	104.82	97.00	19.83	108.06	47.11	180.41	88.35 to 117.21	151,324	146,784	
01-JAN-22 To 31-MAR-22	9	104.00	104.41	100.36	13.30	104.04	78.76	131.91	86.87 to 123.09	159,778	160,353	
01-APR-22 To 30-JUN-22	21	98.26	106.94	98.48	20.02	108.59	68.23	231.20	91.35 to 113.30	237,794	234,190	
01-JUL-22 To 30-SEP-22	10	96.51	93.14	90.80	13.39	102.58	66.40	120.69	72.27 to 107.68	214,001	194,312	
01-OCT-22 To 31-DEC-22	12	96.48	108.17	96.31	27.48	112.31	63.56	167.10	78.65 to 147.06	144,833	139,495	
01-JAN-23 To 31-MAR-23	4	86.64	95.74	83.95	25.59	114.04	70.69	139.00	N/A	135,000	113,335	
01-APR-23 To 30-JUN-23	18	89.33	90.51	87.54	13.25	103.39	63.95	142.80	78.09 to 96.11	199,586	174,716	
01-JUL-23 To 30-SEP-23	37	91.98	100.11	92.84	27.03	107.83	38.71	265.45	85.49 to 96.30	184,892	171,649	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	57	99.10	103.49	96.91	18.00	106.79	47.11	231.20	93.62 to 104.00	195,512	189,467	
01-OCT-22 To 30-SEP-23	71	91.63	98.79	91.44	23.93	108.04	38.71	265.45	85.74 to 95.64	179,036	163,707	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	52	97.92	104.13	96.79	19.52	107.58	63.56	231.20	93.38 to 104.00	198,263	191,889	
<u>ALL</u>	128	95.34	100.88	93.99	21.49	107.33	38.71	265.45	91.62 to 98.26	186,373	175,178	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	71	93.21	101.32	93.65	22.54	108.19	38.71	235.66	88.63 to 100.43	201,071	188,303	
2	17	96.82	98.06	94.97	10.26	103.25	78.09	139.00	85.74 to 104.26	135,353	128,546	
3	4	82.72	97.21	83.75	34.82	116.07	66.40	156.98	N/A	259,500	217,335	
5	20	92.55	104.43	92.98	35.26	112.31	47.11	265.45	72.34 to 118.78	88,523	82,309	
6	11	97.58	97.61	97.96	02.41	99.64	92.72	104.00	93.80 to 100.12	382,109	374,325	
7	5	95.64	100.18	87.98	30.18	113.87	52.72	167.10	N/A	53,400	46,979	
<u>ALL</u>	128	95.34	100.88	93.99	21.49	107.33	38.71	265.45	91.62 to 98.26	186,373	175,178	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	128	95.34	100.88	93.99	21.49	107.33	38.71	265.45	91.62 to 98.26	186,373	175,178	
06												
07												
<u>ALL</u>	128	95.34	100.88	93.99	21.49	107.33	38.71	265.45	91.62 to 98.26	186,373	175,178	

**06 Boone**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 128  
 Total Sales Price : 23,855,725  
 Total Adj. Sales Price : 23,855,725  
 Total Assessed Value : 22,422,810  
 Avg. Adj. Sales Price : 186,373  
 Avg. Assessed Value : 175,178

MEDIAN : 95  
 WGT. MEAN : 94  
 MEAN : 101  
 COD : 21.49  
 PRD : 107.33

COV : 33.17  
 STD : 33.46  
 Avg. Abs. Dev : 20.49  
 MAX Sales Ratio : 265.45  
 MIN Sales Ratio : 38.71

95% Median C.I. : 91.62 to 98.26  
 95% Wgt. Mean C.I. : 90.64 to 97.35  
 95% Mean C.I. : 95.08 to 106.68

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	139.00	139.00	139.00	00.00	100.00	139.00	139.00	N/A	2,000	2,780
Less Than 15,000	4	104.85	111.26	90.11	39.87	123.47	68.23	167.10	N/A	7,491	6,750
Less Than 30,000	10	128.89	120.84	120.29	23.40	100.46	68.23	167.10	70.69 to 159.03	16,097	19,363
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	127	95.27	100.58	93.99	21.31	107.01	38.71	265.45	91.62 to 98.26	187,825	176,536
Greater Than 14,999	124	95.34	100.55	94.00	20.77	106.97	38.71	265.45	91.62 to 98.26	192,143	180,611
Greater Than 29,999	118	95.00	99.19	93.81	19.87	105.73	38.71	265.45	91.58 to 97.32	200,803	188,383
<b>Incremental Ranges</b>											
0 TO 4,999	1	139.00	139.00	139.00	00.00	100.00	139.00	139.00	N/A	2,000	2,780
5,000 TO 14,999	3	70.69	102.01	86.61	46.63	117.78	68.23	167.10	N/A	9,322	8,073
15,000 TO 29,999	6	130.79	127.23	127.20	17.13	100.02	77.76	159.03	77.76 to 159.03	21,833	27,772
30,000 TO 59,999	12	111.38	136.34	142.32	44.51	95.80	72.34	265.45	84.34 to 180.41	44,417	63,213
60,000 TO 99,999	13	104.26	103.35	101.22	26.10	102.10	52.72	231.20	60.58 to 119.59	73,885	74,786
100,000 TO 149,999	20	97.02	102.41	100.90	22.86	101.50	38.71	181.00	90.43 to 115.08	126,470	127,614
150,000 TO 249,999	34	92.60	94.32	94.02	13.30	100.32	58.75	119.90	85.20 to 101.26	194,696	183,050
250,000 TO 499,999	36	91.49	88.14	88.33	10.53	99.78	47.11	115.34	86.59 to 94.98	312,028	275,629
500,000 TO 999,999	3	99.10	98.96	98.93	00.42	100.03	98.26	99.51	N/A	606,400	599,933
1,000,000 +											
<b>ALL</b>	<b>128</b>	<b>95.34</b>	<b>100.88</b>	<b>93.99</b>	<b>21.49</b>	<b>107.33</b>	<b>38.71</b>	<b>265.45</b>	<b>91.62 to 98.26</b>	<b>186,373</b>	<b>175,178</b>

**06 Boone**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 30  
Total Sales Price : 4,006,149  
Total Adj. Sales Price : 4,006,149  
Total Assessed Value : 3,839,730  
Avg. Adj. Sales Price : 133,538  
Avg. Assessed Value : 127,991

MEDIAN : 98  
WGT. MEAN : 96  
MEAN : 112  
COD : 41.94  
PRD : 117.24

COV : 86.70  
STD : 97.42  
Avg. Abs. Dev : 40.89  
MAX Sales Ratio : 572.95  
MIN Sales Ratio : 16.20

95% Median C.I. : 92.10 to 99.55  
95% Wgt. Mean C.I. : 66.31 to 125.38  
95% Mean C.I. : 76.00 to 148.74

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2	97.94	97.94	97.33	00.68	100.63	97.27	98.60	N/A	60,188	58,580
01-JAN-21 To 31-MAR-21	1	186.18	186.18	186.18	00.00	100.00	186.18	186.18	N/A	17,000	31,650
01-APR-21 To 30-JUN-21	3	104.99	106.27	104.49	06.98	101.70	95.92	117.90	N/A	134,753	140,802
01-JUL-21 To 30-SEP-21	1	101.28	101.28	101.28	00.00	100.00	101.28	101.28	N/A	30,000	30,385
01-OCT-21 To 31-DEC-21	3	99.55	116.44	106.59	20.74	109.24	93.91	155.87	N/A	113,333	120,802
01-JAN-22 To 31-MAR-22	1	92.10	92.10	92.10	00.00	100.00	92.10	92.10	N/A	163,000	150,130
01-APR-22 To 30-JUN-22	3	97.75	86.95	91.17	25.63	95.37	43.97	119.12	N/A	126,667	115,483
01-JUL-22 To 30-SEP-22	4	98.52	97.63	97.32	02.05	100.32	93.49	100.00	N/A	118,500	115,325
01-OCT-22 To 31-DEC-22	1	98.97	98.97	98.97	00.00	100.00	98.97	98.97	N/A	106,214	105,115
01-JAN-23 To 31-MAR-23	2	169.23	169.23	163.12	46.94	103.75	89.79	248.67	N/A	32,500	53,013
01-APR-23 To 30-JUN-23	6	70.23	65.80	65.76	26.64	100.06	27.88	93.05	27.88 to 93.05	236,883	155,783
01-JUL-23 To 30-SEP-23	3	54.71	214.62	159.18	339.21	134.83	16.20	572.95	N/A	161,667	257,337
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	7	101.28	114.59	105.24	16.54	108.88	95.92	186.18	95.92 to 186.18	81,662	85,943
01-OCT-21 To 30-SEP-22	11	97.75	99.34	97.29	14.20	102.11	43.97	155.87	92.10 to 119.12	123,364	120,026
01-OCT-22 To 30-SEP-23	12	80.23	123.01	92.31	94.47	133.26	16.20	572.95	44.05 to 98.97	173,126	159,820
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	8	103.14	119.45	107.02	21.13	111.61	93.91	186.18	93.91 to 186.18	98,908	105,856
01-JAN-22 To 31-DEC-22	9	97.75	93.60	94.64	10.24	98.90	43.97	119.12	92.10 to 100.00	124,802	118,111
<u>ALL</u>	30	97.50	112.37	95.85	41.94	117.24	16.20	572.95	92.10 to 99.55	133,538	127,991

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	12	97.74	133.68	118.45	49.74	112.86	69.34	572.95	89.34 to 104.99	168,898	200,064
2	8	95.38	107.32	81.62	45.04	131.49	27.88	248.67	27.88 to 248.67	95,250	77,747
5	7	95.92	95.16	73.04	35.82	130.28	16.20	186.18	16.20 to 186.18	93,143	68,030
6	3	98.60	80.73	60.27	18.76	133.95	44.05	99.55	N/A	188,458	113,592
<u>ALL</u>	30	97.50	112.37	95.85	41.94	117.24	16.20	572.95	92.10 to 99.55	133,538	127,991

**06 Boone  
COMMERCIAL**

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

Qualified

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

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 Avg. Assessed Value : 127,991

MEDIAN : 98  
 WGT. MEAN : 96  
 MEAN : 112  
 COD : 41.94  
 PRD : 117.24

COV : 86.70  
 STD : 97.42  
 Avg. Abs. Dev : 40.89  
 MAX Sales Ratio : 572.95  
 MIN Sales Ratio : 16.20

95% Median C.I. : 92.10 to 99.55  
 95% Wgt. Mean C.I. : 66.31 to 125.38  
 95% Mean C.I. : 76.00 to 148.74

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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	1	93.05	93.05	93.05	00.00	100.00	93.05	93.05	N/A	395,000	367,550
03	29	97.73	113.03	96.15	43.12	117.56	16.20	572.95	89.79 to 100.00	124,522	119,730
04											
<u>ALL</u>	<u>30</u>	<u>97.50</u>	<u>112.37</u>	<u>95.85</u>	<u>41.94</u>	<u>117.24</u>	<u>16.20</u>	<u>572.95</u>	<u>92.10 to 99.55</u>	<u>133,538</u>	<u>127,991</u>

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	98.60	98.60	98.60	00.00	100.00	98.60	98.60	N/A	5,375	5,300
Less Than 30,000	3	99.30	128.03	138.72	29.40	92.29	98.60	186.18	N/A	12,458	17,282
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	30	97.50	112.37	95.85	41.94	117.24	16.20	572.95	92.10 to 99.55	133,538	127,991
Greater Than 14,999	29	97.27	112.84	95.84	43.45	117.74	16.20	572.95	89.79 to 100.00	137,958	132,222
Greater Than 29,999	27	95.92	110.63	95.44	43.76	115.92	16.20	572.95	89.34 to 100.00	146,992	140,292
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	98.60	98.60	98.60	00.00	100.00	98.60	98.60	N/A	5,375	5,300
15,000 TO 29,999	2	142.74	142.74	145.45	30.43	98.14	99.30	186.18	N/A	16,000	23,273
30,000 TO 59,999	6	109.59	121.62	124.94	47.93	97.34	16.20	248.67	16.20 to 248.67	35,000	43,728
60,000 TO 99,999	5	95.92	91.65	91.77	06.91	99.87	71.11	100.00	N/A	73,800	67,729
100,000 TO 149,999	6	95.59	166.07	153.66	94.50	108.08	43.97	572.95	43.97 to 572.95	117,702	180,858
150,000 TO 249,999	5	92.10	81.60	80.70	26.37	101.12	27.88	119.12	N/A	184,860	149,180
250,000 TO 499,999	5	93.05	78.91	77.07	22.34	102.39	44.05	104.99	N/A	351,852	271,165
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>30</u>	<u>97.50</u>	<u>112.37</u>	<u>95.85</u>	<u>41.94</u>	<u>117.24</u>	<u>16.20</u>	<u>572.95</u>	<u>92.10 to 99.55</u>	<u>133,538</u>	<u>127,991</u>



**06 Boone**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 30  
 Total Sales Price : 4,006,149  
 Total Adj. Sales Price : 4,006,149  
 Total Assessed Value : 3,839,730  
 Avg. Adj. Sales Price : 133,538  
 Avg. Assessed Value : 127,991

MEDIAN : 98  
 WGT. MEAN : 96  
 MEAN : 112  
 COD : 41.94  
 PRD : 117.24

COV : 86.70  
 STD : 97.42  
 Avg. Abs. Dev : 40.89  
 MAX Sales Ratio : 572.95  
 MIN Sales Ratio : 16.20

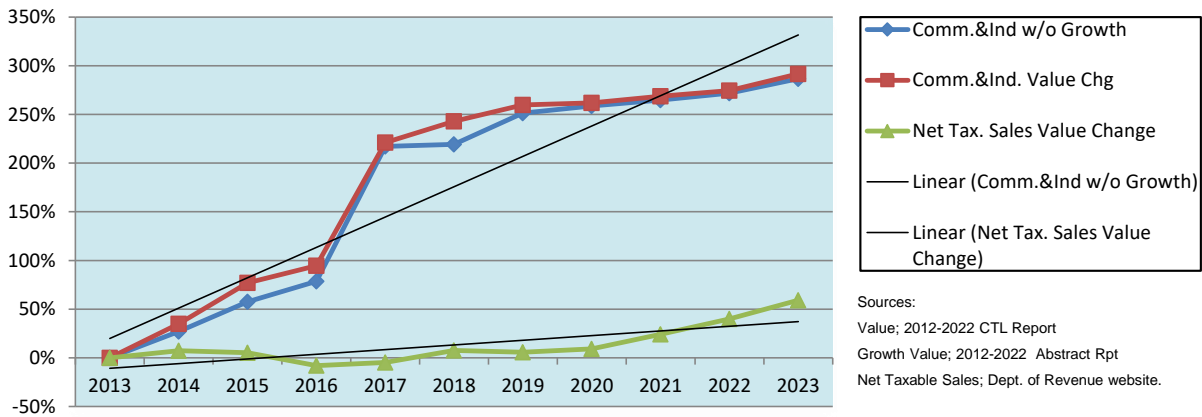
95% Median C.I. : 92.10 to 99.55  
 95% Wgt. Mean C.I. : 66.31 to 125.38  
 95% Mean C.I. : 76.00 to 148.74

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
341	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	70,000	70,000
344	3	98.97	238.66	140.92	178.13	169.36	44.05	572.95	N/A	202,071	284,750
349	1	97.73	97.73	97.73	00.00	100.00	97.73	97.73	N/A	300,000	293,195
350	1	186.18	186.18	186.18	00.00	100.00	186.18	186.18	N/A	17,000	31,650
352	4	79.34	76.61	75.50	18.39	101.47	54.71	93.05	N/A	282,825	213,536
353	5	97.75	96.27	100.19	11.70	96.09	71.11	119.12	N/A	104,600	104,796
384	2	122.83	122.83	130.17	26.90	94.36	89.79	155.87	N/A	45,000	58,578
386	2	105.91	105.91	98.55	11.33	107.47	93.91	117.90	N/A	77,500	76,380
406	4	98.95	98.68	98.63	00.76	100.05	97.27	99.55	N/A	73,844	72,835
442	1	93.49	93.49	93.49	00.00	100.00	93.49	93.49	N/A	89,000	83,210
446	1	248.67	248.67	248.67	00.00	100.00	248.67	248.67	N/A	30,000	74,600
470	1	43.97	43.97	43.97	00.00	100.00	43.97	43.97	N/A	120,000	52,760
471	2	22.04	22.04	26.17	26.50	84.22	16.20	27.88	N/A	102,500	26,825
528	1	95.92	95.92	95.92	00.00	100.00	95.92	95.92	N/A	65,000	62,350
531	1	104.99	104.99	104.99	00.00	100.00	104.99	104.99	N/A	309,260	324,685
<u>ALL</u>	30	97.50	112.37	95.85	41.94	117.24	16.20	572.95	92.10 to 99.55	133,538	127,991

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2012	\$ 31,936,521	\$ 1,104,193	3.46%	\$ 30,832,328		\$ 54,748,237	
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%
2020	\$ 117,743,075	\$ 1,205,565	1.02%	\$ 116,537,510	0.82%	\$ 67,984,350	13.74%
2021	\$ 119,589,470	\$ 808,685	0.68%	\$ 118,780,785	0.88%	\$ 76,551,927	12.60%
2022	\$ 125,095,595	\$ 1,598,290	1.28%	\$ 123,497,305	3.27%	\$ 87,149,528	13.84%
2023	\$ 135,133,910	\$ -	0.00%	\$ 135,133,910	8.02%	\$ 92,348,503	5.97%
<b>Ann %chg</b>	<b>12.12%</b>			<b>Average</b>	<b>11.11%</b>	4.62%	<b>5.18%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	26.95%	34.82%	7.35%
2014	57.63%	77.01%	5.18%
2015	78.60%	94.75%	-8.04%
2016	217.18%	221.12%	-4.86%
2017	219.36%	242.90%	7.67%
2018	251.27%	259.86%	5.66%
2019	258.85%	261.94%	9.18%
2020	264.90%	268.68%	24.18%
2021	271.93%	274.46%	39.83%
2022	286.70%	291.70%	59.18%
2023	323.13%	323.13%	68.68%

County Number	6
County Name	Boone

**06 Boone**  
**AGRICULTURAL LAND**

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

Qualified

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

Number of Sales : 60  
 Total Sales Price : 76,693,660  
 Total Adj. Sales Price : 76,693,660  
 Total Assessed Value : 50,715,315  
 Avg. Adj. Sales Price : 1,278,228  
 Avg. Assessed Value : 845,255

MEDIAN : 69  
 WGT. MEAN : 66  
 MEAN : 71  
 COD : 22.79  
 PRD : 107.18

COV : 28.50  
 STD : 20.20  
 Avg. Abs. Dev : 15.81  
 MAX Sales Ratio : 148.35  
 MIN Sales Ratio : 20.60

95% Median C.I. : 59.43 to 79.07  
 95% Wgt. Mean C.I. : 61.12 to 71.13  
 95% Mean C.I. : 65.77 to 75.99

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	4	97.54	96.71	97.78	05.97	98.91	88.53	103.23	N/A	755,718	738,973
01-JAN-21 To 31-MAR-21	3	85.49	80.91	80.19	05.70	100.90	71.32	85.92	N/A	1,439,433	1,154,303
01-APR-21 To 30-JUN-21	3	84.07	81.76	83.48	05.46	97.94	73.72	87.48	N/A	1,117,730	933,128
01-JUL-21 To 30-SEP-21	2	112.69	112.69	106.18	31.64	106.13	77.03	148.35	N/A	432,998	459,768
01-OCT-21 To 31-DEC-21	13	73.78	71.21	66.18	19.45	107.60	43.74	99.07	56.80 to 86.07	872,862	577,675
01-JAN-22 To 31-MAR-22	3	65.79	56.88	51.66	32.25	110.10	20.60	84.25	N/A	897,133	463,497
01-APR-22 To 30-JUN-22	3	57.39	73.49	64.59	30.32	113.78	55.45	107.64	N/A	1,289,393	832,785
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	11	62.52	68.42	64.42	20.14	106.21	48.83	88.10	51.67 to 87.32	1,940,537	1,250,070
01-JAN-23 To 31-MAR-23	11	61.44	59.71	59.09	14.06	101.05	44.58	73.29	47.33 to 70.54	1,646,802	973,154
01-APR-23 To 30-JUN-23	6	55.80	60.59	60.70	12.71	99.82	52.80	87.54	52.80 to 87.54	1,205,333	731,654
01-JUL-23 To 30-SEP-23	1	62.50	62.50	62.50	00.00	100.00	62.50	62.50	N/A	533,800	333,600
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	12	86.70	91.68	87.69	13.94	104.55	71.32	148.35	77.03 to 101.83	963,363	844,810
01-OCT-21 To 30-SEP-22	19	65.92	69.31	63.66	25.47	108.88	20.60	107.64	56.80 to 84.25	942,462	599,927
01-OCT-22 To 30-SEP-23	29	59.43	63.29	61.79	16.88	102.43	44.58	88.10	54.58 to 69.68	1,628,501	1,006,172
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	21	80.35	78.05	73.88	17.88	105.64	43.74	148.35	65.92 to 85.92	946,890	699,600
01-JAN-22 To 31-DEC-22	17	62.52	67.28	63.21	24.73	106.44	20.60	107.64	55.45 to 86.50	1,641,499	1,037,624
<u>ALL</u>	60	69.38	70.88	66.13	22.79	107.18	20.60	148.35	59.43 to 79.07	1,278,228	845,255

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	55	69.08	71.05	66.08	23.52	107.52	20.60	148.35	59.13 to 80.35	1,345,798	889,292
2	5	70.54	68.95	67.45	15.08	102.22	44.58	89.94	N/A	534,955	360,854
<u>ALL</u>	60	69.38	70.88	66.13	22.79	107.18	20.60	148.35	59.43 to 79.07	1,278,228	845,255

**06 Boone**  
**AGRICULTURAL LAND**

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

Qualified

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MEDIAN : 69  
 WGT. MEAN : 66  
 MEAN : 71  
 COD : 22.79  
 PRD : 107.18

COV : 28.50  
 STD : 20.20  
 Avg. Abs. Dev : 15.81  
 MAX Sales Ratio : 148.35  
 MIN Sales Ratio : 20.60

95% Median C.I. : 59.43 to 79.07  
 95% Wgt. Mean C.I. : 61.12 to 71.13  
 95% Mean C.I. : 65.77 to 75.99

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	3	54.96	68.54	62.99	32.15	108.81	48.83	101.83	N/A	1,705,000	1,073,912
1	3	54.96	68.54	62.99	32.15	108.81	48.83	101.83	N/A	1,705,000	1,073,912
<b>Dry</b>											
County	11	77.03	73.48	71.34	20.19	103.00	43.74	99.07	57.02 to 93.24	746,884	532,856
1	11	77.03	73.48	71.34	20.19	103.00	43.74	99.07	57.02 to 93.24	746,884	532,856
<b>Grass</b>											
County	4	67.91	63.53	62.29	14.71	101.99	44.58	73.72	N/A	620,022	386,223
1	3	73.32	69.85	70.11	05.10	99.63	62.50	73.72	N/A	573,588	402,128
2	1	44.58	44.58	44.58	00.00	100.00	44.58	44.58	N/A	759,321	338,505
<b>ALL</b>	<b>60</b>	<b>69.38</b>	<b>70.88</b>	<b>66.13</b>	<b>22.79</b>	<b>107.18</b>	<b>20.60</b>	<b>148.35</b>	<b>59.43 to 79.07</b>	<b>1,278,228</b>	<b>845,255</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	31	69.68	72.06	65.65	24.33	109.76	47.33	148.35	56.72 to 84.07	1,727,278	1,133,972
1	31	69.68	72.06	65.65	24.33	109.76	47.33	148.35	56.72 to 84.07	1,727,278	1,133,972
<b>Dry</b>											
County	12	69.24	71.31	69.13	24.15	103.15	43.74	99.07	57.02 to 88.53	754,574	521,623
1	12	69.24	71.31	69.13	24.15	103.15	43.74	99.07	57.02 to 88.53	754,574	521,623
<b>Grass</b>											
County	6	71.93	69.10	68.36	13.75	101.08	44.58	89.94	44.58 to 89.94	673,348	460,280
1	3	73.32	69.85	70.11	05.10	99.63	62.50	73.72	N/A	573,588	402,128
2	3	70.54	68.35	67.06	21.43	101.92	44.58	89.94	N/A	773,107	518,432
<b>ALL</b>	<b>60</b>	<b>69.38</b>	<b>70.88</b>	<b>66.13</b>	<b>22.79</b>	<b>107.18</b>	<b>20.60</b>	<b>148.35</b>	<b>59.43 to 79.07</b>	<b>1,278,228</b>	<b>845,255</b>

## Boone County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	7,925	7,972	7,972	7,925	5,820	7,917	7,947	7,945	7,948
Madison	1	8,243	7,701	7,701	7,341	6,875	6,675	5,495	4,673	6,658
Platte	6	9,520	8,585	8,585	8,381	7,590	7,190	6,900	6,479	8,154
Nance	2	5,565	5,565	5,565	5,515	5,515	5,515	5,460	5,460	5,528
Nance	1	4,094	3,989	3,989	3,985	3,980	3,899	3,900	3,797	3,997
Greeley	2	4,995	4,935	4,935	4,875	4,835	4,775	4,715	4,635	4,838
Antelope	3	6,600	6,401	6,401	6,425	6,200	6,172	6,141	6,125	6,339
Boone	2	3,340	4,599	4,599	3,814	3,311	4,495	4,007	3,360	3,742
Wheeler	1	4,395	4,395	4,395	4,360	4,340	4,340	4,340	4,340	4,343
Antelope	1	5,400	5,200	5,200	5,075	4,600	4,400	4,400	4,200	4,898

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	5,474	5,434	5,474	5,080	4,527	5,442	5,438	5,437	5,437
Madison	1	7,816	7,631	7,107	6,743	6,439	6,164	4,798	3,825	6,719
Platte	6	7,841	7,350	6,729	6,639	6,347	5,938	4,900	3,724	6,461
Nance	2	4,595	4,560	4,535	4,535	4,480	4,450	4,390	4,390	4,500
Nance	1	2,399	2,400	2,333	2,343	2,313	2,266	2,220	2,200	2,313
Greeley	2	n/a	2,550	2,500	2,450	2,400	2,350	2,300	2,250	2,390
Antelope	3	5,560	5,570	5,376	5,378	4,700	4,695	4,597	3,999	4,934
Boone	2	2,420	2,010	1,751	1,790	1,676	1,743	1,535	1,571	1,779
Wheeler	1	2,150	2,040	1,855	1,770	1,700	1,625	1,525	1,450	1,608
Antelope	1	3,500	3,350	3,050	3,050	2,500	2,500	2,300	2,100	2,928

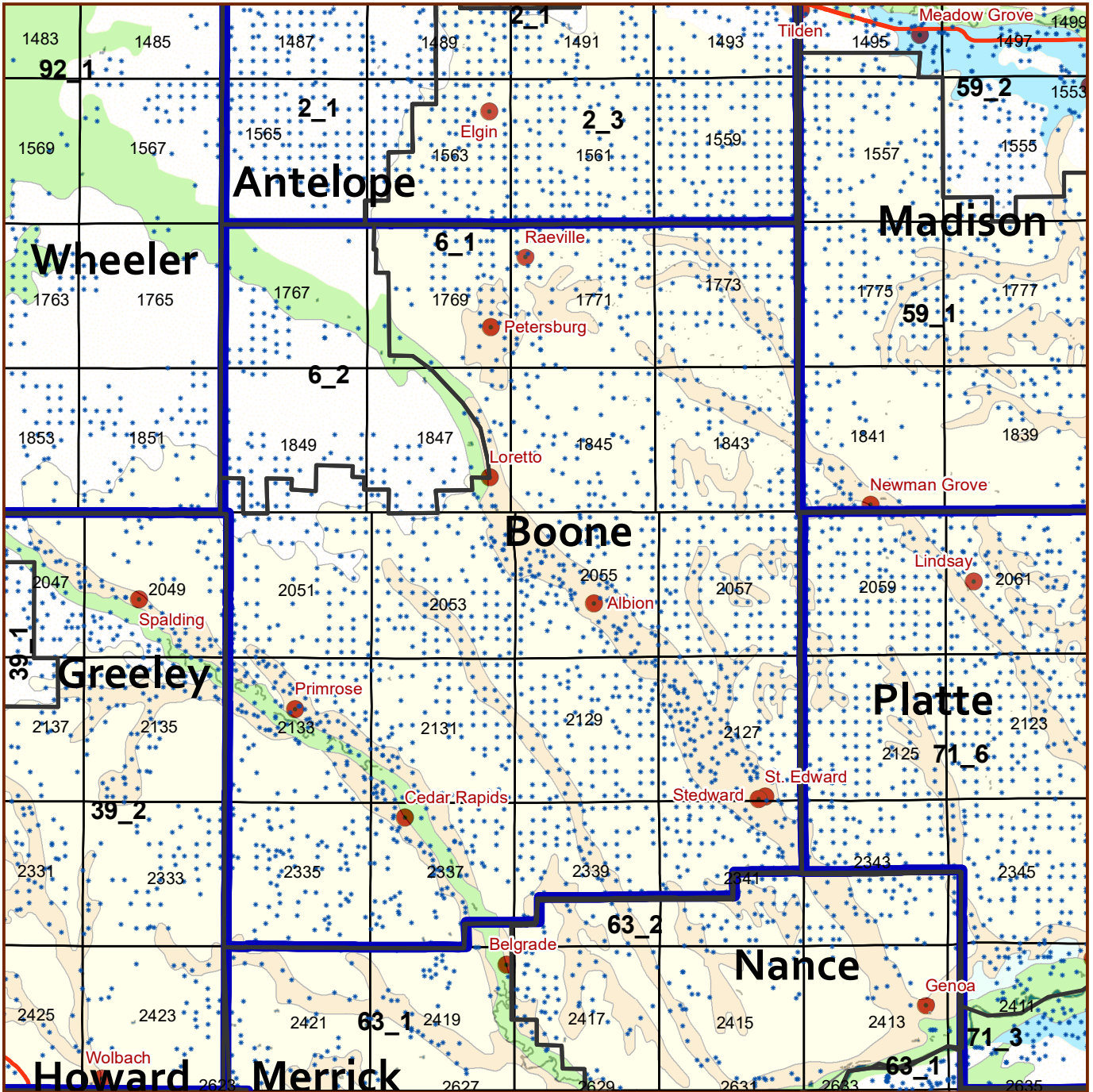
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1,879	1,876	1,876	1,885	1,518	1,620	n/a	n/a	1,875
Madison	1	2,492	2,400	2,248	2,185	2,075	n/a	n/a	n/a	2,357
Platte	6	2,434	2,456	2,273	2,287	n/a	1,490	2,040	1,948	2,389
Nance	2	1,816	1,817	1,792	1,790	1,720	1,720	n/a	1,675	1,799
Nance	1	2,001	2,000	1,991	1,880	1,852	1,834	1,825	1,780	1,932
Greeley	2	1,750	1,720	1,690	1,660	1,580	1,556	n/a	1,540	1,669
Antelope	3	1,625	1,625	1,600	1,550	1,525	1,500	n/a	1,480	1,573
Boone	2	1,354	1,344	1,347	1,408	1,240	1,240	n/a	1,240	1,269
Wheeler	1	1,171	1,175	1,164	1,154	1,165	1,165	1,130	1,029	1,163
Antelope	1	1,400	1,400	1,400	1,394	1,395	1,395	1,375	1,375	1,397

County	Mkt Area	CRP	TIMBER	WASTE
Boone	1	2,439	748	487
Madison	1	4,640	995	150
Platte	6	2,443	2,064	200
Nance	2	2,300	1,600	263
Nance	1	2,103	1,300	265
Greeley	2	1,773	n/a	400
Antelope	3	2,800	500	168
Boone	2	1,197	409	95
Wheeler	1	1,218	n/a	843
Antelope	1	1,800	500	182

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# BOONE COUNTY



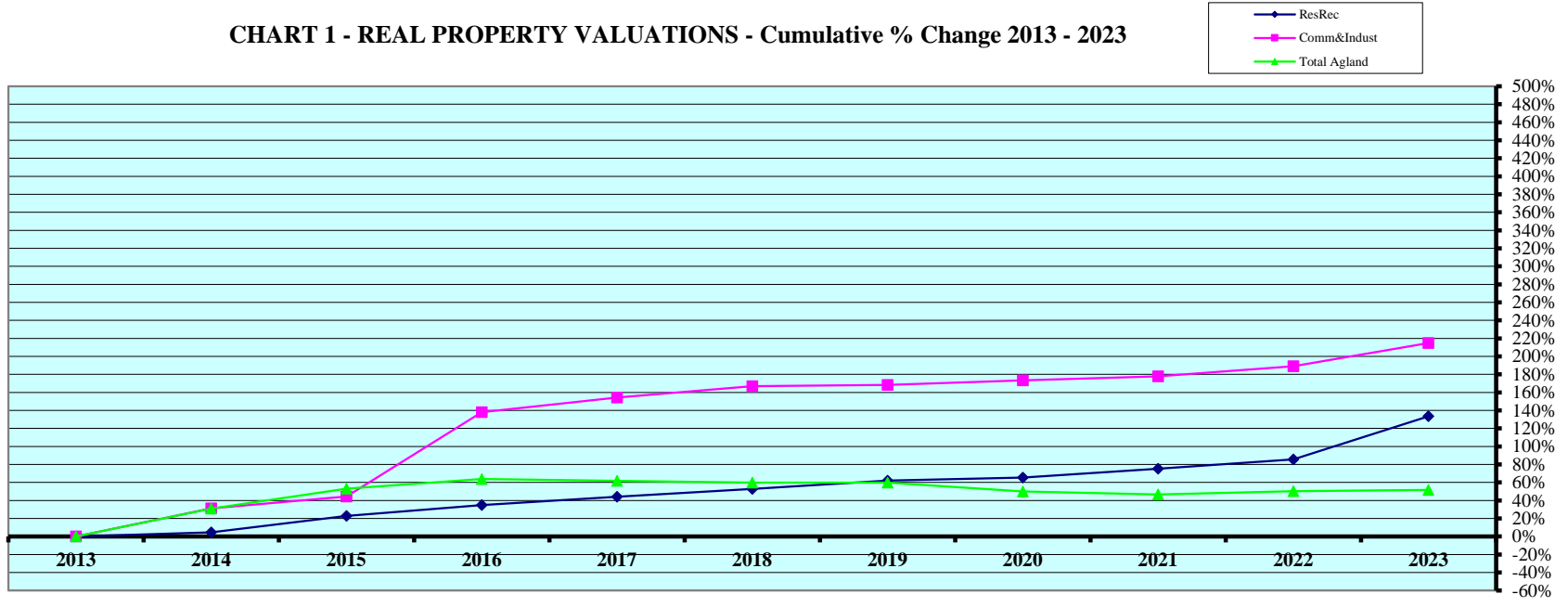
**Legend**

- 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 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	131,975,785	-	-	-	43,057,185	-	-	-	1,120,852,365	-	-	-
2014	138,158,565	6,182,780	4.68%	4.68%	56,529,485	13,472,300	31.29%	31.29%	1,467,057,630	346,205,265	30.89%	30.89%
2015	162,159,920	24,001,355	17.37%	22.87%	62,195,115	5,665,630	10.02%	44.45%	1,717,265,890	250,208,260	17.06%	53.21%
2016	177,832,220	15,672,300	9.66%	34.75%	102,555,460	40,360,345	64.89%	138.18%	1,836,403,355	119,137,465	6.94%	63.84%
2017	190,290,875	12,458,655	7.01%	44.19%	109,510,067	6,954,607	6.78%	154.34%	1,812,656,660	-23,746,695	-1.29%	61.72%
2018	201,829,935	11,539,060	6.06%	52.93%	114,925,530	5,415,463	4.95%	166.91%	1,791,446,935	-21,209,725	-1.17%	59.83%
2019	213,862,880	12,032,945	5.96%	62.05%	115,591,970	666,440	0.58%	168.46%	1,792,712,415	1,265,480	0.07%	59.94%
2020	218,373,730	4,510,850	2.11%	65.46%	117,743,075	2,151,105	1.86%	173.46%	1,681,610,615	-111,101,800	-6.20%	50.03%
2021	231,150,585	12,776,855	5.85%	75.15%	119,589,470	1,846,395	1.57%	177.75%	1,644,944,015	-36,666,600	-2.18%	46.76%
2022	244,887,405	13,736,820	5.94%	85.55%	124,487,460	4,897,990	4.10%	189.12%	1,685,195,720	40,251,705	2.45%	50.35%
2023	308,126,739	63,239,334	25.82%	133.47%	135,561,770	11,074,310	8.90%	214.84%	1,700,953,765	15,758,045	0.94%	51.76%

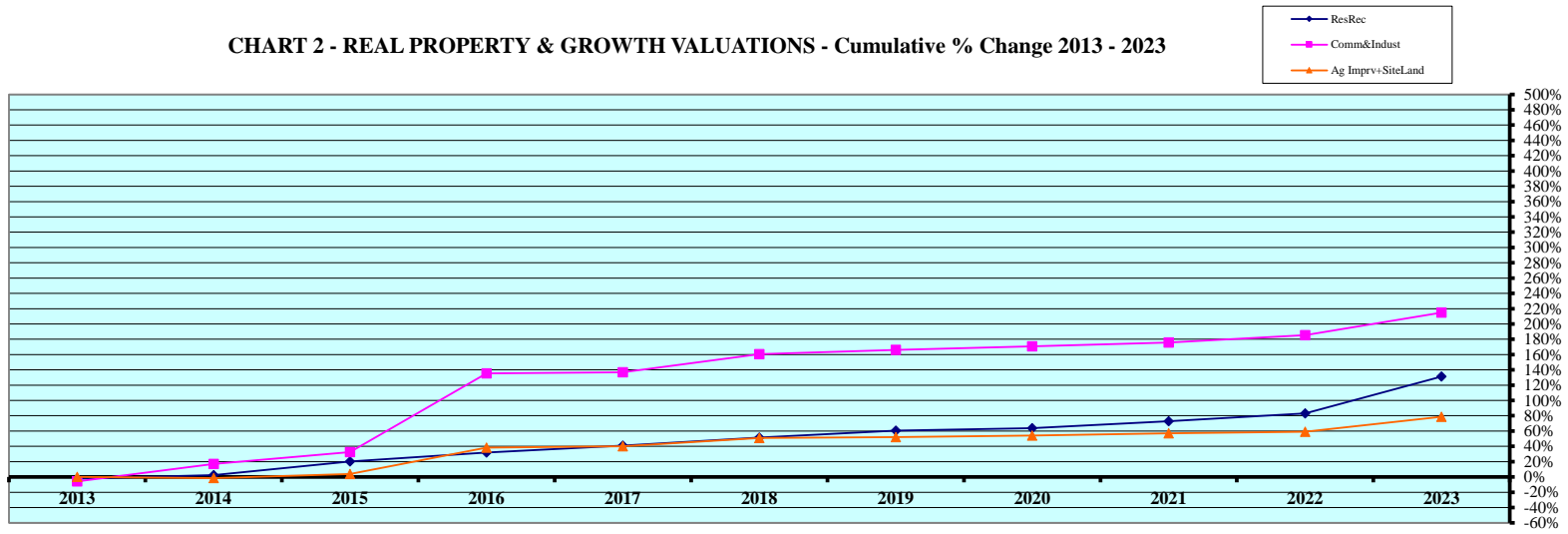
Rate Annual %chg: Residential & Recreational **8.85%** Commercial & Industrial **12.15%** Agricultural Land **4.26%**

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

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2013	131,975,785	2,957,474	2.24%	129,018,311	-	-2.24%	43,057,185	2,513,125	5.84%	40,544,060	-	-5.84%						
2014	138,158,565	3,171,590	2.30%	134,986,975	2.28%	2.28%	56,529,485	6,187,320	10.95%	50,342,165	16.92%	16.92%						
2015	162,159,920	3,456,500	2.13%	158,703,420	14.87%	20.25%	62,195,115	5,156,755	8.29%	57,038,360	0.90%	32.47%						
2016	177,832,220	3,691,623	2.08%	174,140,597	7.39%	31.95%	102,555,460	1,260,435	1.23%	101,295,025	62.87%	135.26%						
2017	190,290,875	4,250,622	2.23%	186,040,253	4.62%	40.97%	109,510,067	7,518,542	6.87%	101,991,525	-0.55%	136.87%						
2018	201,829,935	1,999,857	0.99%	199,830,078	5.01%	51.41%	114,925,530	2,743,355	2.39%	112,182,175	2.44%	160.54%						
2019	213,862,880	2,014,825	0.94%	211,848,055	4.96%	60.52%	115,591,970	988,030	0.85%	114,603,940	-0.28%	166.17%						
2020	218,373,730	2,287,485	1.05%	216,086,245	1.04%	63.73%	117,743,075	1,205,565	1.02%	116,537,510	0.82%	170.66%						
2021	231,150,585	2,888,915	1.25%	228,261,670	4.53%	72.96%	119,589,470	808,685	0.68%	118,780,785	0.88%	175.87%						
2022	244,887,405	3,344,055	1.37%	241,543,350	4.50%	83.02%	124,487,460	1,598,290	1.28%	122,889,170	2.76%	185.41%						
2023	308,126,739	2,940,040	0.95%	305,186,699	24.62%	131.24%	135,561,770	0	0.00%	135,561,770	8.90%	214.84%						
Rate Ann%chg	8.85%			Resid & Recreat w/o growth			7.38%			12.15%			C & I w/o growth			9.57%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	27,648,119	76,662,570	104,310,689	2,405,840	2.31%	101,904,849	-	-		
2014	28,282,865	77,424,545	105,707,410	2,999,099	2.84%	102,708,311	-1.54%	-1.54%		
2015	31,699,605	79,524,866	111,224,471	2,772,240	2.49%	108,452,231	2.60%	3.97%		
2016	61,154,105	86,373,470	147,527,575	3,319,568	2.25%	144,208,007	29.65%	38.25%		
2017	61,907,480	88,125,035	150,032,515	3,907,785	2.60%	146,124,730	-0.95%	40.09%		
2018	64,515,155	95,317,440	159,832,595	2,421,745	1.52%	157,410,850	4.92%	50.91%		
2019	66,089,025	96,846,895	162,935,920	4,266,670	2.62%	158,669,250	-0.73%	52.11%		
2020	65,973,595	99,065,545	165,039,140	4,222,819	2.56%	160,816,321	-1.30%	54.17%		
2021	65,939,245	100,510,665	166,449,910	2,514,600	1.51%	163,935,310	-0.67%	57.16%		
2022	65,910,440	100,125,635	166,036,075	0	0.00%	166,036,075	-0.25%	59.17%		
2023	75,674,825	113,974,225	189,649,050	3,235,845	1.71%	186,413,205	12.27%	78.71%		
Rate Ann%chg	10.59%		4.05%		6.16%		Ag Imprv+Site w/o growth		4.40%	

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

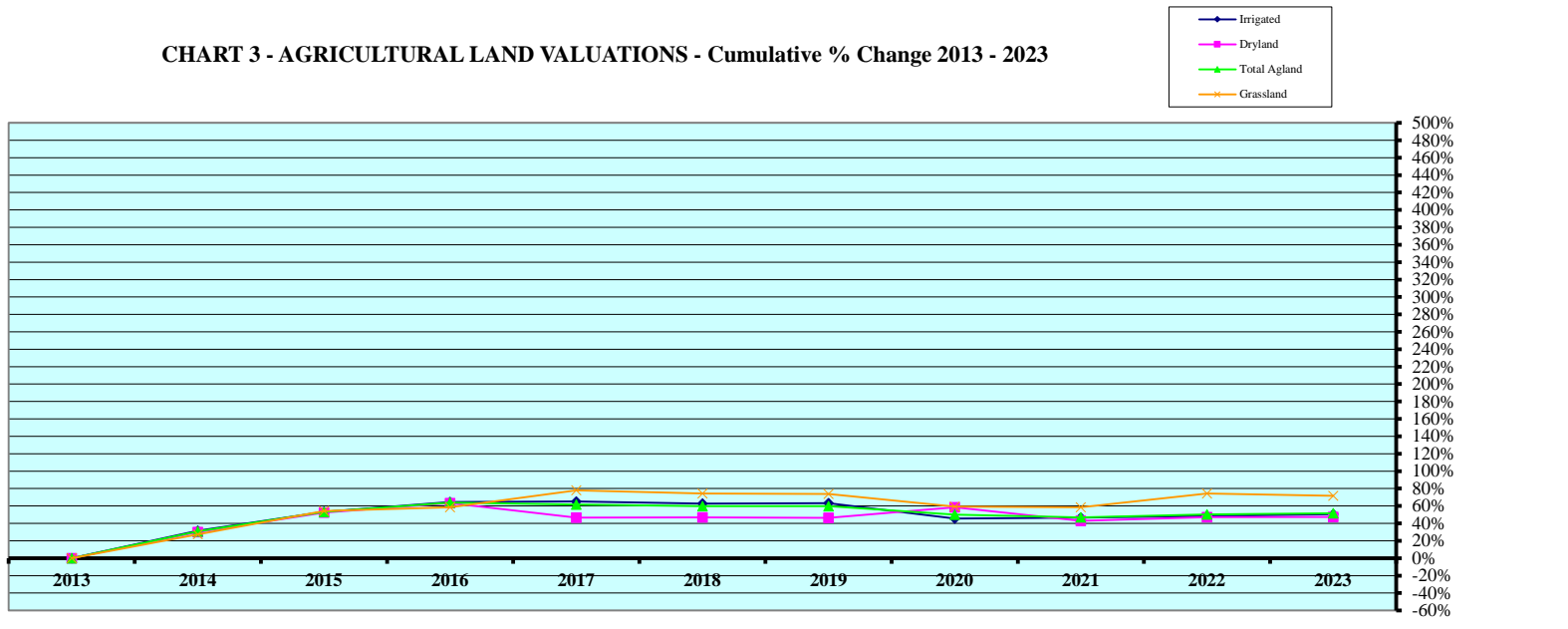
Cnty# 6  
County BOONE

CHART 2

NE Dept. of Revenue, Property Assessment Division



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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	748,422,315	-	-	-	279,958,635	-	-	-	91,623,590	-	-	-
2014	984,748,355	236,326,040	31.58%	31.58%	363,602,460	83,643,825	29.88%	29.88%	116,689,555	25,065,965	27.36%	27.36%
2015	1,146,714,935	161,966,580	16.45%	53.22%	426,854,345	63,251,885	17.40%	52.47%	141,468,800	24,779,245	21.24%	54.40%
2016	1,231,226,020	84,511,085	7.37%	64.51%	457,148,625	30,294,280	7.10%	63.29%	145,180,435	3,711,635	2.62%	58.45%
2017	1,236,386,290	5,160,270	0.42%	65.20%	410,597,190	-46,551,435	-10.18%	46.66%	163,050,810	17,870,375	12.31%	77.96%
2018	1,217,634,000	-18,752,290	-1.52%	62.69%	411,372,150	774,960	0.19%	46.94%	159,728,325	-3,322,485	-2.04%	74.33%
2019	1,220,911,675	3,277,675	0.27%	63.13%	409,845,760	-1,526,390	-0.37%	46.40%	159,233,565	-494,760	-0.31%	73.79%
2020	1,088,960,295	-131,951,380	-10.81%	45.50%	443,634,565	33,788,805	8.24%	58.46%	146,042,785	-13,190,780	-8.28%	59.39%
2021	1,096,863,430	7,903,135	0.73%	46.56%	399,903,405	-43,731,160	-9.86%	42.84%	145,206,515	-836,270	-0.57%	58.48%
2022	1,110,836,035	13,972,605	1.27%	48.42%	411,750,640	11,847,235	2.96%	47.08%	159,644,570	14,438,055	9.94%	74.24%
2023	1,127,844,860	17,008,825	1.53%	50.70%	412,483,705	733,065	0.18%	47.34%	157,280,120	-2,364,450	-1.48%	71.66%

Rate Ann.%chg: Irrigated **4.19%** Dryland **3.95%** Grassland **5.55%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	592,745	-	-	-	255,080	-	-	-	1,120,852,365	-	-	-
2014	1,458,860	866,115	146.12%	146.12%	558,400	303,320	118.91%	118.91%	1,467,057,630	346,205,265	30.89%	30.89%
2015	1,455,555	-3,305	-0.23%	145.56%	772,255	213,855	38.30%	202.75%	1,717,265,890	250,208,260	17.06%	53.21%
2016	1,479,235	23,680	1.63%	149.56%	1,369,040	596,785	77.28%	436.71%	1,836,403,355	119,137,465	6.94%	63.84%
2017	1,279,440	-199,795	-13.51%	115.85%	1,342,930	-26,110	-1.91%	426.47%	1,812,656,660	-23,746,695	-1.29%	61.72%
2018	1,330,650	51,210	4.00%	124.49%	1,381,810	38,880	2.90%	441.72%	1,791,446,935	-21,209,725	-1.17%	59.83%
2019	1,344,725	14,075	1.06%	126.86%	1,376,690	-5,120	-0.37%	439.71%	1,792,712,415	1,265,480	0.07%	59.94%
2020	1,369,205	24,480	1.82%	130.99%	1,603,765	227,075	16.49%	528.73%	1,681,610,615	-111,101,800	-6.20%	50.03%
2021	1,372,270	3,065	0.22%	131.51%	1,598,395	-5,370	-0.33%	526.62%	1,644,944,015	-36,666,600	-2.18%	46.76%
2022	1,372,230	-40	0.00%	131.50%	1,592,245	-6,150	-0.38%	524.21%	1,685,195,720	40,251,705	2.45%	50.35%
2023	1,321,235	-50,995	-3.72%	122.90%	2,023,845	431,600	27.11%	693.42%	1,700,953,765	15,758,045	0.94%	51.76%

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

Rate Ann.%chg: Total Agric Land **4.26%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	747,048,445	200,357	3,729			279,316,990	91,149	3,064			92,059,375	123,798	744		
2014	977,306,760	201,209	4,857	30.27%	30.27%	367,492,030	91,928	3,998	30.45%	30.45%	117,536,930	122,116	962	29.43%	29.43%
2015	1,147,522,575	204,087	5,623	15.76%	50.80%	429,393,585	92,184	4,658	16.52%	52.00%	140,632,305	118,709	1,185	23.08%	59.31%
2016	1,230,028,370	204,055	6,028	7.21%	61.67%	458,118,510	95,561	4,794	2.92%	56.44%	145,421,165	114,220	1,273	7.47%	71.21%
2017	1,236,392,045	205,140	6,027	-0.01%	61.64%	410,617,450	95,043	4,320	-9.88%	40.98%	163,049,060	113,546	1,436	12.79%	93.10%
2018	1,217,272,715	206,438	5,897	-2.17%	58.14%	411,333,805	94,565	4,350	0.68%	41.94%	159,800,340	113,981	1,402	-2.37%	88.53%
2019	1,219,967,440	206,900	5,896	0.00%	58.14%	409,722,335	94,183	4,350	0.01%	41.96%	159,671,920	113,843	1,403	0.04%	88.61%
2020	1,088,108,195	207,495	5,244	-11.06%	40.64%	443,788,025	95,671	4,639	6.63%	51.37%	146,305,210	111,256	1,315	-6.24%	76.84%
2021	1,092,889,490	207,976	5,255	0.21%	40.93%	401,976,360	95,574	4,206	-9.33%	37.25%	145,571,785	110,826	1,314	-0.11%	76.64%
2022	1,110,876,355	209,247	5,309	1.03%	42.38%	408,424,005	95,256	4,288	1.94%	39.92%	160,985,405	109,961	1,464	11.46%	96.88%
2023	1,127,884,775	210,352	5,362	1.00%	43.81%	412,487,280	95,852	4,303	0.37%	40.43%	157,261,060	107,738	1,460	-0.30%	96.29%

Rate Annual %chg Average Value/Acre: 3.70% 3.45% 6.98%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	591,825	5,608	106			238,055	1,700	140			1,119,254,690	422,612	2,648		
2014	1,450,640	5,605	259	145.25%	145.25%	550,760	1,744	316	125.53%	125.53%	1,464,337,120	422,603	3,465	30.83%	30.83%
2015	1,450,995	5,548	262	1.06%	147.83%	699,855	2,008	349	10.37%	148.91%	1,719,699,315	422,536	4,070	17.46%	53.67%
2016	1,410,695	4,904	288	9.98%	172.58%	1,545,780	3,123	495	41.99%	253.43%	1,836,524,520	421,864	4,353	6.96%	64.38%
2017	1,296,405	5,309	244	-15.11%	131.39%	1,390,355	2,804	496	0.18%	254.05%	1,812,745,315	421,843	4,297	-1.29%	62.26%
2018	1,320,225	5,087	260	6.30%	145.96%	1,376,830	2,754	500	0.84%	257.02%	1,791,103,915	422,824	4,236	-1.42%	59.95%
2019	1,347,045	5,139	262	0.98%	148.37%	1,381,225	2,762	500	0.00%	257.02%	1,792,089,965	422,829	4,238	0.05%	60.03%
2020	1,369,330	5,728	239	-8.79%	126.53%	1,598,275	2,664	600	20.00%	328.42%	1,681,169,035	422,815	3,976	-6.19%	50.13%
2021	1,371,770	5,733	239	0.09%	126.74%	1,603,590	2,673	600	0.00%	328.42%	1,643,412,995	422,781	3,887	-2.24%	46.77%
2022	1,372,270	5,734	239	0.02%	126.79%	1,591,960	2,653	600	0.00%	328.42%	1,683,249,995	422,852	3,981	2.41%	50.30%
2023	1,321,235	5,617	235	-1.71%	122.91%	2,024,250	3,374	600	0.00%	328.42%	1,700,978,600	422,932	4,022	1.03%	51.86%

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Rate Annual %chg Average Value/Acre: 4.27%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
5,379	BOONE	128,534,813	18,645,191	28,094,931	308,126,739	94,014,395	41,547,375	0	1,700,953,765	75,674,825	113,974,225	0	2,509,566,259
cnty sectorvalue % of total value:		5.12%	0.74%	1.12%	12.28%	3.75%	1.66%		67.78%	3.02%	4.54%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,740	ALBION	7,984,884	4,839,995	1,642,947	113,658,684	31,803,235	41,447,345	0	0	0	0	0	201,377,090
32.35%	%sector of county sector	6.21%	25.96%	5.85%	36.89%	33.83%	99.76%						8.02%
	%sector of municipality	3.97%	2.40%	0.82%	56.44%	15.79%	20.58%						100.00%
382	CEDAR RAPIDS	1,082,891	981,235	815,638	15,381,305	5,720,740	0	0	0	0	0	0	23,981,809
7.10%	%sector of county sector	0.84%	5.26%	2.90%	4.99%	6.08%							0.96%
	%sector of municipality	4.52%	4.09%	3.40%	64.14%	23.85%							100.00%
332	PETERSBURG	2,408,390	1,415,758	184,957	22,583,790	6,410,365	0	0	0	0	0	0	33,003,260
6.17%	%sector of county sector	1.87%	7.59%	0.66%	7.33%	6.82%							1.32%
	%sector of municipality	7.30%	4.29%	0.56%	68.43%	19.42%							100.00%
55	PRIMROSE	88,378	248,116	695,733	1,920,765	957,515	0	0	776,600	0	6,550	0	4,693,657
1.02%	%sector of county sector	0.07%	1.33%	2.48%	0.62%	1.02%			0.05%		0.01%		0.19%
	%sector of municipality	1.88%	5.29%	14.82%	40.92%	20.40%			16.55%		0.14%		100.00%
725	ST EDWARD	914,381	1,771,786	1,430,472	29,644,515	4,210,960	0	0	153,710	191,940	70,355	0	38,388,119
13.48%	%sector of county sector	0.71%	9.50%	5.09%	9.62%	4.48%			0.01%	0.25%	0.06%		1.53%
	%sector of municipality	2.38%	4.62%	3.73%	77.22%	10.97%			0.40%	0.50%	0.18%		100.00%
	%sector of county sector												
	%sector of municipality												
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3,235	Total Municipalities	12,478,924	9,256,891	4,769,747	183,189,063	49,102,816	41,447,346	0	930,310	191,940	76,905	0	301,443,940
60.13%	%all municip.sectors of cnty	9.71%	49.65%	16.98%	59.45%	52.23%	99.76%		0.05%	0.25%	0.07%		12.01%

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,173</b>	<b>Value : 2,986,303,010</b>	<b>Growth 9,637,375</b>
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Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	210	2,090,000	103	882,885	349	5,367,170	662	8,340,055	
<b>02. Res Improve Land</b>	1,407	19,486,575	97	2,226,000	381	5,944,880	1,885	27,657,455	
<b>03. Res Improvements</b>	1,400	176,674,940	110	34,976,325	398	86,996,290	1,908	298,647,555	
<b>04. Res Total</b>	1,610	198,251,515	213	38,085,210	747	98,308,340	2,570	334,645,065	1,527,005
<b>% of Res Total</b>	62.65	59.24	8.29	11.38	29.07	29.38	41.63	11.21	15.84
<b>05. Com UnImp Land</b>	66	554,880	10	154,695	14	5,784,490	90	6,494,065	
<b>06. Com Improve Land</b>	305	4,670,550	19	1,168,130	40	15,768,040	364	21,606,720	
<b>07. Com Improvements</b>	302	46,198,470	19	13,814,015	44	12,102,065	365	72,114,550	
<b>08. Com Total</b>	368	51,423,900	29	15,136,840	58	33,654,595	455	100,215,335	5,359,625
<b>% of Com Total</b>	80.88	51.31	6.37	15.10	12.75	33.58	7.37	3.36	55.61
<b>09. Ind UnImp Land</b>	0	0	1	100,030	0	0	1	100,030	
<b>10. Ind Improve Land</b>	1	742,490	0	0	0	0	1	742,490	
<b>11. Ind Improvements</b>	1	40,704,855	0	0	0	0	1	40,704,855	
<b>12. Ind Total</b>	1	41,447,345	1	100,030	0	0	2	41,547,375	0
<b>% of Ind Total</b>	50.00	99.76	50.00	0.24	0.00	0.00	0.03	1.39	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,610	198,251,515	213	38,085,210	747	98,308,340	2,570	334,645,065	1,527,005
<b>% of Res &amp; Rec Total</b>	62.65	59.24	8.29	11.38	29.07	29.38	41.63	11.21	15.84
<b>Com &amp; Ind Total</b>	369	92,871,245	30	15,236,870	58	33,654,595	457	141,762,710	5,359,625
<b>% of Com &amp; Ind Total</b>	80.74	65.51	6.56	10.75	12.69	23.74	7.40	4.75	55.61
<b>17. Taxable Total</b>	1,979	291,122,760	243	53,322,080	805	131,962,935	3,027	476,407,775	6,886,630
<b>% of Taxable Total</b>	65.38	61.11	8.03	11.19	26.59	27.70	49.04	15.95	71.46

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	15	168,350	2,791,390	0	0	0
19. Commercial	14	841,155	5,165,990	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	15	168,350	2,791,390
19. Commercial	0	0	0	14	841,155	5,165,990
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				29	1,009,505	7,957,380

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	178	13	118	309

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	170,340	2,048	1,419,292,835	2,054	1,419,463,175
28. Ag-Improved Land	1	119,365	2	11,705	1,004	923,510,535	1,007	923,641,605
29. Ag Improvements	1	260,700	2	1,295	1,089	166,528,460	1,092	166,790,455

30. Ag Total				3,146	2,509,895,235
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	18,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	253,610	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	0.52	1,820	0	0.00	0	
37. FarmSite Improvements	1	0.00	7,090	2	0.00	1,295	
38. FarmSite Total							
39. Road & Ditches	1	0.10	0	2	1.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	16	15.99	303,000	16	15.99	303,000	
32. HomeSite Improv Land	520	521.17	9,846,040	521	522.17	9,864,040	
33. HomeSite Improvements	550	0.00	64,645,970	551	0.00	64,899,580	291,960
34. HomeSite Total				<b>567</b>	<b>538.16</b>	<b>75,066,620</b>	
35. FarmSite UnImp Land	30	44.45	155,575	30	44.45	155,575	
36. FarmSite Improv Land	940	2,438.10	8,923,320	941	2,438.62	8,925,140	
37. FarmSite Improvements	1,072	0.00	101,882,490	1,075	0.00	101,890,875	2,458,785
38. FarmSite Total				<b>1,105</b>	<b>2,483.07</b>	<b>110,971,590</b>	
39. Road & Ditches	2,581	7,635.73	0	2,584	7,637.81	0	
40. Other- Non Ag Use	11	262.33	262,330	11	262.33	262,330	
41. Total Section VI				<b>1,672</b>	<b>10,921.37</b>	<b>186,300,540</b>	<b>2,750,745</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	36,113.36	17.91%	287,895,765	17.96%	7,972.00
46. 1A	13,852.87	6.87%	109,790,655	6.85%	7,925.48
47. 2A1	22,851.00	11.33%	182,168,200	11.37%	7,972.00
48. 2A	13,868.30	6.88%	109,909,595	6.86%	7,925.24
49. 3A1	258.24	0.13%	1,502,990	0.09%	5,820.13
50. 3A	1,067.35	0.53%	8,450,415	0.53%	7,917.19
51. 4A1	81,124.91	40.23%	644,722,010	40.23%	7,947.28
52. 4A	32,516.52	16.13%	258,347,905	16.12%	7,945.13
53. Total	201,652.55	100.00%	1,602,787,535	100.00%	7,948.26
<b>Dry</b>					
54. 1D1	7,566.55	8.22%	41,419,300	8.28%	5,474.00
55. 1D	15,459.16	16.79%	84,009,215	16.79%	5,434.27
56. 2D1	8,488.78	9.22%	46,467,585	9.28%	5,474.00
57. 2D	1,273.97	1.38%	6,472,335	1.29%	5,080.45
58. 3D1	280.40	0.30%	1,269,305	0.25%	4,526.77
59. 3D	34,036.36	36.98%	185,215,875	37.01%	5,441.71
60. 4D1	8,580.47	9.32%	46,663,625	9.32%	5,438.35
61. 4D	16,364.08	17.78%	88,964,915	17.78%	5,436.60
62. Total	92,049.77	100.00%	500,482,155	100.00%	5,437.08
<b>Grass</b>					
63. 1G1	8,453.99	12.17%	15,390,270	11.95%	1,820.47
64. 1G	6,200.84	8.93%	11,101,745	8.62%	1,790.36
65. 2G1	21,997.80	31.68%	41,292,685	32.07%	1,877.13
66. 2G	31,725.49	45.69%	59,369,055	46.11%	1,871.34
67. 3G1	863.88	1.24%	1,280,645	0.99%	1,482.43
68. 3G	199.06	0.29%	320,735	0.25%	1,611.25
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	69,441.06	100.00%	128,755,135	100.00%	1,854.16
<b>Irrigated Total</b>					
Irrigated Total	201,652.55	54.87%	1,602,787,535	71.73%	7,948.26
<b>Dry Total</b>					
Dry Total	92,049.77	25.05%	500,482,155	22.40%	5,437.08
<b>Grass Total</b>					
Grass Total	69,441.06	18.89%	128,755,135	5.76%	1,854.16
72. Waste	2,032.86	0.55%	989,595	0.04%	486.80
73. Other	2,352.85	0.64%	1,411,705	0.06%	600.00
74. Exempt	0.17	0.00%	930	0.00%	5,470.59
75. Market Area Total	367,529.09	100.00%	2,234,426,125	100.00%	6,079.59



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	5.04%	3,077,440	9.05%	6,720.77
46. 1A	664.89	7.31%	2,220,730	6.53%	3,340.00
47. 2A1	233.39	2.57%	1,073,295	3.16%	4,598.72
48. 2A	1,909.64	21.01%	7,282,535	21.41%	3,813.56
49. 3A1	2,055.99	22.62%	6,806,505	20.01%	3,310.57
50. 3A	225.70	2.48%	1,014,565	2.98%	4,495.19
51. 4A1	981.43	10.80%	3,932,305	11.56%	4,006.71
52. 4A	2,562.22	28.18%	8,608,980	25.31%	3,359.97
<b>53. Total</b>	<b>9,091.16</b>	<b>100.00%</b>	<b>34,016,355</b>	<b>100.00%</b>	<b>3,741.70</b>
<b>Dry</b>					
54. 1D1	74.76	2.00%	180,920	2.72%	2,420.01
55. 1D	787.94	21.05%	1,583,905	23.79%	2,010.18
56. 2D1	257.79	6.89%	451,265	6.78%	1,750.51
57. 2D	737.05	19.69%	1,319,145	19.81%	1,789.76
58. 3D1	1,059.07	28.30%	1,775,180	26.66%	1,676.17
59. 3D	343.96	9.19%	599,635	9.00%	1,743.33
60. 4D1	217.51	5.81%	333,795	5.01%	1,534.62
61. 4D	264.32	7.06%	415,270	6.24%	1,571.09
<b>62. Total</b>	<b>3,742.40</b>	<b>100.00%</b>	<b>6,659,115</b>	<b>100.00%</b>	<b>1,779.37</b>
<b>Grass</b>					
63. 1G1	4,416.93	11.66%	5,904,275	12.42%	1,336.74
64. 1G	447.94	1.18%	565,180	1.19%	1,261.73
65. 2G1	4,722.63	12.46%	6,348,155	13.35%	1,344.20
66. 2G	584.94	1.54%	521,100	1.10%	890.86
67. 3G1	22,232.45	58.67%	27,408,455	57.65%	1,232.81
68. 3G	5,465.37	14.42%	6,766,250	14.23%	1,238.02
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	25.40	0.07%	31,500	0.07%	1,240.16
<b>71. Total</b>	<b>37,895.66</b>	<b>100.00%</b>	<b>47,544,915</b>	<b>100.00%</b>	<b>1,254.63</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>9,091.16</b>	<b>16.43%</b>	<b>34,016,355</b>	<b>38.15%</b>	<b>3,741.70</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>3,742.40</b>	<b>6.76%</b>	<b>6,659,115</b>	<b>7.47%</b>	<b>1,779.37</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>37,895.66</b>	<b>68.47%</b>	<b>47,544,915</b>	<b>53.32%</b>	<b>1,254.63</b>
72. Waste	3,603.86	6.51%	341,550	0.38%	94.77
73. Other	1,011.06	1.83%	606,635	0.68%	600.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>55,344.14</b>	<b>100.00%</b>	<b>89,168,570</b>	<b>100.00%</b>	<b>1,611.17</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	210,743.71	1,636,803,890	210,743.71	1,636,803,890
<b>77. Dry Land</b>	15.95	87,310	20.86	113,660	95,755.36	506,940,300	95,792.17	507,141,270
<b>78. Grass</b>	6.08	11,460	36.28	68,385	107,294.36	176,220,205	107,336.72	176,300,050
<b>79. Waste</b>	1.55	775	0.00	0	5,635.17	1,330,370	5,636.72	1,331,145
<b>80. Other</b>	0.00	0	0.00	0	3,363.91	2,018,340	3,363.91	2,018,340
<b>81. Exempt</b>	0.00	0	0.00	0	0.17	930	0.17	930
<b>82. Total</b>	<b>23.58</b>	<b>99,545</b>	<b>57.14</b>	<b>182,045</b>	<b>422,792.51</b>	<b>2,323,313,105</b>	<b>422,873.23</b>	<b>2,323,594,695</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	210,743.71	49.84%	1,636,803,890	70.44%	7,766.80
<b>Dry Land</b>	95,792.17	22.65%	507,141,270	21.83%	5,294.18
<b>Grass</b>	107,336.72	25.38%	176,300,050	7.59%	1,642.50
<b>Waste</b>	5,636.72	1.33%	1,331,145	0.06%	236.16
<b>Other</b>	3,363.91	0.80%	2,018,340	0.09%	600.00
<b>Exempt</b>	0.17	0.00%	930	0.00%	5,470.59
<b>Total</b>	<b>422,873.23</b>	<b>100.00%</b>	<b>2,323,594,695</b>	<b>100.00%</b>	<b>5,494.78</b>

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	406	6,096,165	385	7,887,000	415	115,758,440	821	129,741,605	0
83.2 Albion	74	1,559,115	697	15,413,275	697	111,298,515	771	128,270,905	842,145
83.3 Cedar Rapids	35	106,710	203	652,105	204	16,063,585	239	16,822,400	0
83.4 Petersburg	38	218,975	184	1,816,780	179	21,102,350	217	23,138,105	582,895
83.5 Rural	1	36,365	1	18,000	1	420,125	2	474,490	0
83.6 Rural Villages	45	117,525	92	265,880	92	5,794,050	137	6,177,455	0
83.7 St Edward	63	205,200	323	1,604,415	320	28,210,490	383	30,020,105	101,965
84 Residential Total	662	8,340,055	1,885	27,657,455	1,908	298,647,555	2,570	334,645,065	1,527,005

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Albion	24	331,755	156	4,551,465	156	71,644,940	180	76,528,160	3,514,785
85.2 Cedar Rapids	9	20,950	43	307,580	44	5,410,095	53	5,738,625	0
85.3 Petersburg	16	46,890	52	306,290	49	6,040,320	65	6,393,500	22,485
85.4 Rural	6	5,879,880	14	15,421,915	18	5,837,535	24	27,139,330	314,525
85.5 Rural Villages	9	4,640	23	25,770	23	1,385,965	32	1,416,375	0
85.6 St Edward	17	155,285	55	247,705	54	3,807,970	71	4,210,960	0
85.7 Suburban Commercial	10	154,695	22	1,488,485	22	18,692,580	32	20,335,760	1,507,830
86 Commercial Total	91	6,594,095	365	22,349,210	366	112,819,405	457	141,762,710	5,359,625

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	6,383.67	9.88%	11,996,195	9.90%	1,879.20
88. 1G	5,502.07	8.51%	10,321,200	8.52%	1,875.88
89. 2G1	21,741.40	33.64%	40,796,985	33.66%	1,876.47
90. 2G	30,012.97	46.44%	56,574,425	46.68%	1,885.00
91. 3G1	826.55	1.28%	1,254,730	1.04%	1,518.03
92. 3G	161.21	0.25%	261,135	0.22%	1,619.84
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	64,627.87	100.00%	121,204,670	100.00%	1,875.42
<b>CRP</b>					
96. 1C1	1,088.66	46.61%	2,656,340	46.63%	2,440.01
97. 1C	150.27	6.43%	366,665	6.44%	2,440.04
98. 2C1	180.30	7.72%	438,155	7.69%	2,430.14
99. 2C	897.02	38.40%	2,188,740	38.42%	2,440.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	19.49	0.83%	46,680	0.82%	2,395.07
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	2,335.74	100.00%	5,696,580	100.00%	2,438.88
<b>Timber</b>					
105. 1T1	981.66	39.62%	737,735	39.79%	751.52
106. 1T	548.50	22.14%	413,880	22.33%	754.57
107. 2T1	76.10	3.07%	57,545	3.10%	756.18
108. 2T	815.50	32.92%	605,890	32.68%	742.97
109. 3T1	37.33	1.51%	25,915	1.40%	694.21
110. 3T	18.36	0.74%	12,920	0.70%	703.70
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	2,477.45	100.00%	1,853,885	100.00%	748.30
<hr/>					
Grass Total	64,627.87	93.07%	121,204,670	94.14%	1,875.42
CRP Total	2,335.74	3.36%	5,696,580	4.42%	2,438.88
Timber Total	2,477.45	3.57%	1,853,885	1.44%	748.30
<hr/>					
114. Market Area Total	69,441.06	100.00%	128,755,135	100.00%	1,854.16

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	4,184.01	11.64%	5,663,810	12.41%	1,353.68
88. 1G	408.41	1.14%	548,890	1.20%	1,343.97
89. 2G1	4,583.23	12.75%	6,175,290	13.53%	1,347.37
90. 2G	284.67	0.79%	400,875	0.88%	1,408.21
91. 3G1	21,003.22	58.44%	26,045,820	57.08%	1,240.09
92. 3G	5,453.30	15.17%	6,762,090	14.82%	1,240.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	25.40	0.07%	31,500	0.07%	1,240.16
95. Total	35,942.24	100.00%	45,628,275	100.00%	1,269.49
<b>CRP</b>					
96. 1C1	157.35	11.09%	205,345	12.09%	1,305.02
97. 1C	1.15	0.08%	1,500	0.09%	1,304.35
98. 2C1	122.91	8.66%	160,400	9.44%	1,305.02
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	1,137.63	80.17%	1,331,030	78.38%	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	1,419.04	100.00%	1,698,275	100.00%	1,196.78
<b>Timber</b>					
105. 1T1	75.57	14.14%	35,120	16.08%	464.73
106. 1T	38.38	7.18%	14,790	6.77%	385.36
107. 2T1	16.49	3.09%	12,465	5.71%	755.91
108. 2T	300.27	56.19%	120,225	55.06%	400.39
109. 3T1	91.60	17.14%	31,605	14.47%	345.03
110. 3T	12.07	2.26%	4,160	1.91%	344.66
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	534.38	100.00%	218,365	100.00%	408.63
<hr/>					
Grass Total	35,942.24	94.85%	45,628,275	95.97%	1,269.49
CRP Total	1,419.04	3.74%	1,698,275	3.57%	1,196.78
Timber Total	534.38	1.41%	218,365	0.46%	408.63
<hr/>					
114. Market Area Total	37,895.66	100.00%	47,544,915	100.00%	1,254.63

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

**06 Boone**

	<b>2023 CTL County Total</b>	<b>2024 Form 45 County Total</b>	<b>Value Difference (2024 form 45 - 2023 CTL)</b>	<b>Percent Change</b>	<b>2024 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	308,126,739	334,645,065	26,518,326	8.61%	1,527,005	8.11%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	75,674,825	75,066,620	-608,205	-0.80%	291,960	-1.19%
<b>04. Total Residential (sum lines 1-3)</b>	<b>383,801,564</b>	<b>409,711,685</b>	<b>25,910,121</b>	<b>6.75%</b>	<b>1,818,965</b>	<b>6.28%</b>
05. Commercial	94,014,395	100,215,335	6,200,940	6.60%	5,359,625	0.89%
06. Industrial	41,547,375	41,547,375	0	0.00%	0	0.00%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>135,561,770</b>	<b>141,762,710</b>	<b>6,200,940</b>	<b>4.57%</b>	<b>5,359,625</b>	<b>0.62%</b>
08. Ag-Farmsite Land, Outbuildings	113,711,895	110,971,590	-2,740,305	-2.41%	2,458,785	-4.57%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	262,330	262,330	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>113,974,225</b>	<b>111,233,920</b>	<b>-2,740,305</b>	<b>-2.40%</b>	<b>2,458,785</b>	<b>-4.56%</b>
12. Irrigated	1,127,844,860	1,636,803,890	508,959,030	45.13%		
13. Dryland	412,483,705	507,141,270	94,657,565	22.95%		
14. Grassland	157,280,120	176,300,050	19,019,930	12.09%		
15. Wasteland	1,321,235	1,331,145	9,910	0.75%		
16. Other Agland	2,023,845	2,018,340	-5,505	-0.27%		
<b>17. Total Agricultural Land</b>	<b>1,700,953,765</b>	<b>2,323,594,695</b>	<b>622,640,930</b>	<b>36.61%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>2,334,291,324</b>	<b>2,986,303,010</b>	<b>652,011,686</b>	<b>27.93%</b>	<b>9,637,375</b>	<b>27.52%</b>

## 2024 Assessment Survey for Boone County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	<b>Other part-time employees:</b>
	1 part time lister
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$217,920
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$210,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$0
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$13,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,725
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$29,205.97



## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Office staff
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes @ boone.gworks.com
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks Inc., Office staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks, and Agri Data
10.	<b>When was the aerial imagery last updated?</b>
	2023

## C. Zoning Information

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

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

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

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

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

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

## 2024 Residential Assessment Survey for Boone County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Office Staff																		
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																		
	Sales comparison; style, year, quality, and condition																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	Depreciation tables are developed using local market information. Stanard Appraisal helps develop the depreciation tables.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																		
	Assessor is working toward market driven depreciation tables.																		
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																		

	Sales comparison; lots are analyzed by the square foot																																																	
<b>7.</b>	<b>How are rural residential site values developed?</b>																																																	
	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.																																																	
<b>8.</b>	<b>Are there form 191 applications on file?</b>																																																	
	no																																																	
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																																																	
	All lots are treated the same; no applications to combine lots have been received																																																	
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## 2024 Commercial Assessment Survey for Boone County

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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>												
	Sales comparison, cost, and income approaches												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>												
	The appraiser is responsible for establishing values of unique commercial properties												
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>												
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<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>												
	No, one depreciation table is used for all valuation groups.												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>												
	Sales comparison approach												

7.	<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>
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	5	2022	2019	2018	2022
	6	2022	2019	2018	2022
None					

## 2024 Agricultural Assessment Survey for Boone County

<b>1.</b>	<b>Valuation data collection done by:</b>									
	Contract lister = annual pickup work									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="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;">2022</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;">2022</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	2022	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.	2022
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	NA									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>									
	Sales are plotted and verified; areas are defined by land use, soil symbols, and capability groups									
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>									
	Sales are reviewed through use of questionnaires and interviews with buyers, realtors, title agents and/or attorneys that handled the sale.									
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>									
	Yes. There is a defined area five miles from the four-way stop near Albion that is valued higher than the remainder of the county at \$23,000. Farm home sites further than five miles are valued at \$18,000.									
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>									
	Currently feedlots are dryland values. Hog sites first acre is the same as homesite (\$18,000) and remainder acres are farm site values (\$3,500).									
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>									
	NA									
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>									
	CRP, CRP Sand and Timber									
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>									

<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	NA
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	NA
	<i><b><u>If your county recognizes a special value, please answer the following</u></b></i>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	NA
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	NA
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	NA



# BOONE COUNTY 3 YEAR PLAN OF ASSESSMENT

## Residential

### 2024

Conduct a complete reappraisal of Cedar Rapids and Rural Village parcels and enter information into CAMA.  
Complete lot value studies for all residential parcels.  
Complete pickup work for new construction and demolition and enter information into CAMA.  
Review sales and statistical analysis to determine if value adjustments need to be made to residential parcels.

### 2025

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

### 2026

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

## Commercial

### 2024

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

### 2025

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

### 2026

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

### 2024

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

### 2025

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

### 2026

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

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Dan Lueken  
Boone County Assessor