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DEPARTMENT OF REVENUE

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

BOX BUTTE COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Box Butte 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 Box Butte County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Michelle Robinson, Box Butte County Assessor

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Introduction

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

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

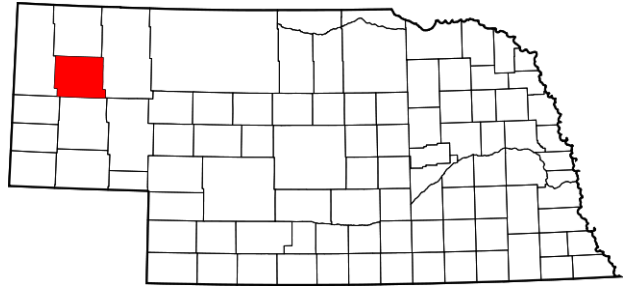
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

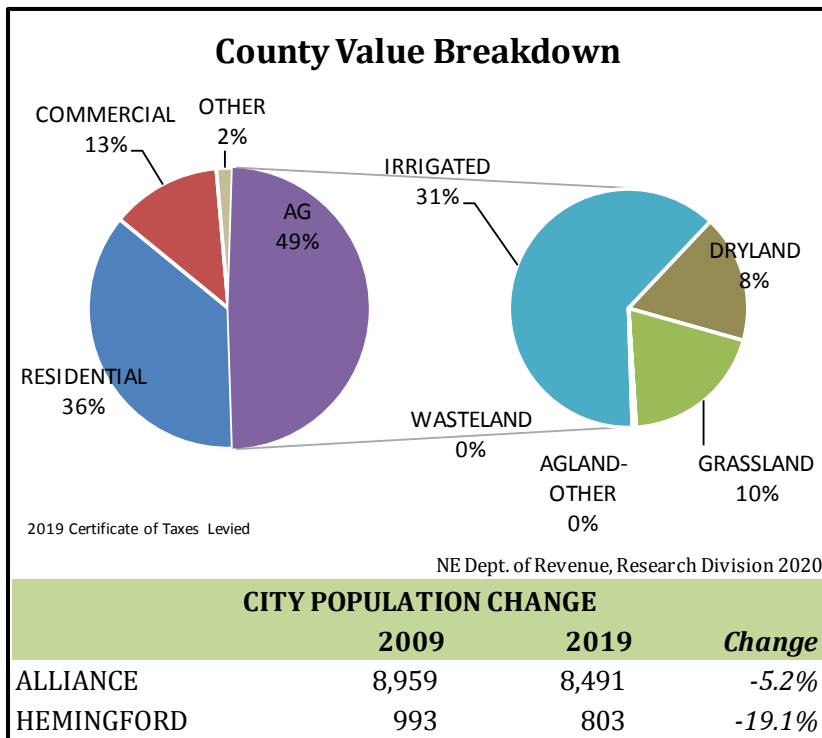
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,075 square miles, Box Butte County has 10,772 residents, per the Census Bureau Quick Facts for 2018, a 4.7% population decrease from the 2010 U.S. Census. Reports indicate that 66% of county residents are homeowners and 84% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$98,383 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. According to the latest information available from the U.S. Census Bureau, there are 305 employer establishments with total employment of 2,839.



Agriculture land makes up approximately 52% of the county's valuation base. A mix of grass and dry land makes up the majority of the land in the county. Box Butte County is included in the Upper Niobrara White Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Box Butte County ranks first in sugar beets for sugar, second in dry edible beans, and third for winter wheat.

2020 Residential Correlation for Box Butte County

Assessment Actions

For the current assessment year, in Valuation Group 20 the county assessor could not rely on her Computer-Assisted Mass Appraisal generated depreciation with effective age, since it produced in many cases the depreciation for the actual age of the property. This did not match the market, so an effective age was applied that she had developed during the last physical review that fit the market. A no longer functional economic depreciation was removed due to sales indications that values were below market.

Valuation Group 10 was studied to determine if any adjustments needed to be made. Rural residential and farm dwelling properties received questionnaires to aid in the future reappraisal process that will be completed in 2021. A comparison of the aerial imagery data with the Computer-Assisted Mass Appraisal software indicated that some of the rural site codes were not correct and these were corrected. All pickup work was completed and verified changes were made by the county assessor and staff.

Assessment Practice Review

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

A review of the Box Butte sales qualification and verification process revealed that the county assessor uses a mailed questionnaire sent to both buyer and seller of residential sales with the exception of those that the IAAO recommends for possible exclusion. Analysis of the county's sales use practices indicate an average use for the residential property class that is comparable to the statewide average. A review of the non-qualified sales indicated reasons for disqualification. Thus, all arm's-length residential sales were available for measurement purposes.

The five valuation groups recognized by the county assessor in general tend to match the market realities for the residential property class. The hub of residential market activity occurs in Valuation Group 10, with limited activity in Valuation Group 20. The three rural Valuation Groups were originally based on then-current market activity when they were designated. Sales indicate that geographical closeness to paved county roads and highways appeared to show a different market dynamic compared to the other rural properties not so geographically situated. Further, Valuation Group 83 represents the rural residential subdivisions of Rainbow Acres.

Box Butte County is current with the required six-year physical inspection and review cycle. The review process consists of aerial imagery comparisons to the property records and on-site inspections of new construction, and additions to improvements. Lot values are reviewed during the six-year cycle when each subclass of Valuation Groups is being reviewed. For the residential

2020 Residential Correlation for Box Butte County

class, Alliance and Hemingford were last reviewed in 2017 and 2015, respectively and all rural values were last reviewed in 2014, these properties are planned to be reviewed during 2020.

Description of Analysis

The valuation groups in Box Butte County represent the two towns within the county and rural properties divided based on characteristics that impact market value.

Valuation Group	Description
10	Alliance residential property, including suburban
20	Hemingford
81	Rural 1: all rural residential that does not fall into VG's 82 and 83. This is the remainder of rural residential in the county.
82	Rural 2: rural residential properties that lie within one mile of a paved road, major county road or highway.
83	Rural 3: rural residential properties in the platted Rainbow Acres subdivisions.

The overall statistical profile for residential property indicates all three measures of central tendency are within acceptable range, and the qualitative statistics are slightly above their suggested ranges due to the most extreme outlying sales, particularly five sales under \$25,000 (when the average adjusted sale price for all properties is \$121,837). The removal of these would bring them into compliance and the median and mean would be only one point apart. A review of the two study years indicates a general rising trend in the residential market with the latest year's sales showing a roughly 4% difference from the beginning of the sales study period.

<u>DATE OF SALE *</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Qtrrs</u>						
10/01/2017 To 12/31/2017	29	98.34	102.48	95.03	11.27	107.84
01/01/2018 To 03/31/2018	19	99.81	98.37	97.32	08.85	101.08
04/01/2018 To 06/30/2018	48	96.56	100.59	96.63	15.52	104.10
07/01/2018 To 09/30/2018	34	95.64	95.34	93.08	12.60	102.43
10/01/2018 To 12/31/2018	47	90.30	96.24	92.82	20.09	103.68
01/01/2019 To 03/31/2019	35	96.78	101.85	93.54	21.12	108.88
04/01/2019 To 06/30/2019	46	94.01	97.70	90.75	19.38	107.66
07/01/2019 To 09/30/2019	51	95.60	97.60	94.44	17.01	103.35
<u>Study Yrs</u>						
10/01/2017 To 09/30/2018	130	97.67	99.32	95.50	12.90	104.00
10/01/2018 To 09/30/2019	179	93.37	98.10	92.84	19.46	105.67

2020 Residential Correlation for Box Butte County

Examination of the sales by valuation group indicates that only Valuation Groups 10 and 20 have measures of central tendency within range. Valuation Group 81 has 10 sales with a median of 80% and a COD of 13%. The COD supports the reliability of the median as an indicator of the assessment level. Valuation Group 82 has 14 sales, a median of 82% and the other two measures are within one rounded point of the median. Valuation Group 83 show only five sales and the statistical measures are scattered, with no correlation in the three measures of central tendency.

Valuation Group 83, has only five qualified sales that occurred during the sales study period and the assessment-to-sales price (A/S) ratios range from 67% to 168%. Only one sale has an A/S ratio within range. With such a small sample, the statistics will not be used to calculate an adjustment to value.

Valuation Group 81 is comprised of 10 sales, all three measures of central tendency are below the acceptable range, and the qualitative statistics support that the use of the statistics as an indicator of the assessment level. Further analysis of the A/S ratios indicate that eight are below 90% and only two are above the acceptable range. A 20% increase to total property value would bring this subclass to the midpoint of the acceptable range. .

Valuation Group 82 contains 14 sales, with all three measures of central tendency. The COD is slightly high, but is low enough to support reliability of the statistics in a rural market. Further review of the sales reveals that only two are within acceptable range. Nine of the ratios are below the acceptable range. An adjustment of 17% brings the subclass to the midpoint of the acceptable range. Although both Valuation Group 81 and 82 represent small samples of sales, they are valued similarly, and the statistics of these small samples produced similar results, supporting that the adjustments calculated from each median would improve equalization of the residential class of property.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	257	97.13	100.02	95.93	15.62	104.26
20	23	97.31	99.67	95.00	19.22	104.92
81	10	79.82	84.23	81.86	12.85	102.90
82	14	82.07	81.82	80.89	20.20	101.15
83	5	90.46	97.19	81.37	28.17	119.44
<u> ALL </u>	309	96.30	98.61	93.98	16.55	104.93

Equalization and Quality of Assessment

The valuation practices demonstrated by the county assessor have not produced valuations in the statutory range, and therefore do not meet generally accepted mass appraisal techniques.

2020 Residential Correlation for Box Butte County

Level of Value

Based on analysis of all available information, the overall level of value of the residential class of real property in Box Butte County is 96%. The non-binding recommendation of the Property Tax Administrator (PTA) is that in order to achieve the statutory range of value in all subclasses, an increase of 20% to Valuation Group 81 and an increase of 17% to valuation Group 2 is necessary and will move each subclass to 96% and the overall level of value to 97%.

07 - Box Butte COUNTY		PAD 2020 R&O Statistics 2020 Values						
RESIDENTIAL IMPROVED		Type : Qualified						
Number of Sales :	309	Median :	97	COV :	26.79			
Total Sales Price :	37,647,617	Wgt. Mean :	96	STD :	26.73			
Total Adj. Sales Price :	37,647,617	Mean :	100	Avg. Abs. Dev :	15.74			
Total Assessed Value :	36,051,022							
Avg. Adj. Sales Price :	121,837	COD :	16.22	MAX Sales Ratio :	256.59			
Avg. Assessed Value :	116,670	PRD :	104.21	MIN Sales Ratio :	41.01			
<u>VALUATION GROUP</u>								
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX
10	257	97.13	100.02	95.93	15.62	104.26	44.97	256.59
20	23	97.31	99.67	95.00	19.22	104.92	55.79	237.40
81	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39
82	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29
83	5	90.46	97.19	81.37	28.17	119.44	67.00	168.11

2020 Commercial Correlation for Box Butte County

Assessment Actions

For the current assessment year the county assessor completed the pickup work for commercial property, and developed and sent questionnaires to the rural commercial property owners in preparation for the reappraisal of rural commercial property scheduled for assessment year 2021. A review of the commercial classification of all parcels was also conducted by a comparison of the Computer-Assisted Mass Appraisal (CAMA) information with the property records.

Assessment Practice Review

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

The Box Butte county assessor's sales qualification and verification process consists of a mailed questionnaire sent to both buyer and seller of commercial properties. The county's sales use is comparable to the statewide average for the class. Analysis of the non-qualified sales indicated documented reasons for their disqualification, ensuring that all arm's-length commercial sales were available for measurement purposes.

Three valuation groups are used to identify commercial property within the county, based on geographic location). The cost index and depreciation for each valuation group are updated as they are reviewed in the six-year process. The commercial lot study dates also correspond to the inspection and review cycle. Lots are valued by the square foot method.

Regarding the use of the three approaches to value the county assessor applies the income approach to Valuation Group 10, since there is adequate income information. A locational depreciation factor is applied to the downtown commercial parcels, due to declining commercial activity. The remaining two valuation groups are valued using the cost approach, and the CAMA cost tables and depreciation are utilized.

The county is current with the six-year review and inspection cycle for commercial property, with the rural commercial Valuation Group 80 scheduled for review in assessment year 2021. Aerial imagery is used to verify the measurements and structures of each improved parcel. If there is a building permit filed, or changes discovered by the imagery, a field review is conducted.

The County Assessor has developed a written valuation methodology for the commercial property class that summarizes the review process, approaches to value, and a review of specific occupancy code findings.

2020 Commercial Correlation for Box Butte County

Description of Analysis

Analysis of the overall statistical profile for the commercial property class indicates 43 sales, and two of the three measures of central tendency are within acceptable range, with only the mean above the upper limit of range. This is the result of the maximum ratio extreme outlier of 434%. Its removal would bring the mean to 98%. The COD and PRD are above the recommended range, but would drop dramatically with the removal of the extreme maximum outlier. A review of the three study years indicates a generally stable market and the valuation models for commercial property are still achieving an acceptable assessment level.

A review of the sales by valuation group indicates that only Valuation Group 10 has an adequate sample of sales, and the statistics for the valuation group mirror those of commercial overall. Neither of the other two valuation groups have sufficient sales for a meaningful statistical analysis.

Examination of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) shows commercial property decreased 5% excluding growth. A comparison of the county's 2020 abstract with the 2019 abstract shows 11 less records for Line 5, Commercial Unimproved Land, and seven less commercial improvements (Line 7) for a total of 18 less commercial records for assessment year 2020. This has produced the value difference of \$4,232,238 between the CTL and the 2020 Abstract of Assessment for commercial property in the county.

Equalization and Quality of Assessment

Based on the analysis of the quality of the assessment practices and the statistical profile, the commercial property class in Box Butte County appears to be equalized and it is believed that the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	40	99.93	107.34	92.36	20.87	116.22
20	2	111.27	111.27	104.14	10.93	106.85
80	1	49.38	49.38	49.38	00.00	100.00
____ALL____	43	99.90	106.18	91.81	21.17	115.65

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Box Butte County is 100%.

2020 Agricultural Correlation for Box Butte County

Assessment Actions

Land use was completed for assessment year 2020, via aerial imagery compared to property records supplemented with questionnaires sent to landowners. A review of the land classes by market area was made and the county assessor made the following adjustments: in Market Area 1, irrigated and grass values were lowered by 6-7%; in Market Area 2, irrigated, dry and grass values were lowered by 6-7%. Agricultural Market Area 3 had no changes to value.

Assessment Practice Review

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

Sales qualification and verification is accomplished by questionnaire sent to both buyer and seller of agricultural property with the exception of those that the IAAO recommends for possible exclusion. The county's sales use for agricultural is above average when compared with the statewide average. Non-qualified sales were reviewed and all indicated sufficient reasons for their disqualification. Thus, all arm's-length agricultural sales were available for measurement purposes.

Agricultural land in Box Butte County is represented by three agricultural market areas based on Majority Land Use (MLU), soils, topography and the availability of water. Market Area One's majority land use is grass; Market Area Two's majority land use is almost evenly distributed by all three land classes; Market Area Three's majority of land use is divided between dryland and grassland. A subclass of irrigated land is recognized wherein there is a second pivot system that shares a well. Irrigated land under this pivot with a shared well has shown a lower market value than pivot irrigated land with no shared well. The county assessor has determined that there are no non-agricultural influences in the county.

Land use is current (2019) and is updated by aerial imagery comparisons with property records and information supplied from taxpayers. The most recent government program enrollments such as Conservation Reserve Program (CRP) are reviewed.

Home and farm site values are based on market area location and the home site values are the same for both farm and rural residential dwellings. All rural improvements are reviewed at the same time and the next scheduled review and inspection is for assessment year 2021. All rural improvements including outbuildings are valued with the same cost index and Computer-Assisted Mass Appraisal (CAMA) depreciation tables.

2020 Agricultural Correlation for Box Butte County

Description of Analysis

Analysis of the overall statistical profile for agricultural land indicates all three measures of central tendency are within acceptable range, and the COD is also in range.

The 80% MLU statistics for the county overall sample indicates 12 irrigated sales with a median below the acceptable range at 63%; since the county utilizes different irrigated values for all market areas; the acceptability of irrigated land has been analyzed by market area.

A review of the sales by Market Area shows Market Area 1 with nine sales, a median one point under the range, and the other two measures of central tendency within range. A comparison of surrounding counties' land values indicates that Market Area 1 irrigated is higher than any neighboring counties and dryland is most comparable to neighboring Morrill County. Grassland is currently lower than surrounding counties, but the sole 80% MLU grass sale has a ratio of 80%. The sample is therefore small and no adjustments to a land class or overall land would equalize values in this market area.

Market Area 2 exhibits 17 sales, with both a median and weighted mean within acceptable range. The mean measure of central tendency is above the range by two points, and this is caused by an extreme outlier. Removal of this one sale would bring the Market Area 2 median to 71%. The 80% MLU in this market area indicate both irrigated and dry land are within the acceptable range. All three land class values are comparable to surrounding counties.

Agricultural Market Area 3 consists of ten sales, with only the mean within acceptable range. None of the MLU subclass statistics have a sufficient sample. Although the median appears below the outside limit of the acceptable range, comparison of values to neighboring counties shows all three land classes well within range of surrounding counties.

Comparison of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) reflects the overall effect of the county assessor's assessment actions in lowering the particular land classes in two counties.

Equalization and Quality of Assessment

All agricultural dwellings, and outbuildings are valued using the same cost index and CAMA derived depreciation as those for rural residential properties. Site values with similar amenities are valued the same for both types of property and by market area.

With a currently declining agricultural market, the county is within range in market valuation to its surrounding neighbors, and only agricultural Market Area 2 has sufficient sales to be considered statistically significant. It is believed that the Box Butte County Assessor's agricultural land is equalized and the quality of assessment follows generally accepted mass appraisal techniques.

2020 Agricultural Correlation for Box Butte County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	12	63.15	69.43	67.63	18.64	102.66
1	2	94.18	94.18	93.63	01.97	100.59
2	6	69.45	69.47	69.08	12.84	100.56
3	4	59.31	57.01	54.78	05.41	104.07
<u> Dry </u>						
County	9	77.96	83.16	80.62	24.08	103.15
2	7	73.70	82.12	79.83	28.49	102.87
3	2	86.80	86.80	86.30	07.86	100.58
<u> Grass </u>						
County	3	91.18	90.77	96.20	07.01	94.36
1	1	80.98	80.98	80.98	00.00	100.00
3	2	95.67	95.67	99.55	04.69	96.10
<u> ALL </u>	<u> 36 </u>	68.85	74.77	69.07	19.61	108.25

Level of Value

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

2020 Opinions of the Property Tax Administrator for Box Butte County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Does not meet generally accepted mass appraisal techniques.	Valuation Grouping # 81, an adjustment of 20% and # 82, an adjustment of 17%.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Box Butte County

Residential Real Property - Current

Number of Sales	309	Median	96.30
Total Sales Price	\$37,647,617	Mean	98.61
Total Adj. Sales Price	\$37,647,617	Wgt. Mean	93.98
Total Assessed Value	\$35,381,388	Average Assessed Value of the Base	\$83,908
Avg. Adj. Sales Price	\$121,837	Avg. Assessed Value	\$114,503

Confidence Interval - Current

95% Median C.I	93.59 to 97.77
95% Wgt. Mean C.I	91.90 to 96.06
95% Mean C.I	95.61 to 101.61
% of Value of the Class of all Real Property Value in the County	33.79
% of Records Sold in the Study Period	6.47
% of Value Sold in the Study Period	8.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	277	98	98.34
2018	244	99	98.99
2017	289	94	93.58
2016	339	96	95.61

2020 Commission Summary for Box Butte County

Commercial Real Property - Current

Number of Sales	43	Median	99.90
Total Sales Price	\$16,606,873	Mean	106.18
Total Adj. Sales Price	\$16,606,873	Wgt. Mean	91.81
Total Assessed Value	\$15,247,207	Average Assessed Value of the Base	\$189,858
Avg. Adj. Sales Price	\$386,206	Avg. Assessed Value	\$354,586

Confidence Interval - Current

95% Median C.I	97.50 to 101.20
95% Wgt. Mean C.I	79.72 to 103.91
95% Mean C.I	89.68 to 122.68
% of Value of the Class of all Real Property Value in the County	12.63
% of Records Sold in the Study Period	5.45
% of Value Sold in the Study Period	10.18

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	39	100	99.90
2018	39	100	98.90
2017	30	99	98.95
2016	24	99	101.34

07 Box Butte

PAD 2020 R&O Statistics (Using 2020 Values)

RESIDENTIAL

Qualified

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

Number of Sales : 309
 Total Sales Price : 37,647,617
 Total Adj. Sales Price : 37,647,617
 Total Assessed Value : 35,381,388
 Avg. Adj. Sales Price : 121,837
 Avg. Assessed Value : 114,503

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 99
 COD : 16.55
 PRD : 104.93

COV : 27.30
 STD : 26.92
 Avg. Abs. Dev : 15.94
 MAX Sales Ratio : 256.59
 MIN Sales Ratio : 35.05

95% Median C.I. : 93.59 to 97.77
 95% Wgt. Mean C.I. : 91.90 to 96.06
 95% Mean C.I. : 95.61 to 101.61

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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-17 To 31-DEC-17	29	98.34	102.48	95.03	11.27	107.84	61.82	237.40	97.46 to 99.74	116,742	110,943	
01-JAN-18 To 31-MAR-18	19	99.81	98.37	97.32	08.85	101.08	69.46	110.07	88.43 to 108.20	141,399	137,614	
01-APR-18 To 30-JUN-18	48	96.56	100.59	96.63	15.52	104.10	57.71	254.71	91.73 to 98.27	123,627	119,463	
01-JUL-18 To 30-SEP-18	34	95.64	95.34	93.08	12.60	102.43	63.18	132.80	89.57 to 102.54	122,075	113,632	
01-OCT-18 To 31-DEC-18	47	90.30	96.24	92.82	20.09	103.68	44.97	179.12	85.75 to 98.17	106,707	99,048	
01-JAN-19 To 31-MAR-19	35	96.78	101.85	93.54	21.12	108.88	35.05	226.27	88.13 to 107.43	115,111	107,676	
01-APR-19 To 30-JUN-19	46	94.01	97.70	90.75	19.38	107.66	61.78	256.59	87.12 to 99.57	133,679	121,314	
01-JUL-19 To 30-SEP-19	51	95.60	97.60	94.44	17.01	103.35	45.37	168.11	90.63 to 100.04	123,480	116,614	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	130	97.67	99.32	95.50	12.90	104.00	57.71	254.71	96.18 to 98.85	124,283	118,690	
01-OCT-18 To 30-SEP-19	179	93.37	98.10	92.84	19.46	105.67	35.05	256.59	90.30 to 97.52	120,061	111,462	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	148	95.17	97.72	94.83	15.51	103.05	44.97	254.71	91.80 to 98.00	120,179	113,971	
<u>ALL</u>	309	96.30	98.61	93.98	16.55	104.93	35.05	256.59	93.59 to 97.77	121,837	114,503	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
10	257	97.13	100.02	95.93	15.62	104.26	44.97	256.59	94.89 to 98.33	119,258	114,408	
20	23	97.31	99.67	95.00	19.22	104.92	55.79	237.40	83.59 to 106.50	90,123	85,619	
81	10	79.82	84.23	81.86	12.85	102.90	68.60	118.66	69.15 to 101.33	232,600	190,408	
82	14	82.07	81.82	80.89	20.20	101.15	35.05	108.79	62.24 to 106.60	150,021	121,351	
83	5	90.46	97.19	81.37	28.17	119.44	67.00	168.11	N/A	99,852	81,251	
<u>ALL</u>	309	96.30	98.61	93.98	16.55	104.93	35.05	256.59	93.59 to 97.77	121,837	114,503	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	309	96.30	98.61	93.98	16.55	104.93	35.05	256.59	93.59 to 97.77	121,837	114,503	
06												
07												
<u>ALL</u>	309	96.30	98.61	93.98	16.55	104.93	35.05	256.59	93.59 to 97.77	121,837	114,503	

**07 Box Butte
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 309
 Total Sales Price : 37,647,617
 Total Adj. Sales Price : 37,647,617
 Total Assessed Value : 35,381,388
 Avg. Adj. Sales Price : 121,837
 Avg. Assessed Value : 114,503

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 99
 COD : 16.55
 PRD : 104.93

COV : 27.30
 STD : 26.92
 Avg. Abs. Dev : 15.94
 MAX Sales Ratio : 256.59
 MIN Sales Ratio : 35.05

95% Median C.I. : 93.59 to 97.77
 95% Wgt. Mean C.I. : 91.90 to 96.06
 95% Mean C.I. : 95.61 to 101.61

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	3	162.62	144.56	148.01	27.63	97.67	68.13	202.93	N/A	13,000	19,242	
Less Than 30,000	10	128.46	134.77	135.55	37.28	99.42	44.97	237.40	68.13 to 202.93	19,700	26,704	
___Ranges Excl. Low \$___												
Greater Than 4,999	309	96.30	98.61	93.98	16.55	104.93	35.05	256.59	93.59 to 97.77	121,837	114,503	
Greater Than 14,999	306	96.24	98.16	93.92	16.04	104.51	35.05	256.59	93.59 to 97.76	122,904	115,437	
Greater Than 29,999	299	96.15	97.40	93.76	15.24	103.88	35.05	256.59	93.33 to 97.64	125,253	117,439	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	3	162.62	144.56	148.01	27.63	97.67	68.13	202.93	N/A	13,000	19,242	
15,000 TO 29,999	7	115.11	130.57	132.48	36.81	98.56	44.97	237.40	44.97 to 237.40	22,571	29,903	
30,000 TO 59,999	46	100.91	112.88	111.92	22.77	100.86	57.71	256.59	97.69 to 113.83	46,920	52,511	
60,000 TO 99,999	73	100.00	103.24	103.49	18.81	99.76	45.37	254.71	96.78 to 105.23	78,893	81,648	
100,000 TO 149,999	78	92.04	92.59	92.47	11.05	100.13	61.78	124.62	89.17 to 97.64	125,112	115,687	
150,000 TO 249,999	87	91.22	90.41	90.53	09.86	99.87	35.05	116.95	88.23 to 94.89	174,393	157,884	
250,000 TO 499,999	14	87.50	87.37	86.95	12.42	100.48	61.82	113.02	69.15 to 98.47	284,085	247,016	
500,000 TO 999,999	1	83.33	83.33	83.33	00.00	100.00	83.33	83.33	N/A	625,000	520,818	
1,000,000 +												
___ALL___	309	96.30	98.61	93.98	16.55	104.93	35.05	256.59	93.59 to 97.77	121,837	114,503	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	80	COV :	18.26	95% Median C.I. :	69.15 to 101.33
Total Sales Price :	2,326,000	Wgt. Mean :	82	STD :	15.38	95% Wgt. Mean C.I. :	74.18 to 89.54
Total Adj. Sales Price :	2,326,000	Mean :	84	Avg. Abs. Dev :	10.26	95% Mean C.I. :	73.23 to 95.23
Total Assessed Value :	1,904,080						
Avg. Adj. Sales Price :	232,600	COD :	12.85	MAX Sales Ratio :	118.66		
Avg. Assessed Value :	190,408	PRD :	102.90	MIN Sales Ratio :	68.60		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	2	98.70	98.70	93.64	20.23	105.40	78.73	118.66	N/A	187,500	175,567
07/01/2018 To 09/30/2018	1	68.60	68.60	68.60		100.00	68.60	68.60	N/A	252,000	172,874
10/01/2018 To 12/31/2018	1	74.82	74.82	74.82		100.00	74.82	74.82	N/A	121,500	90,909
01/01/2019 To 03/31/2019	1	83.33	83.33	83.33		100.00	83.33	83.33	N/A	625,000	520,818
04/01/2019 To 06/30/2019	3	80.91	83.80	79.33	13.26	105.63	69.15	101.33	N/A	168,333	133,544
07/01/2019 To 09/30/2019	2	83.39	83.39	82.17	05.80	101.48	78.55	88.23	N/A	223,750	183,856
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	3	78.73	88.66	83.57	21.20	106.09	68.60	118.66	N/A	209,000	174,669
10/01/2018 To 09/30/2019	7	80.91	82.33	81.23	08.90	101.35	69.15	101.33	69.15 to 101.33	242,714	197,153
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	4	76.78	85.20	82.15	17.57	103.71	68.60	118.66	N/A	187,125	153,729

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
81	10	79.82	84.23	81.86	12.85	102.90	68.60	118.66	69.15 to 101.33	232,600	190,408

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	80	COV :	18.26	95% Median C.I. :	69.15 to 101.33
Total Sales Price :	2,326,000	Wgt. Mean :	82	STD :	15.38	95% Wgt. Mean C.I. :	74.18 to 89.54
Total Adj. Sales Price :	2,326,000	Mean :	84	Avg. Abs. Dev :	10.26	95% Mean C.I. :	73.23 to 95.23
Total Assessed Value :	1,904,080						
Avg. Adj. Sales Price :	232,600	COD :	12.85	MAX Sales Ratio :	118.66		
Avg. Assessed Value :	190,408	PRD :	102.90	MIN Sales Ratio :	68.60		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	10	79.82	84.23	81.86	12.85	102.90	68.60	118.66	69.15 to 101.33	232,600	190,408
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	10	79.82	84.23	81.86	12.85	102.90	68.60	118.66	69.15 to 101.33	232,600	190,408
Greater Than 15,000	10	79.82	84.23	81.86	12.85	102.90	68.60	118.66	69.15 to 101.33	232,600	190,408
Greater Than 30,000	10	79.82	84.23	81.86	12.85	102.90	68.60	118.66	69.15 to 101.33	232,600	190,408
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	3	101.33	98.27	99.16	14.42	99.10	74.82	118.66	N/A	122,167	121,144
150,000 TO 249,999	3	80.91	82.62	82.20	03.92	100.51	78.73	88.23	N/A	184,167	151,384
250,000 TO 499,999	3	69.15	72.10	72.34	04.80	99.67	68.60	78.55	N/A	260,667	188,559
500,000 TO 999,999	1	83.33	83.33	83.33		100.00	83.33	83.33	N/A	625,000	520,818
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	81	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	82	COV :	25.84	95% Median C.I. :	62.24 to 106.60
Total Sales Price :	2,100,300	Wgt. Mean :	81	STD :	21.14	95% Wgt. Mean C.I. :	67.95 to 93.83
Total Adj. Sales Price :	2,100,300	Mean :	82	Avg. Abs. Dev :	16.58	95% Mean C.I. :	69.62 to 94.02
Total Assessed Value :	1,698,918						
Avg. Adj. Sales Price :	150,021	COD :	20.20	MAX Sales Ratio :	108.79		
Avg. Assessed Value :	121,351	PRD :	101.15	MIN Sales Ratio :	35.05		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	61.82	61.82	61.82		100.00	61.82	61.82	N/A	325,000	200,899
01/01/2018 To 03/31/2018	1	107.36	107.36	107.36		100.00	107.36	107.36	N/A	92,000	98,770
04/01/2018 To 06/30/2018	2	92.46	92.46	92.27	01.54	100.21	91.04	93.88	N/A	207,500	191,463
07/01/2018 To 09/30/2018	1	106.60	106.60	106.60		100.00	106.60	106.60	N/A	185,000	197,211
10/01/2018 To 12/31/2018	4	78.57	80.25	82.51	11.99	97.26	65.70	98.17	N/A	68,200	56,275
01/01/2019 To 03/31/2019	3	82.96	75.60	74.39	29.63	101.63	35.05	108.79	N/A	183,833	136,751
04/01/2019 To 06/30/2019	1	74.78	74.78	74.78		100.00	74.78	74.78	N/A	180,000	134,596
07/01/2019 To 09/30/2019	1	62.24	62.24	62.24		100.00	62.24	62.24	N/A	79,000	49,166
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	5	93.88	92.14	86.51	13.02	106.51	61.82	107.36	N/A	203,400	175,961
10/01/2018 To 09/30/2019	9	75.97	76.09	75.61	19.49	100.63	35.05	108.79	62.24 to 98.17	120,367	91,013
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	8	92.46	89.99	93.70	12.46	96.04	65.70	107.36	65.70 to 107.36	120,600	113,001

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
82	14	82.07	81.82	80.89	20.20	101.15	35.05	108.79	62.24 to 106.60	150,021	121,351

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	82	COV :	25.84	95% Median C.I. :	62.24 to 106.60
Total Sales Price :	2,100,300	Wgt. Mean :	81	STD :	21.14	95% Wgt. Mean C.I. :	67.95 to 93.83
Total Adj. Sales Price :	2,100,300	Mean :	82	Avg. Abs. Dev :	16.58	95% Mean C.I. :	69.62 to 94.02
Total Assessed Value :	1,698,918						
Avg. Adj. Sales Price :	150,021	COD :	20.20	MAX Sales Ratio :	108.79		
Avg. Assessed Value :	121,351	PRD :	101.15	MIN Sales Ratio :	35.05		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	14	82.07	81.82	80.89	20.20	101.15	35.05	108.79	62.24 to 106.60	150,021	121,351
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	14	82.07	81.82	80.89	20.20	101.15	35.05	108.79	62.24 to 106.60	150,021	121,351
Greater Than 15,000	14	82.07	81.82	80.89	20.20	101.15	35.05	108.79	62.24 to 106.60	150,021	121,351
Greater Than 30,000	14	82.07	81.82	80.89	20.20	101.15	35.05	108.79	62.24 to 106.60	150,021	121,351
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	65.70	65.70	65.70		100.00	65.70	65.70	N/A	55,000	36,135
60,000 TO 99,999	5	81.17	84.98	86.65	16.58	98.07	62.24	107.36	N/A	77,760	67,380
100,000 TO 149,999	1	108.79	108.79	108.79		100.00	108.79	108.79	N/A	110,000	119,672
150,000 TO 249,999	5	91.04	80.27	82.10	19.91	97.77	35.05	106.60	N/A	187,600	154,023
250,000 TO 499,999	2	72.39	72.39	71.67	14.60	101.00	61.82	82.96	N/A	304,250	218,049
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	82	Total	Increase	0%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	18.25	95% Median C.I. :	82.98 to 121.60
Total Sales Price :	2,326,000	Wgt. Mean :	98	STD :	18.45	95% Wgt. Mean C.I. :	89.02 to 107.45
Total Adj. Sales Price :	2,326,000	Mean :	101	Avg. Abs. Dev :	12.31	95% Mean C.I. :	87.88 to 114.28
Total Assessed Value :	2,284,898						
Avg. Adj. Sales Price :	232,600	COD :	12.85	MAX Sales Ratio :	142.39		
Avg. Assessed Value :	228,490	PRD :	102.90	MIN Sales Ratio :	82.32		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	2	118.43	118.43	112.36	20.23	105.40	94.47	142.39	N/A	187,500	210,681
07/01/2018 To 09/30/2018	1	82.32	82.32	82.32		100.00	82.32	82.32	N/A	252,000	207,449
10/01/2018 To 12/31/2018	1	89.79	89.79	89.79		100.00	89.79	89.79	N/A	121,500	109,091
01/01/2019 To 03/31/2019	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	625,000	624,982
04/01/2019 To 06/30/2019	3	97.09	100.56	95.20	13.26	105.63	82.98	121.60	N/A	168,333	160,253
07/01/2019 To 09/30/2019	2	100.07	100.07	98.60	05.81	101.49	94.26	105.87	N/A	223,750	220,628
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	3	94.47	106.39	100.29	21.19	106.08	82.32	142.39	N/A	209,000	209,603
10/01/2018 To 09/30/2019	7	97.09	98.80	97.47	08.89	101.36	82.98	121.60	82.98 to 121.60	242,714	236,584
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	4	92.13	102.24	98.58	17.57	103.71	82.32	142.39	N/A	187,125	184,475

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
81	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39	82.98 to 121.60	232,600	228,490

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	96	COV :	18.25	95% Median C.I. :	82.98 to 121.60
Total Sales Price :	2,326,000	Wgt. Mean :	98	STD :	18.45	95% Wgt. Mean C.I. :	89.02 to 107.45
Total Adj. Sales Price :	2,326,000	Mean :	101	Avg. Abs. Dev :	12.31	95% Mean C.I. :	87.88 to 114.28
Total Assessed Value :	2,284,898						
Avg. Adj. Sales Price :	232,600	COD :	12.85	MAX Sales Ratio :	142.39		
Avg. Assessed Value :	228,490	PRD :	102.90	MIN Sales Ratio :	82.32		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39	82.98 to 121.60	232,600	228,490
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39	82.98 to 121.60	232,600	228,490
Greater Than 15,000	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39	82.98 to 121.60	232,600	228,490
Greater Than 30,000	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39	82.98 to 121.60	232,600	228,490
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999	3	121.60	117.93	119.00	14.42	99.10	89.79	142.39	N/A	122,167	145,373
150,000 TO 249,999	3	97.09	99.14	98.64	03.91	100.51	94.47	105.87	N/A	184,167	181,661
250,000 TO 499,999	3	82.98	86.52	86.80	04.80	99.68	82.32	94.26	N/A	260,667	226,271
500,000 TO 999,999	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	625,000	624,982
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	81	Total	Increase	20%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	25.83	95% Median C.I. :	72.82 to 124.72
Total Sales Price :	2,100,300	Wgt. Mean :	95	STD :	24.73	95% Wgt. Mean C.I. :	79.50 to 109.78
Total Adj. Sales Price :	2,100,300	Mean :	96	Avg. Abs. Dev :	19.40	95% Mean C.I. :	81.45 to 110.01
Total Assessed Value :	1,987,734						
Avg. Adj. Sales Price :	150,021	COD :	20.20	MAX Sales Ratio :	127.29		
Avg. Assessed Value :	141,981	PRD :	101.15	MIN Sales Ratio :	41.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	1	72.32	72.32	72.32		100.00	72.32	72.32	N/A	325,000	235,052
01/01/2018 To 03/31/2018	1	125.61	125.61	125.61		100.00	125.61	125.61	N/A	92,000	115,561
04/01/2018 To 06/30/2018	2	108.18	108.18	107.96	01.54	100.20	106.51	109.84	N/A	207,500	224,011
07/01/2018 To 09/30/2018	1	124.72	124.72	124.72		100.00	124.72	124.72	N/A	185,000	230,737
10/01/2018 To 12/31/2018	4	91.93	93.90	96.54	11.99	97.27	76.87	114.86	N/A	68,200	65,842
01/01/2019 To 03/31/2019	3	97.07	88.46	87.03	29.63	101.64	41.01	127.29	N/A	183,833	159,998
04/01/2019 To 06/30/2019	1	87.49	87.49	87.49		100.00	87.49	87.49	N/A	180,000	157,477
07/01/2019 To 09/30/2019	1	72.82	72.82	72.82		100.00	72.82	72.82	N/A	79,000	57,524
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	5	109.84	107.80	101.22	13.02	106.50	72.32	125.61	N/A	203,400	205,874
10/01/2018 To 09/30/2019	9	88.88	89.03	88.47	19.50	100.63	41.01	127.29	72.82 to 114.86	120,367	106,485
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	8	108.18	105.28	109.63	12.46	96.03	76.87	125.61	76.87 to 125.61	120,600	132,211

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
82	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29	72.82 to 124.72	150,021	141,981

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	25.83	95% Median C.I. :	72.82 to 124.72
Total Sales Price :	2,100,300	Wgt. Mean :	95	STD :	24.73	95% Wgt. Mean C.I. :	79.50 to 109.78
Total Adj. Sales Price :	2,100,300	Mean :	96	Avg. Abs. Dev :	19.40	95% Mean C.I. :	81.45 to 110.01
Total Assessed Value :	1,987,734						
Avg. Adj. Sales Price :	150,021	COD :	20.20	MAX Sales Ratio :	127.29		
Avg. Assessed Value :	141,981	PRD :	101.15	MIN Sales Ratio :	41.01		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29	72.82 to 124.72	150,021	141,981
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low \$__											
Greater Than 4,999	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29	72.82 to 124.72	150,021	141,981
Greater Than 15,000	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29	72.82 to 124.72	150,021	141,981
Greater Than 30,000	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29	72.82 to 124.72	150,021	141,981
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	76.87	76.87	76.87		100.00	76.87	76.87	N/A	55,000	42,278
60,000 TO 99,999	5	94.97	99.43	101.38	16.58	98.08	72.82	125.61	N/A	77,760	78,835
100,000 TO 149,999	1	127.29	127.29	127.29		100.00	127.29	127.29	N/A	110,000	140,016
150,000 TO 249,999	5	106.51	93.91	96.06	19.91	97.76	41.01	124.72	N/A	187,600	180,206
250,000 TO 499,999	2	84.70	84.70	83.85	14.62	101.01	72.32	97.07	N/A	304,250	255,118
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	82	Total	Increase	17%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	309	Median :	97	COV :	26.79	95% Median C.I. :	94.89 to 98.24
Total Sales Price :	37,647,617	Wgt. Mean :	96	STD :	26.73	95% Wgt. Mean C.I. :	93.75 to 97.77
Total Adj. Sales Price :	37,647,617	Mean :	100	Avg. Abs. Dev :	15.74	95% Mean C.I. :	96.81 to 102.77
Total Assessed Value :	36,051,022						
Avg. Adj. Sales Price :	121,837	COD :	16.22	MAX Sales Ratio :	256.59		
Avg. Assessed Value :	116,670	PRD :	104.21	MIN Sales Ratio :	41.01		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	29	98.34	102.84	96.04	10.90	107.08	67.00	237.40	97.46 to 99.74	116,742	112,120
01/01/2018 To 03/31/2018	19	99.81	99.33	97.95	09.82	101.41	69.46	125.61	88.43 to 108.89	141,399	138,498
04/01/2018 To 06/30/2018	48	97.02	102.07	98.91	15.92	103.19	57.71	254.71	92.05 to 98.85	123,627	122,282
07/01/2018 To 09/30/2018	34	95.64	96.28	94.72	12.74	101.65	63.18	132.80	89.57 to 102.54	122,075	115,635
10/01/2018 To 12/31/2018	47	91.22	97.72	93.95	19.24	104.01	44.97	179.12	86.23 to 98.41	106,707	100,249
01/01/2019 To 03/31/2019	35	97.77	103.43	97.86	20.53	105.69	41.01	226.27	90.42 to 107.43	115,111	112,645
04/01/2019 To 06/30/2019	46	95.10	99.07	92.43	18.77	107.18	61.78	256.59	87.49 to 99.57	133,679	123,553
07/01/2019 To 09/30/2019	51	95.70	98.46	95.74	16.51	102.84	45.37	168.11	90.93 to 100.49	123,480	118,220
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	130	97.92	100.33	97.07	13.11	103.36	57.71	254.71	96.59 to 99.18	124,283	120,647
10/01/2018 To 09/30/2019	179	95.57	99.39	94.77	18.56	104.87	41.01	256.59	91.22 to 97.76	120,061	113,782
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	148	95.85	99.00	96.39	15.50	102.71	44.97	254.71	92.56 to 98.38	120,179	115,840

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	257	97.13	100.02	95.93	15.62	104.26	44.97	256.59	94.89 to 98.33	119,258	114,408
20	23	97.31	99.67	95.00	19.22	104.92	55.79	237.40	83.59 to 106.50	90,123	85,619
81	10	95.78	101.08	98.23	12.85	102.90	82.32	142.39	82.98 to 121.60	232,600	228,490
82	14	96.02	95.73	94.64	20.20	101.15	41.01	127.29	72.82 to 124.72	150,021	141,981
83	5	90.46	97.19	81.37	28.17	119.44	67.00	168.11	N/A	99,852	81,251

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	309	Median :	97	COV :	26.79	95% Median C.I. :	94.89 to 98.24
Total Sales Price :	37,647,617	Wgt. Mean :	96	STD :	26.73	95% Wgt. Mean C.I. :	93.75 to 97.77
Total Adj. Sales Price :	37,647,617	Mean :	100	Avg. Abs. Dev :	15.74	95% Mean C.I. :	96.81 to 102.77
Total Assessed Value :	36,051,022						
Avg. Adj. Sales Price :	121,837	COD :	16.22	MAX Sales Ratio :	256.59		
Avg. Assessed Value :	116,670	PRD :	104.21	MIN Sales Ratio :	41.01		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	309	97.07	99.79	95.76	16.22	104.21	41.01	256.59	94.89 to 98.24	121,837	116,670
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	3	162.62	144.56	148.01	27.63	97.67	68.13	202.93	N/A	13,000	19,242
Less Than 30,000	10	128.46	134.77	135.55	37.28	99.42	44.97	237.40	68.13 to 202.93	19,700	26,704
__ Ranges Excl. Low \$ __											
Greater Than 4,999	309	97.07	99.79	95.76	16.22	104.21	41.01	256.59	94.89 to 98.24	121,837	116,670
Greater Than 15,000	306	97.00	99.35	95.70	15.71	103.81	41.01	256.59	94.89 to 98.16	122,904	117,625
Greater Than 30,000	299	96.81	98.62	95.55	14.94	103.21	41.01	256.59	94.49 to 97.84	125,253	119,679
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	3	162.62	144.56	148.01	27.63	97.67	68.13	202.93	N/A	13,000	19,242
15,000 TO 29,999	7	115.11	130.57	132.48	36.81	98.56	44.97	237.40	44.97 to 237.40	22,571	29,903
30,000 TO 59,999	46	100.91	113.13	112.20	22.53	100.83	57.71	256.59	97.69 to 113.83	46,920	52,644
60,000 TO 99,999	73	100.00	104.23	104.49	18.73	99.75	45.37	254.71	96.78 to 105.72	78,893	82,432
100,000 TO 149,999	78	92.04	93.58	93.42	11.70	100.17	61.78	142.39	89.79 to 97.64	125,112	116,880
150,000 TO 249,999	87	92.20	91.76	92.00	10.04	99.74	41.01	124.72	89.68 to 96.12	174,393	160,433
250,000 TO 499,999	14	90.57	92.22	91.66	09.09	100.61	72.32	113.02	82.98 to 98.47	284,085	260,393
500,000 TO 999,999	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	625,000	624,982
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	81	Total	Increase	20%
VALUATION GROUP	82	Total	Increase	17%

What IF

07 Box Butte

COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 43
 Total Sales Price : 16,606,873
 Total Adj. Sales Price : 16,606,873
 Total Assessed Value : 15,247,207
 Avg. Adj. Sales Price : 386,206
 Avg. Assessed Value : 354,586

MEDIAN : 100
 WGT. MEAN : 92
 MEAN : 106
 COD : 21.17
 PRD : 115.65

COV : 51.98
 STD : 55.19
 Avg. Abs. Dev : 21.15
 MAX Sales Ratio : 433.94
 MIN Sales Ratio : 47.96

95% Median C.I. : 97.50 to 101.20
 95% Wgt. Mean C.I. : 79.72 to 103.91
 95% Mean C.I. : 89.68 to 122.68

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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-16 To 31-DEC-16	4	99.98	89.00	78.18	14.34	113.84	49.38	106.67	N/A	141,250	110,432
01-JAN-17 To 31-MAR-17	4	103.74	105.49	103.80	07.39	101.63	94.79	119.68	N/A	135,750	140,908
01-APR-17 To 30-JUN-17	3	99.90	106.94	101.35	08.65	105.52	97.50	123.42	N/A	119,333	120,942
01-JUL-17 To 30-SEP-17	1	123.53	123.53	123.53	00.00	100.00	123.53	123.53	N/A	85,000	105,000
01-OCT-17 To 31-DEC-17	1	97.59	97.59	97.59	00.00	100.00	97.59	97.59	N/A	83,000	81,000
01-JAN-18 To 31-MAR-18	3	94.85	94.53	92.56	01.98	102.13	91.55	97.20	N/A	1,541,644	1,426,917
01-APR-18 To 30-JUN-18	7	107.61	108.19	102.71	13.06	105.34	76.80	135.00	76.80 to 135.00	758,100	778,649
01-JUL-18 To 30-SEP-18	1	97.88	97.88	97.88	00.00	100.00	97.88	97.88	N/A	50,000	48,940
01-OCT-18 To 31-DEC-18	2	101.77	101.77	99.70	02.29	102.08	99.44	104.09	N/A	490,000	488,525
01-JAN-19 To 31-MAR-19	6	96.50	95.41	95.98	04.18	99.41	87.75	100.00	87.75 to 100.00	157,833	151,496
01-APR-19 To 30-JUN-19	5	99.11	97.12	100.12	20.08	97.00	57.86	121.50	N/A	57,500	57,567
01-JUL-19 To 30-SEP-19	6	83.75	140.89	62.62	101.15	224.99	47.96	433.94	47.96 to 433.94	462,790	289,822
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	12	100.43	101.86	94.98	11.55	107.24	49.38	123.53	97.50 to 119.68	129,250	122,765
01-OCT-17 To 30-SEP-18	12	97.78	103.03	97.98	10.66	105.15	76.80	135.00	94.85 to 109.88	838,719	821,770
01-OCT-18 To 30-SEP-19	19	99.11	110.89	78.39	33.92	141.46	47.96	433.94	85.62 to 104.09	262,697	205,936
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	9	100.85	107.10	104.07	09.19	102.91	94.79	123.53	97.50 to 123.42	118,778	123,606
01-JAN-18 To 31-DEC-18	13	99.44	103.26	98.14	10.14	105.22	76.80	135.00	94.85 to 109.88	843,202	827,483
<u>ALL</u>	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	40	99.93	107.34	92.36	20.87	116.22	47.96	433.94	97.50 to 101.20	405,297	374,319
20	2	111.27	111.27	104.14	10.93	106.85	99.11	123.42	N/A	72,500	75,500
80	1	49.38	49.38	49.38	00.00	100.00	49.38	49.38	N/A	250,000	123,450
<u>ALL</u>	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586

07 Box Butte

COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

Number of Sales : 43
 Total Sales Price : 16,606,873
 Total Adj. Sales Price : 16,606,873
 Total Assessed Value : 15,247,207
 Avg. Adj. Sales Price : 386,206
 Avg. Assessed Value : 354,586

MEDIAN : 100
 WGT. MEAN : 92
 MEAN : 106
 COD : 21.17
 PRD : 115.65

COV : 51.98
 STD : 55.19
 Avg. Abs. Dev : 21.15
 MAX Sales Ratio : 433.94
 MIN Sales Ratio : 47.96

95% Median C.I. : 97.50 to 101.20
 95% Wgt. Mean C.I. : 79.72 to 103.91
 95% Mean C.I. : 89.68 to 122.68

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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	9	94.79	98.74	111.05	08.71	88.91	85.62	129.17	87.75 to 106.62	207,278	230,189
03	34	99.98	108.14	89.38	24.26	120.99	47.96	433.94	97.68 to 106.67	433,570	387,515
04											
<u>ALL</u>	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586

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											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586
Greater Than 14,999	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586
Greater Than 29,999	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	14	108.28	131.28	127.22	35.51	103.19	57.86	433.94	97.68 to 135.00	43,464	55,297
60,000 TO 99,999	8	97.55	96.35	96.08	14.20	100.28	53.09	123.53	53.09 to 123.53	80,875	77,708
100,000 TO 149,999	6	99.53	99.61	99.87	02.59	99.74	94.79	106.62	94.79 to 106.62	119,667	119,515
150,000 TO 249,999	1	100.85	100.85	100.85	00.00	100.00	100.85	100.85	N/A	225,000	226,915
250,000 TO 499,999	6	96.50	84.96	85.02	14.95	99.93	49.38	100.00	49.38 to 100.00	310,833	264,258
500,000 TO 999,999	3	101.20	109.94	109.78	09.79	100.15	99.44	129.17	N/A	833,333	914,825
1,000,000 +	5	91.55	83.75	85.40	16.97	98.07	47.96	107.61	N/A	2,008,675	1,715,470
<u>ALL</u>	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586

07 Box Butte
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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

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 Avg. Adj. Sales Price : 386,206
 Avg. Assessed Value : 354,586

MEDIAN : 100
 WGT. MEAN : 92
 MEAN : 106
 COD : 21.17
 PRD : 115.65

COV : 51.98
 STD : 55.19
 Avg. Abs. Dev : 21.15
 MAX Sales Ratio : 433.94
 MIN Sales Ratio : 47.96

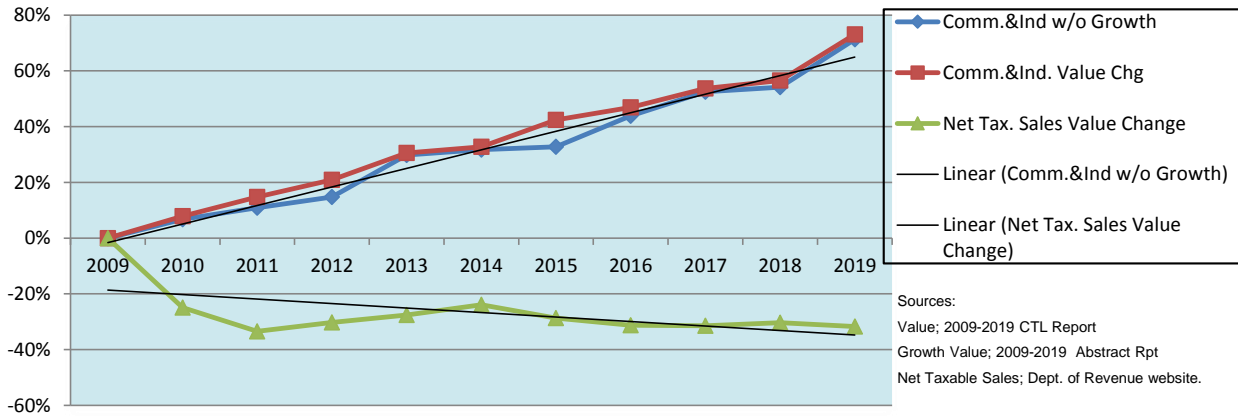
95% Median C.I. : 97.50 to 101.20
 95% Wgt. Mean C.I. : 79.72 to 103.91
 95% Mean C.I. : 89.68 to 122.68

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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
319	2	88.40	88.40	81.15	13.12	108.93	76.80	100.00	N/A	800,350	649,500
330	1	107.61	107.61	107.61	00.00	100.00	107.61	107.61	N/A	2,300,000	2,475,000
344	7	100.00	108.83	103.43	09.56	105.22	97.59	142.86	97.59 to 142.86	97,571	100,920
349	3	99.44	193.78	69.20	129.38	280.03	47.96	433.94	N/A	959,247	663,827
350	2	83.31	83.31	74.56	18.98	111.74	67.50	99.11	N/A	257,500	191,988
352	9	94.79	98.74	111.05	08.71	88.91	85.62	129.17	87.75 to 106.62	207,278	230,189
353	7	97.88	92.81	93.48	19.64	99.28	53.09	135.00	53.09 to 135.00	93,571	87,473
384	1	97.20	97.20	97.20	00.00	100.00	97.20	97.20	N/A	100,000	97,200
406	3	104.09	109.21	108.09	07.53	101.04	100.00	123.53	N/A	91,667	99,083
435	1	119.68	119.68	119.68	00.00	100.00	119.68	119.68	N/A	80,000	95,741
442	1	121.50	121.50	121.50	00.00	100.00	121.50	121.50	N/A	50,000	60,750
444	1	123.42	123.42	123.42	00.00	100.00	123.42	123.42	N/A	30,000	37,025
528	1	49.38	49.38	49.38	00.00	100.00	49.38	49.38	N/A	250,000	123,450
531	1	101.20	101.20	101.20	00.00	100.00	101.20	101.20	N/A	750,000	759,000
999	3	94.85	97.69	92.61	05.31	105.49	91.55	106.67	N/A	1,524,977	1,412,296
<u>ALL</u>	43	99.90	106.18	91.81	21.17	115.65	47.96	433.94	97.50 to 101.20	386,206	354,586

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 82,377,746	\$ 581,869		\$ 81,795,877	--	\$ 117,658,203	--
2009	\$ 88,777,422	\$ 1,281,092	1.44%	\$ 87,496,330	--	\$ 132,561,118	--
2010	\$ 95,751,818	\$ 992,532	1.04%	\$ 94,759,286	6.74%	\$ 99,501,084	-24.94%
2011	\$ 101,897,622	\$ 3,433,855	3.37%	\$ 98,463,767	2.83%	\$ 88,237,684	-11.32%
2012	\$ 107,329,614	\$ 5,461,141	5.09%	\$ 101,868,473	-0.03%	\$ 92,461,328	4.79%
2013	\$ 115,933,048	\$ 718,878	0.62%	\$ 115,214,170	7.35%	\$ 95,995,122	3.82%
2014	\$ 117,894,816	\$ 959,743	0.81%	\$ 116,935,073	0.86%	\$ 100,834,157	5.04%
2015	\$ 126,426,216	\$ 8,569,550	6.78%	\$ 117,856,666	-0.03%	\$ 94,499,518	-6.28%
2016	\$ 130,383,919	\$ 2,673,870	2.05%	\$ 127,710,049	1.02%	\$ 91,145,545	-3.55%
2017	\$ 136,466,467	\$ 1,063,589	0.78%	\$ 135,402,878	3.85%	\$ 90,876,407	-0.30%
2018	\$ 138,961,353	\$ 2,137,137	1.54%	\$ 136,824,216	0.26%	\$ 92,346,249	1.62%
2019	\$ 153,672,191	\$ 1,588,844	1.03%	\$ 152,083,347	9.44%	\$ 90,524,621	-1.97%
Ann %chg	5.64%			Average	3.23%	-3.74%	-3.31%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	6.74%	7.86%	-24.94%
2011	10.91%	14.78%	-33.44%
2012	14.75%	20.90%	-30.25%
2013	29.78%	30.59%	-27.58%
2014	31.72%	32.80%	-23.93%
2015	32.76%	42.41%	-28.71%
2016	43.85%	46.87%	-31.24%
2017	52.52%	53.72%	-31.45%
2018	54.12%	56.53%	-30.34%
2019	71.31%	73.10%	-31.71%

County Number	7
County Name	Box Butte

07 Box Butte

PAD 2020 R&O Statistics (Using 2020 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 36
 Total Sales Price : 32,558,161
 Total Adj. Sales Price : 32,558,161
 Total Assessed Value : 22,488,817
 Avg. Adj. Sales Price : 904,393
 Avg. Assessed Value : 624,689

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 75
 COD : 19.61
 PRD : 108.25

COV : 24.26
 STD : 18.14
 Avg. Abs. Dev : 13.50
 MAX Sales Ratio : 133.56
 MIN Sales Ratio : 48.36

95% Median C.I. : 64.21 to 79.98
 95% Wgt. Mean C.I. : 64.70 to 73.44
 95% Mean C.I. : 68.84 to 80.70

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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-16 To 31-DEC-16	1	91.18	91.18	91.18	00.00	100.00	91.18	91.18	N/A	36,000	32,824	
01-JAN-17 To 31-MAR-17	1	93.61	93.61	93.61	00.00	100.00	93.61	93.61	N/A	90,000	84,246	
01-APR-17 To 30-JUN-17	2	90.89	90.89	74.34	23.81	122.26	69.25	112.52	N/A	340,000	252,754	
01-JUL-17 To 30-SEP-17	3	73.70	72.97	66.10	06.66	110.39	65.24	79.98	N/A	1,008,435	666,602	
01-OCT-17 To 31-DEC-17	2	74.26	74.26	58.71	34.88	126.49	48.36	100.15	N/A	1,250,933	734,455	
01-JAN-18 To 31-MAR-18	5	61.06	67.40	70.71	13.68	95.32	57.86	92.32	N/A	1,242,161	878,386	
01-APR-18 To 30-JUN-18	9	62.60	69.74	63.90	17.52	109.14	55.35	133.56	58.54 to 67.67	1,231,266	786,781	
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18												
01-JAN-19 To 31-MAR-19	1	64.21	64.21	64.21	00.00	100.00	64.21	64.21	N/A	547,780	351,716	
01-APR-19 To 30-JUN-19	6	76.59	75.30	80.91	14.32	93.07	54.10	99.87	54.10 to 99.87	412,814	333,993	
01-JUL-19 To 30-SEP-19	6	78.79	79.48	77.33	09.19	102.78	68.45	96.03	68.45 to 96.03	984,689	761,482	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	7	79.98	83.64	68.45	15.92	122.19	65.24	112.52	65.24 to 112.52	547,329	374,626	
01-OCT-17 To 30-SEP-18	16	61.83	69.57	65.38	19.59	106.41	48.36	133.56	58.54 to 67.67	1,237,129	808,867	
01-OCT-18 To 30-SEP-19	13	76.69	76.38	77.52	12.20	98.53	54.10	99.87	64.21 to 83.25	687,138	532,659	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	8	76.84	80.35	64.45	21.10	124.67	48.36	112.52	48.36 to 112.52	787,146	507,308	
01-JAN-18 To 31-DEC-18	14	61.83	68.90	66.35	16.40	103.84	55.35	133.56	58.54 to 67.67	1,235,157	819,497	
<u>ALL</u>	36	68.85	74.77	69.07	19.61	108.25	48.36	133.56	64.21 to 79.98	904,393	624,689	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	9	67.67	73.20	69.08	14.90	105.96	58.54	96.03	59.88 to 92.32	2,011,322	1,389,461	
2	17	73.70	77.06	75.43	19.44	102.16	54.10	133.56	62.60 to 83.25	470,951	355,251	
3	10	64.87	72.27	61.15	21.30	118.18	48.36	100.15	59.24 to 93.61	645,010	394,441	
<u>ALL</u>	36	68.85	74.77	69.07	19.61	108.25	48.36	133.56	64.21 to 79.98	904,393	624,689	

07 Box Butte
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

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 95% Wgt. Mean C.I. : 64.70 to 73.44
 95% Mean C.I. : 68.84 to 80.70

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	75.21	75.21	75.21	00.00	100.00	75.21	75.21	N/A	690,000	518,971
2	1	75.21	75.21	75.21	00.00	100.00	75.21	75.21	N/A	690,000	518,971
_____Dry_____											
County	8	75.83	76.86	70.43	18.67	109.13	54.10	112.52	54.10 to 112.52	165,095	116,272
2	6	69.41	73.54	67.69	20.92	108.64	54.10	112.52	54.10 to 112.52	187,793	127,125
3	2	86.80	86.80	86.30	07.86	100.58	79.98	93.61	N/A	97,000	83,712
_____Grass_____											
County	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	118,125	95,661
1	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	118,125	95,661
_____ALL_____	36	68.85	74.77	69.07	19.61	108.25	48.36	133.56	64.21 to 79.98	904,393	624,689

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	63.15	69.43	67.63	18.64	102.66	48.36	96.03	59.24 to 83.25	904,582	611,784
1	2	94.18	94.18	93.63	01.97	100.59	92.32	96.03	N/A	1,028,832	963,263
2	6	69.45	69.47	69.08	12.84	100.56	55.35	83.25	55.35 to 83.25	694,167	479,512
3	4	59.31	57.01	54.78	05.41	104.07	48.36	61.06	N/A	1,158,081	634,453
_____Dry_____											
County	9	77.96	83.16	80.62	24.08	103.15	54.10	133.56	57.86 to 112.52	175,018	141,106
2	7	73.70	82.12	79.83	28.49	102.87	54.10	133.56	54.10 to 133.56	197,309	157,504
3	2	86.80	86.80	86.30	07.86	100.58	79.98	93.61	N/A	97,000	83,712
_____Grass_____											
County	3	91.18	90.77	96.20	07.01	94.36	80.98	100.15	N/A	218,042	209,748
1	1	80.98	80.98	80.98	00.00	100.00	80.98	80.98	N/A	118,125	95,661
3	2	95.67	95.67	99.55	04.69	96.10	91.18	100.15	N/A	268,000	266,792
_____ALL_____	36	68.85	74.77	69.07	19.61	108.25	48.36	133.56	64.21 to 79.98	904,393	624,689

Box Butte County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Box Butte	1	2677	2757	2761	2780	2788	2798	2784	2793	2775
Box Butte	2	2229	2214	2250	2219	2056	2067	2036	2066	2197
Box Butte	3	2011	1946	1979	1908	1717	1783	1742	1797	1944
Dawes	4	2016	2016	1792	1792	1568	1568	1344	1344	1730
Sheridan	1	1710	1710	1660	1605	1585	1585	1570	1525	1643
Morrill	2	1900	1900	n/a	1900	1900	1900	1850	1850	1881
ScottsBluff	3	2400	2300	2300	2300	2090	1630	1630	1630	2241
Sioux	1	1350	1350	1270	1270	1220	1221	1180	1180	1260

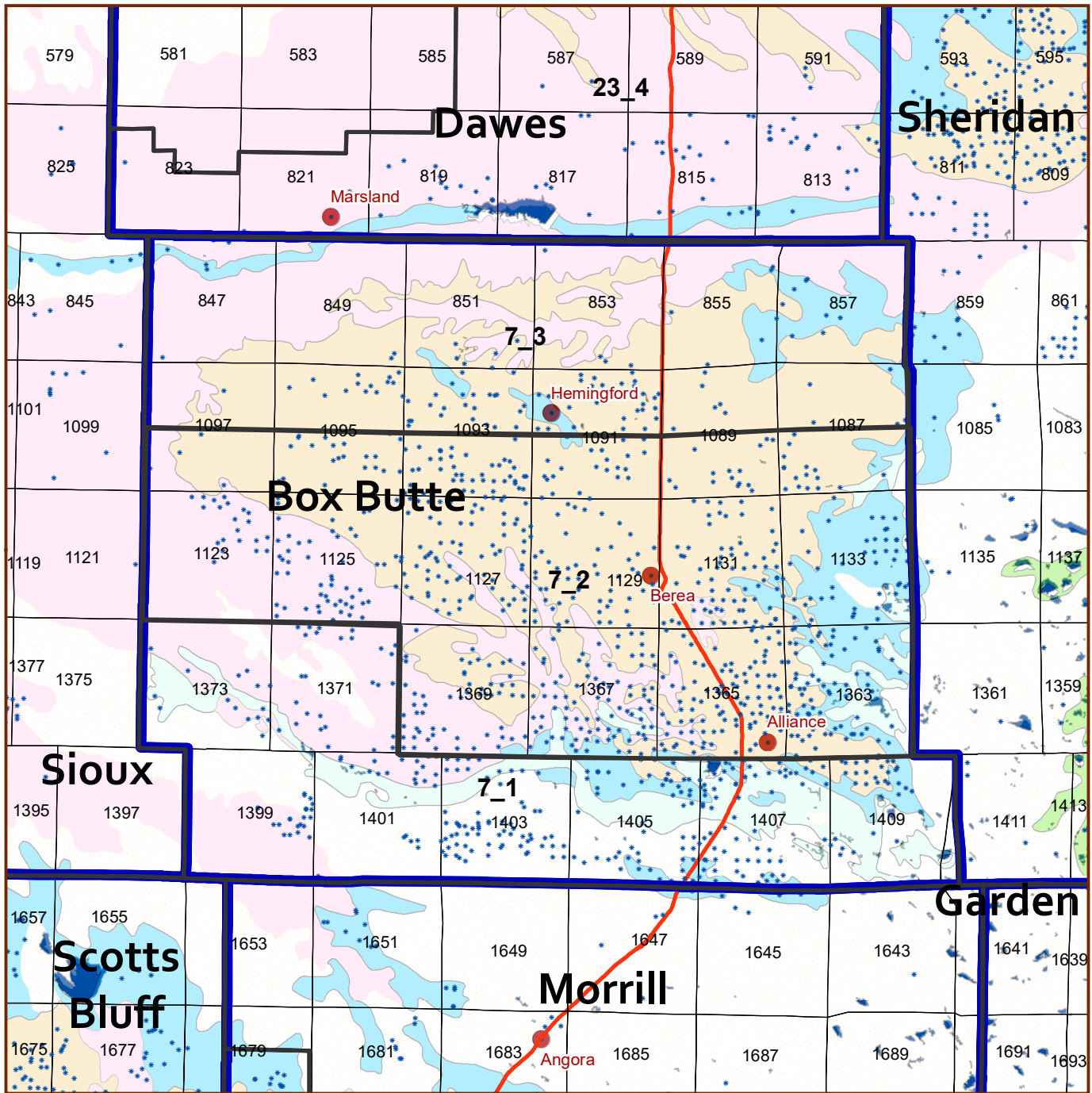
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Box Butte	1	n/a	415	415	415	415	n/a	415	415	415
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	3	n/a	540	540	540	490	490	490	490	535
Dawes	4	n/a	825	775	775	719	719	656	651	763
Sheridan	1	n/a	690	620	615	600	570	560	550	617
Morrill	2	n/a	455	444	420	420	n/a	420	420	423
ScottsBluff	3	n/a	465	465	465	410	385	385	350	445
Sioux	1	n/a	600	495	450	435	435	430	410	475

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Box Butte	1	300	300	n/a	300	300	300	300	300	300
Box Butte	2	370	370	n/a	372	360	360	360	360	361
Box Butte	3	425	425	n/a	425	425	425	425	425	425
Dawes	4	510	n/a	485	n/a	465	465	435	435	448
Sheridan	1	460	460	460	460	n/a	460	460	405	456
Morrill	2	385	385	n/a	n/a	n/a	385	385	385	385
ScottsBluff	3	345	n/a	345	345	345	345	345	345	345
Sioux	1	410	410	n/a	395	390	390	375	350	368

County	Mkt Area	CRP	TIMBER	WASTE
Box Butte	1	350	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
Dawes	4	n/a	n/a	100
Sheridan	1	n/a	n/a	55
Morrill	2	420	n/a	30
ScottsBluff	3	345	n/a	100
Sioux	1	n/a	350	82

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

BOX BUTTE COUNTY



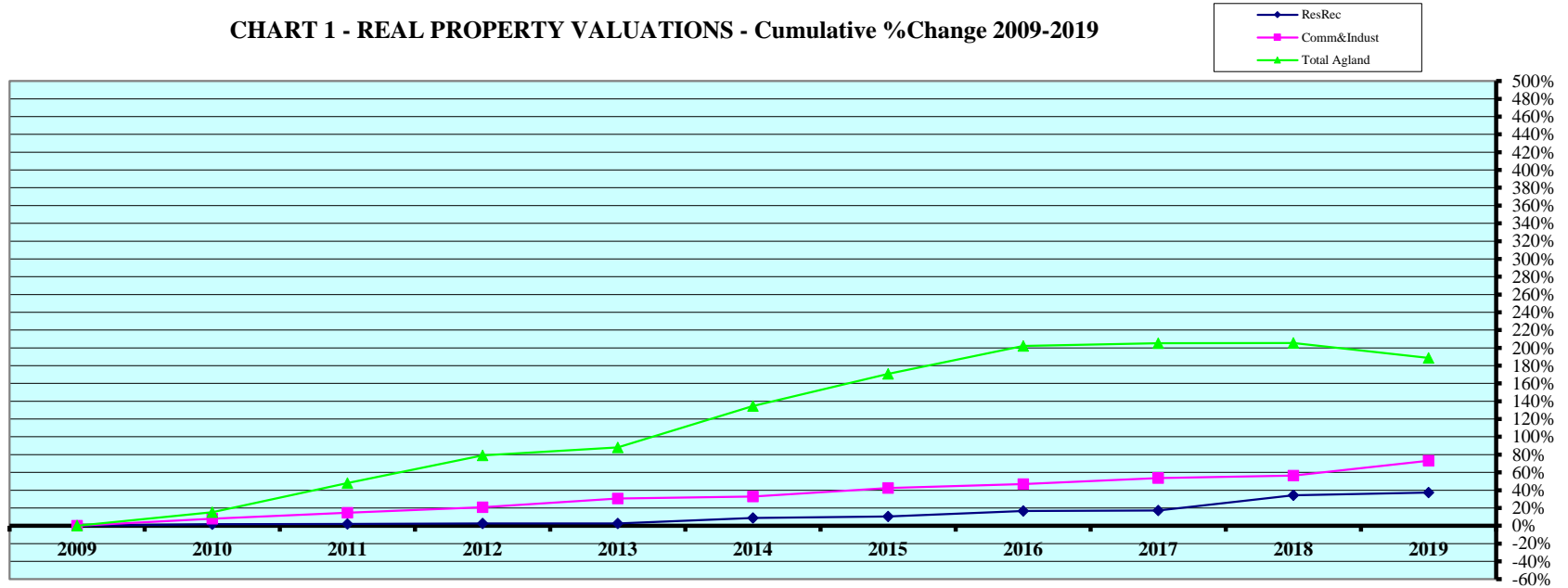
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2009	287,675,370	--	--	--	88,777,422	--	--	--	205,374,282	--	--	--
2010	292,700,126	5,024,756	1.75%	1.75%	95,751,818	6,974,396	7.86%	7.86%	236,725,447	31,351,165	15.27%	15.27%
2011	293,486,705	786,579	0.27%	2.02%	101,897,622	6,145,804	6.42%	14.78%	303,771,790	67,046,343	28.32%	47.91%
2012	295,097,327	1,610,622	0.55%	2.58%	107,329,614	5,431,992	5.33%	20.90%	368,100,254	64,328,464	21.18%	79.23%
2013	294,842,621	-254,706	-0.09%	2.49%	115,933,048	8,603,434	8.02%	30.59%	385,998,789	17,898,535	4.86%	87.95%
2014	313,129,987	18,287,366	6.20%	8.85%	117,894,816	1,961,768	1.69%	32.80%	481,559,726	95,560,937	24.76%	134.48%
2015	317,642,729	4,512,742	1.44%	10.42%	126,426,216	8,531,400	7.24%	42.41%	555,942,543	74,382,817	15.45%	170.70%
2016	335,729,660	18,086,931	5.69%	16.70%	130,383,919	3,957,703	3.13%	46.87%	620,402,520	64,459,977	11.59%	202.08%
2017	337,300,567	1,570,907	0.47%	17.25%	136,466,467	6,082,548	4.67%	53.72%	627,027,545	6,625,025	1.07%	205.31%
2018	386,284,323	48,983,756	14.52%	34.28%	138,961,353	2,494,886	1.83%	56.53%	627,324,620	297,075	0.05%	205.45%
2019	395,034,281	8,749,958	2.27%	37.32%	153,672,191	14,710,838	10.59%	73.10%	592,938,214	-34,386,406	-5.48%	188.71%

Rate Annual %chg: Residential & Recreational **3.22%** Commercial & Industrial **5.64%** Agricultural Land **11.19%**

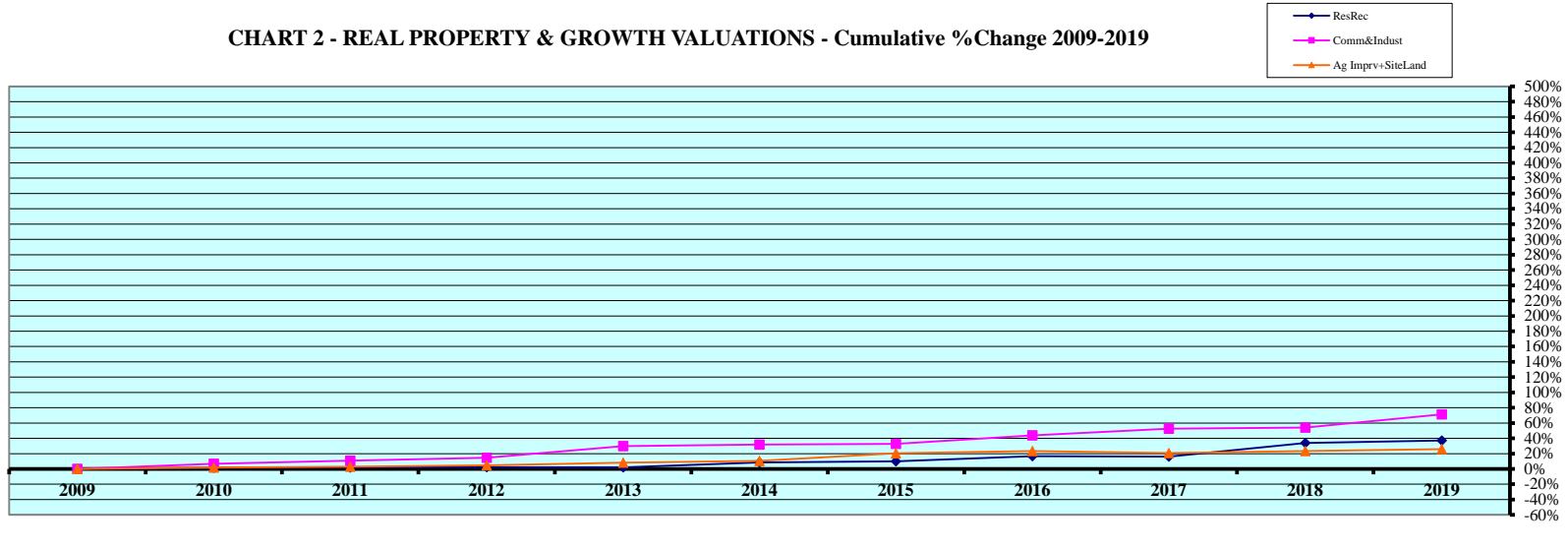
Cnty# **7**
County **BOX BUTTE**

CHART 1

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

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2009	287,675,370	2,551,351	0.89%	285,124,019	--	--	88,777,422	1,281,092	1.44%	87,496,330	--	--	
2010	292,700,126	927,747	0.32%	291,772,379	1.42%	1.42%	95,751,818	992,532	1.04%	94,759,286	6.74%	6.74%	
2011	293,486,705	773,922	0.26%	292,712,783	0.00%	1.75%	101,897,622	3,433,855	3.37%	98,463,767	2.83%	10.91%	
2012	295,097,327	733,957	0.25%	294,363,370	0.30%	2.32%	107,329,614	5,461,141	5.09%	101,868,473	-0.03%	14.75%	
2013	294,842,621	1,296,948	0.44%	293,545,673	-0.53%	2.04%	115,933,048	718,878	0.62%	115,214,170	7.35%	29.78%	
2014	313,129,987	864,898	0.28%	312,265,089	5.91%	8.55%	117,894,816	959,743	0.81%	116,935,073	0.86%	31.72%	
2015	317,642,729	1,064,786	0.34%	316,577,943	1.10%	10.05%	126,426,216	8,569,550	6.78%	117,856,666	-0.03%	32.76%	
2016	335,729,660	279,230	0.08%	335,450,430	5.61%	16.61%	130,383,919	2,673,870	2.05%	127,710,049	1.02%	43.85%	
2017	337,300,567	3,102,412	0.92%	334,198,155	-0.46%	16.17%	136,466,467	1,063,589	0.78%	135,402,878	3.85%	52.52%	
2018	386,284,323	1,303,748	0.34%	384,980,575	14.14%	33.82%	138,961,353	2,137,137	1.54%	136,824,216	0.26%	54.12%	
2019	395,034,281	502,862	0.13%	394,531,419	2.13%	37.14%	153,672,191	1,588,844	1.03%	152,083,347	9.44%	71.31%	
Rate Ann%chg	3.22%			2.96%			5.64%			C & I w/o growth			3.23%

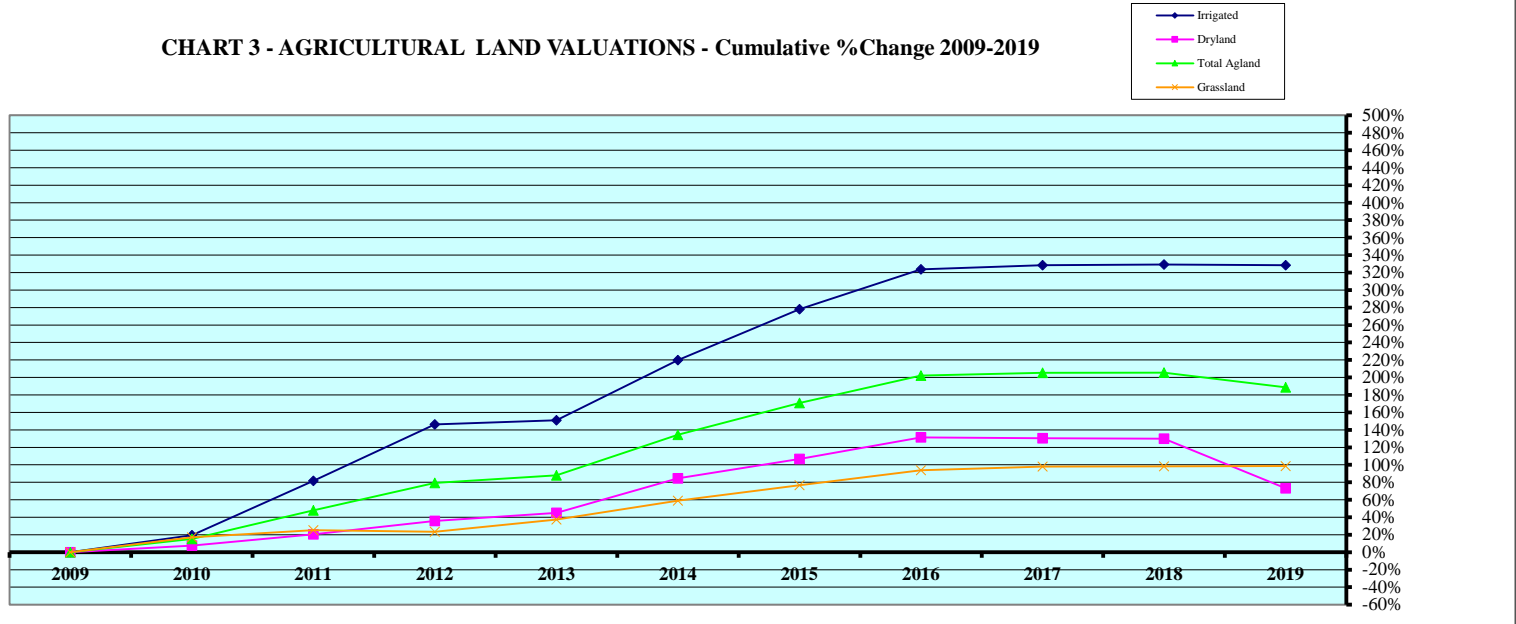
Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2009	37,631,340	16,085,069	53,716,409	709,608	1.32%	53,006,801	--	
2010	37,889,457	17,923,929	55,813,386	1,071,604	1.92%	54,741,782	1.91%	
2011	37,692,201	18,550,906	56,243,107	956,639	1.70%	55,286,468	-0.94%	
2012	38,273,433	18,687,435	56,960,868	757,531	1.33%	56,203,337	-0.07%	
2013	38,884,270	19,954,005	58,838,275	793,455	1.35%	58,044,820	1.90%	
2014	40,438,502	20,059,841	60,498,343	1,171,844	1.94%	59,326,499	0.83%	
2015	44,422,467	21,895,189	66,317,656	1,531,300	2.31%	64,786,356	7.09%	
2016	43,880,705	23,311,446	67,192,151	905,383	1.35%	66,286,768	-0.05%	
2017	44,114,370	21,762,325	65,876,695	1,049,075	1.59%	64,827,620	-3.52%	
2018	44,540,815	21,775,706	66,316,521	33,250	0.05%	66,283,271	0.62%	
2019	45,554,629	22,692,785	68,247,414	633,470	0.93%	67,613,944	1.96%	
Rate Ann%chg	1.93%	3.50%	2.42%	Ag Imprv+Site w/o growth			0.97%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 7
County BOX BUTTE

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	86,535,331	--	--	--	59,280,994	--	--	--	58,532,517	--	--	--
2010	103,333,181	16,797,850	19.41%	19.41%	63,749,167	4,468,173	7.54%	7.54%	68,484,658	9,952,141	17.00%	17.00%
2011	157,098,438	53,765,257	52.03%	81.54%	71,471,672	7,722,505	12.11%	20.56%	73,318,209	4,833,551	7.06%	25.26%
2012	213,004,710	55,906,272	35.59%	146.15%	80,502,789	9,031,117	12.64%	35.80%	72,282,613	-1,035,596	-1.41%	23.49%
2013	217,262,784	4,258,074	2.00%	151.07%	85,968,831	5,466,042	6.79%	45.02%	80,453,867	8,171,254	11.30%	37.45%
2014	276,844,639	59,581,855	27.42%	219.92%	109,382,371	23,413,540	27.23%	84.52%	93,009,218	12,555,351	15.61%	58.90%
2015	327,180,345	50,335,706	18.18%	278.09%	122,522,856	13,140,485	12.01%	106.68%	103,376,792	10,367,574	11.15%	76.61%
2016	366,544,437	39,364,092	12.03%	323.58%	137,153,465	14,630,609	11.94%	131.36%	113,464,662	10,087,870	9.76%	93.85%
2017	370,797,696	4,253,259	1.16%	328.49%	136,563,895	-589,570	-0.43%	130.37%	115,905,710	2,441,048	2.15%	98.02%
2018	371,418,816	621,120	0.17%	329.21%	136,338,424	-225,471	-0.17%	129.99%	115,979,106	73,396	0.06%	98.14%
2019	370,775,720	-643,096	-0.17%	328.47%	102,684,274	-33,654,150	-24.68%	73.22%	116,258,761	279,655	0.24%	98.62%

Rate Ann.%chg: Irrigated **15.66%** Dryland **5.65%** Grassland **7.10%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2009	109,502	--	--	--	915,938	--	--	--	205,374,282	--	--	--
2010	148,326	38,824	35.46%	35.46%	1,010,115	94,177	10.28%	10.28%	236,725,447	31,351,165	15.27%	15.27%
2011	136,410	-11,916	-8.03%	24.57%	1,747,061	736,946	72.96%	90.74%	303,771,790	67,046,343	28.32%	47.91%
2012	120,332	-16,078	-11.79%	9.89%	2,189,810	442,749	25.34%	139.08%	368,100,254	64,328,464	21.18%	79.23%
2013	120,079	-253	-0.21%	9.66%	2,193,228	3,418	0.16%	139.45%	385,998,789	17,898,535	4.86%	87.95%
2014	120,945	866	0.72%	10.45%	2,202,553	9,325	0.43%	140.47%	481,559,726	95,560,937	24.76%	134.48%
2015	201,819	80,874	66.87%	84.31%	2,660,731	458,178	20.80%	190.49%	555,942,543	74,382,817	15.45%	170.70%
2016	394,690	192,871	95.57%	260.44%	2,845,266	184,535	6.94%	210.64%	620,402,520	64,459,977	11.59%	202.08%
2017	378,552	-16,138	-4.09%	245.70%	3,381,692	536,426	18.85%	269.21%	627,027,545	6,625,025	1.07%	205.31%
2018	378,303	-249	-0.07%	245.48%	3,209,971	-171,721	-5.08%	250.46%	627,324,620	297,075	0.05%	205.45%
2019	376,297	-2,006	-0.53%	243.64%	2,843,162	-366,809	-11.43%	210.41%	592,938,214	-34,386,406	-5.48%	188.71%

Cnty# **7**
County **BOX BUTTE**

Rate Ann.%chg: Total Agric Land **11.19%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	86,694,772	148,989	582			59,360,060	193,379	307			58,668,687	306,517	191		
2010	103,172,479	149,615	690	18.51%	18.51%	63,906,187	192,768	332	8.00%	8.00%	68,405,030	305,017	224	17.17%	17.17%
2011	156,968,255	150,145	1,045	51.60%	79.67%	71,511,133	187,355	382	15.13%	24.34%	73,342,332	307,523	238	6.34%	24.60%
2012	213,040,413	150,720	1,413	35.20%	142.91%	80,510,109	187,361	430	12.58%	39.99%	72,275,866	307,490	235	-1.44%	22.80%
2013	217,359,491	150,798	1,441	1.97%	147.71%	85,957,554	187,025	460	6.96%	49.73%	80,147,199	307,973	260	10.72%	35.96%
2014	276,848,585	150,827	1,836	27.34%	215.45%	109,334,716	186,946	585	27.25%	90.53%	93,050,467	308,721	301	15.82%	57.47%
2015	327,319,722	150,829	2,170	18.23%	272.95%	122,746,121	187,837	653	11.73%	112.88%	103,245,023	307,754	335	11.30%	75.27%
2016	366,848,122	150,733	2,434	12.15%	318.25%	137,341,514	187,324	733	12.20%	138.85%	113,335,510	307,504	369	9.86%	92.56%
2017	370,797,696	150,355	2,466	1.33%	323.82%	136,540,792	184,703	739	0.83%	140.83%	115,795,801	309,764	374	1.43%	95.30%
2018	371,399,732	150,572	2,467	0.02%	323.90%	136,489,474	184,637	739	0.00%	140.82%	115,892,282	309,922	374	0.03%	95.37%
2019	370,772,316	150,698	2,460	-0.25%	322.83%	102,784,720	183,799	559	-24.35%	82.18%	116,121,493	310,620	374	-0.03%	95.31%

Rate Annual %chg Average Value/Acre: 15.51%

6.18%

6.92%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	110,340	5,508	20			918,563	5,860	157			205,752,422	660,253	312		
2010	151,611	5,012	30	51.00%	51.00%	1,010,630	6,153	164	4.79%	4.79%	236,645,937	658,565	359	15.31%	15.31%
2011	136,178	4,503	30	-0.04%	50.94%	1,745,089	9,460	184	12.31%	17.69%	303,702,987	658,985	461	28.25%	47.89%
2012	120,332	4,010	30	-0.77%	49.77%	2,189,858	9,770	224	21.51%	43.00%	368,136,578	659,351	558	21.15%	79.17%
2013	120,079	4,002	30	0.00%	49.78%	2,155,730	9,542	226	0.79%	44.13%	385,740,053	659,340	585	4.78%	87.74%
2014	120,089	4,002	30	0.00%	49.78%	2,196,046	9,772	225	-0.52%	43.38%	481,549,903	660,268	729	24.66%	134.04%
2015	201,359	4,026	50	66.70%	149.67%	2,605,401	9,795	266	18.35%	69.69%	556,117,626	660,240	842	15.49%	170.29%
2016	394,689	3,947	100	99.92%	399.14%	2,843,480	9,952	286	7.42%	82.28%	620,763,315	659,460	941	11.76%	202.07%
2017	378,552	3,786	100	0.00%	399.14%	3,398,491	9,725	349	22.32%	122.96%	626,911,332	658,332	952	1.16%	205.58%
2018	378,303	3,783	100	0.00%	399.14%	3,212,298	9,699	331	-5.23%	111.30%	627,372,089	658,612	953	0.03%	205.68%
2019	376,297	3,763	100	0.00%	399.14%	2,946,312	9,747	302	-8.73%	92.85%	593,001,138	658,626	900	-5.48%	188.92%

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BOX BUTTE

Rate Annual %chg Average Value/Acre: 11.19%

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

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 8,453	Value : 1,186,148,373	Growth 4,912,254	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	227	1,793,985	1	15,187	493	1,439,741	721	3,248,913	
02. Res Improve Land	3,143	24,131,917	2	32,521	487	9,171,280	3,632	33,335,718	
03. Res Improvements	3,494	309,353,673	2	215,840	556	54,202,059	4,052	363,771,572	
04. Res Total	3,721	335,279,575	3	263,548	1,049	64,813,080	4,773	400,356,203	1,003,289
% of Res Total	77.96	83.75	0.06	0.07	21.98	16.19	56.47	33.75	20.42
05. Com UnImp Land	109	5,037,408	0	0	20	488,504	129	5,525,912	
06. Com Improve Land	530	18,827,127	0	0	46	1,301,576	576	20,128,703	
07. Com Improvements	549	91,269,345	0	0	102	20,388,072	651	111,657,417	
08. Com Total	658	115,133,880	0	0	122	22,178,152	780	137,312,032	3,529,635
% of Com Total	84.36	83.85	0.00	0.00	15.64	16.15	9.23	11.58	71.85
09. Ind UnImp Land	0	0	0	0	4	147,188	4	147,188	
10. Ind Improve Land	0	0	0	0	5	1,042,217	5	1,042,217	
11. Ind Improvements	0	0	0	0	5	11,296,870	5	11,296,870	
12. Ind Total	0	0	0	0	9	12,486,275	9	12,486,275	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	1.05	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	1	24,000	0	0	2	47,845	3	71,845	
15. Rec Improvements	1	31,210	0	0	2	286,024	3	317,234	
16. Rec Total	1	55,210	0	0	2	333,869	3	389,079	0
% of Rec Total	33.33	14.19	0.00	0.00	66.67	85.81	0.04	0.03	0.00
Res & Rec Total	3,722	335,334,785	3	263,548	1,051	65,146,949	4,776	400,745,282	1,003,289
% of Res & Rec Total	77.93	83.68	0.06	0.07	22.01	16.26	56.50	33.79	20.42
Com & Ind Total	658	115,133,880	0	0	131	34,664,427	789	149,798,307	3,529,635
% of Com & Ind Total	83.40	76.86	0.00	0.00	16.60	23.14	9.33	12.63	71.85
17. Taxable Total	4,380	450,468,665	3	263,548	1,182	99,811,376	5,565	550,543,589	4,532,924
% of Taxable Total	78.71	81.82	0.05	0.05	21.24	18.13	65.83	46.41	92.28

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	554,123	21,273,450	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	1	0	413,188	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	6	554,123	21,273,450
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	1	0	413,188
22. Total Sch II				7	554,123	21,686,638

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	348	0	137	485

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	9,246	0	0	2,257	422,374,946	2,260	422,384,192
28. Ag-Improved Land	0	0	0	0	584	153,357,257	584	153,357,257
29. Ag Improvements	0	0	0	0	628	59,863,335	628	59,863,335

30. Ag Total					2,888	635,604,784
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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	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	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	209	212.94	973,126	209	212.94	973,126	
32. HomeSite Improv Land	375	392.38	5,040,583	375	392.38	5,040,583	
33. HomeSite Improvements	381	0.00	40,219,205	381	0.00	40,219,205	379,330
34. HomeSite Total				590	605.32	46,232,914	
35. FarmSite UnImp Land	68	161.96	187,936	68	161.96	187,936	
36. FarmSite Improv Land	488	2,059.25	3,806,684	488	2,059.25	3,806,684	
37. FarmSite Improvements	603	0.00	19,644,130	603	0.00	19,644,130	0
38. FarmSite Total				671	2,221.21	23,638,750	
39. Road & Ditches	1,848	5,984.46	0	1,848	5,984.46	0	
40. Other- Non Ag Use	40	930.74	1,003,640	40	930.74	1,003,640	
41. Total Section VI				1,261	9,741.73	70,875,304	379,330

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	0	0.00	0	0	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	1,961.05	5.54%	5,249,228	5.34%	2,676.74
46. 1A	7,350.23	20.76%	20,267,063	20.63%	2,757.34
47. 2A1	214.91	0.61%	593,276	0.60%	2,760.58
48. 2A	5,453.54	15.40%	15,159,708	15.43%	2,779.79
49. 3A1	6,314.89	17.83%	17,603,647	17.92%	2,787.64
50. 3A	4,739.89	13.39%	13,264,509	13.50%	2,798.48
51. 4A1	7,206.25	20.35%	20,062,804	20.42%	2,784.08
52. 4A	2,168.24	6.12%	6,055,872	6.16%	2,792.99
53. Total	35,409.00	100.00%	98,256,107	100.00%	2,774.89
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,579.94	29.12%	1,070,674	29.12%	415.00
56. 2D1	26.08	0.29%	10,823	0.29%	414.99
57. 2D	2,877.50	32.48%	1,194,163	32.48%	415.00
58. 3D1	1,027.26	11.60%	426,315	11.60%	415.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,292.66	14.59%	536,456	14.59%	415.00
61. 4D	1,055.11	11.91%	437,870	11.91%	415.00
62. Total	8,858.55	100.00%	3,676,301	100.00%	415.00
Grass					
63. 1G1	1,702.39	1.31%	510,717	1.31%	300.00
64. 1G	3,361.41	2.59%	1,008,423	2.58%	300.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2,467.01	1.90%	740,103	1.90%	300.00
67. 3G1	4,580.49	3.53%	1,374,147	3.52%	300.00
68. 3G	37,084.22	28.59%	11,150,045	28.57%	300.67
69. 4G1	58,595.70	45.18%	17,661,142	45.25%	301.41
70. 4G	21,901.48	16.89%	6,586,354	16.87%	300.73
71. Total	129,692.70	100.00%	39,030,931	100.00%	300.95
Irrigated Total					
	35,409.00	20.10%	98,256,107	69.53%	2,774.89
Dry Total					
	8,858.55	5.03%	3,676,301	2.60%	415.00
Grass Total					
	129,692.70	73.63%	39,030,931	27.62%	300.95
72. Waste	1,274.19	0.72%	127,419	0.09%	100.00
73. Other	899.97	0.51%	227,077	0.16%	252.32
74. Exempt	5,393.45	3.06%	2,215,141	1.57%	410.71
75. Market Area Total	176,134.41	100.00%	141,317,835	100.00%	802.33

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	26,641.41	26.40%	59,373,565	26.77%	2,228.62
46. 1A	38,767.09	38.41%	85,811,570	38.70%	2,213.52
47. 2A1	3,096.41	3.07%	6,968,200	3.14%	2,250.41
48. 2A	18,868.17	18.69%	41,876,118	18.88%	2,219.41
49. 3A1	2,055.08	2.04%	4,224,303	1.90%	2,055.54
50. 3A	1,790.53	1.77%	3,700,236	1.67%	2,066.56
51. 4A1	8,957.36	8.87%	18,237,326	8.22%	2,036.02
52. 4A	754.56	0.75%	1,558,752	0.70%	2,065.78
53. Total	100,930.61	100.00%	221,750,070	100.00%	2,197.05
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,347.96	55.67%	29,314,858	56.08%	560.00
56. 2D1	3,323.18	3.53%	1,860,986	3.56%	560.00
57. 2D	22,881.04	24.33%	12,813,388	24.51%	560.00
58. 3D1	2,075.32	2.21%	1,110,303	2.12%	535.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	11,776.42	12.52%	6,300,407	12.05%	535.00
61. 4D	1,624.20	1.73%	868,946	1.66%	535.00
62. Total	94,028.12	100.00%	52,268,888	100.00%	555.89
Grass					
63. 1G1	369.25	0.43%	136,686	0.42%	370.17
64. 1G	85.25	0.10%	31,544	0.10%	370.02
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2,211.26	2.55%	826,705	2.57%	373.86
67. 3G1	652.42	0.75%	234,872	0.73%	360.00
68. 3G	31,043.28	35.82%	11,442,544	35.55%	368.60
69. 4G1	43,808.61	50.54%	16,404,733	50.96%	374.46
70. 4G	8,503.50	9.81%	3,114,042	9.67%	366.21
71. Total	86,673.57	100.00%	32,191,126	100.00%	371.41
Irrigated Total					
Irrigated Total	100,930.61	34.98%	221,750,070	71.93%	2,197.05
Dry Total					
Dry Total	94,028.12	32.59%	52,268,888	16.96%	555.89
Grass Total					
Grass Total	86,673.57	30.04%	32,191,126	10.44%	371.41
72. Waste	1,298.38	0.45%	129,838	0.04%	100.00
73. Other	5,624.00	1.95%	1,938,950	0.63%	344.76
74. Exempt	244.09	0.08%	93,795	0.03%	384.26
75. Market Area Total	288,554.68	100.00%	308,278,872	100.00%	1,068.36

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,918.59	25.59%	7,879,898	26.47%	2,010.90
46. 1A	6,784.84	44.30%	13,202,285	44.34%	1,945.85
47. 2A1	1,385.84	9.05%	2,742,601	9.21%	1,979.02
48. 2A	1,913.46	12.49%	3,651,211	12.26%	1,908.17
49. 3A1	288.83	1.89%	495,974	1.67%	1,717.18
50. 3A	188.92	1.23%	336,794	1.13%	1,782.73
51. 4A1	647.01	4.22%	1,126,838	3.78%	1,741.61
52. 4A	188.27	1.23%	338,264	1.14%	1,796.70
53. Total	15,315.76	100.00%	29,773,865	100.00%	1,944.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	49,768.73	61.19%	26,875,086	61.81%	540.00
56. 2D1	6,320.52	7.77%	3,413,077	7.85%	540.00
57. 2D	16,471.51	20.25%	8,894,605	20.46%	540.00
58. 3D1	1,420.49	1.75%	696,051	1.60%	490.01
59. 3D	30.31	0.04%	14,852	0.03%	490.00
60. 4D1	6,398.06	7.87%	3,135,077	7.21%	490.00
61. 4D	922.42	1.13%	452,002	1.04%	490.02
62. Total	81,332.04	100.00%	43,480,750	100.00%	534.61
Grass					
63. 1G1	1,342.81	1.39%	570,396	1.39%	424.78
64. 1G	27.63	0.03%	11,743	0.03%	425.01
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	308.01	0.32%	130,906	0.32%	425.01
67. 3G1	7.60	0.01%	3,230	0.01%	425.00
68. 3G	15,610.32	16.10%	6,588,848	16.03%	422.08
69. 4G1	52,859.68	54.52%	22,415,646	54.54%	424.06
70. 4G	26,796.01	27.64%	11,381,286	27.69%	424.74
71. Total	96,952.06	100.00%	41,102,055	100.00%	423.94
Irrigated Total					
	15,315.76	7.74%	29,773,865	25.86%	1,944.00
Dry Total					
	81,332.04	41.11%	43,480,750	37.77%	534.61
Grass Total					
	96,952.06	49.01%	41,102,055	35.70%	423.94
72. Waste	1,211.03	0.61%	121,103	0.11%	100.00
73. Other	3,008.08	1.52%	655,000	0.57%	217.75
74. Exempt	88.55	0.04%	14,245	0.01%	160.87
75. Market Area Total	197,818.97	100.00%	115,132,773	100.00%	582.01

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	151,655.37	349,780,042	151,655.37	349,780,042
77. Dry Land	16.51	9,246	0.00	0	184,202.20	99,416,693	184,218.71	99,425,939
78. Grass	0.00	0	0.00	0	313,318.33	112,324,112	313,318.33	112,324,112
79. Waste	0.00	0	0.00	0	3,783.60	378,360	3,783.60	378,360
80. Other	0.00	0	0.00	0	9,532.05	2,821,027	9,532.05	2,821,027
81. Exempt	0.00	0	0.00	0	5,726.09	2,323,181	5,726.09	2,323,181
82. Total	16.51	9,246	0.00	0	662,491.55	564,720,234	662,508.06	564,729,480

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	151,655.37	22.89%	349,780,042	61.94%	2,306.41
Dry Land	184,218.71	27.81%	99,425,939	17.61%	539.72
Grass	313,318.33	47.29%	112,324,112	19.89%	358.50
Waste	3,783.60	0.57%	378,360	0.07%	100.00
Other	9,532.05	1.44%	2,821,027	0.50%	295.95
Exempt	5,726.09	0.86%	2,323,181	0.41%	405.72
Total	662,508.06	100.00%	564,729,480	100.00%	852.41

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 Alliance Comm	0	0	3	59,975	3	215,145	3	275,120	0
83.2 Alliance Res	193	1,671,222	2,802	22,204,240	3,120	284,979,343	3,313	308,854,805	878,744
83.3 Hemingford Res	34	122,763	340	1,899,543	371	24,153,675	405	26,175,981	19,795
83.4 Rainbow Acres	107	394,722	68	664,810	76	4,072,050	183	5,131,582	15,320
83.5 Rural Comm	0	0	1	31,057	1	20,170	1	51,227	0
83.6 Rural Res1	144	392,586	131	2,903,071	156	14,842,832	300	18,138,489	10,375
83.7 Rural Res2	243	667,620	290	5,644,867	328	35,805,591	571	42,118,078	79,055
84 Residential Total	721	3,248,913	3,635	33,407,563	4,055	364,088,806	4,776	400,745,282	1,003,289

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Alliance Comm	94	4,804,513	458	17,110,270	472	71,017,632	566	92,932,415	251,150
85.2	Alliance Res	0	0	1	5,950	1	41,700	1	47,650	0
85.3	Hemingford Comm	14	231,745	70	1,690,082	75	19,937,898	89	21,859,725	3,121,975
85.4	Industrial	1	79,288	7	1,279,455	7	13,730,175	8	15,088,918	0
85.5	Rural Comm	24	557,554	45	1,085,163	101	18,226,882	125	19,869,599	156,510
86	Commercial Total	133	5,673,100	581	21,170,920	656	122,954,287	789	149,798,307	3,529,635

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	1,702.39	1.33%	510,717	1.33%	300.00
88. 1G	3,361.41	2.64%	1,008,423	2.63%	300.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	2,467.01	1.93%	740,103	1.93%	300.00
91. 3G1	4,580.49	3.59%	1,374,147	3.59%	300.00
92. 3G	36,746.90	28.81%	11,031,974	28.82%	300.22
93. 4G1	57,110.04	44.77%	17,141,135	44.78%	300.14
94. 4G	21,583.35	16.92%	6,475,005	16.91%	300.00
95. Total	127,551.59	100.00%	38,281,504	100.00%	300.13
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	337.32	15.75%	118,071	15.75%	350.03
102. 4C1	1,485.66	69.39%	520,007	69.39%	350.02
103. 4C	318.13	14.86%	111,349	14.86%	350.01
104. Total	2,141.11	100.00%	749,427	100.00%	350.02
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	127,551.59	98.35%	38,281,504	98.08%	300.13
CRP Total	2,141.11	1.65%	749,427	1.92%	350.02
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	129,692.70	100.00%	39,030,931	100.00%	300.95

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	368.74	0.46%	136,434	0.47%	370.00
88. 1G	85.25	0.11%	31,544	0.11%	370.02
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	2,169.28	2.72%	805,924	2.80%	371.52
91. 3G1	652.42	0.82%	234,872	0.82%	360.00
92. 3G	29,171.12	36.59%	10,515,822	36.57%	360.49
93. 4G1	39,136.71	49.09%	14,092,137	49.01%	360.07
94. 4G	8,141.84	10.21%	2,935,019	10.21%	360.49
95. Total	79,725.36	100.00%	28,751,752	100.00%	360.63
CRP					
96. 1C1	0.51	0.01%	252	0.01%	494.12
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	41.98	0.60%	20,781	0.60%	495.02
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	1,872.16	26.94%	926,722	26.94%	495.00
102. 4C1	4,671.90	67.24%	2,312,596	67.24%	495.00
103. 4C	361.66	5.21%	179,023	5.21%	495.00
104. Total	6,948.21	100.00%	3,439,374	100.00%	495.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	79,725.36	91.98%	28,751,752	89.32%	360.63
CRP Total					
CRP Total	6,948.21	8.02%	3,439,374	10.68%	495.00
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	86,673.57	100.00%	32,191,126	100.00%	371.41

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,327.59	1.46%	564,232	1.46%	425.00
88. 1G	27.63	0.03%	11,743	0.03%	425.01
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	308.01	0.34%	130,906	0.34%	425.01
91. 3G1	7.60	0.01%	3,230	0.01%	425.00
92. 3G	13,224.38	14.53%	5,622,538	14.53%	425.16
93. 4G1	49,866.51	54.80%	21,203,403	54.81%	425.20
94. 4G	26,230.77	28.83%	11,152,361	28.83%	425.16
95. Total	90,992.49	100.00%	38,688,413	100.00%	425.18
CRP					
96. 1C1	15.22	0.26%	6,164	0.26%	404.99
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	2,385.94	40.04%	966,310	40.04%	405.00
102. 4C1	2,993.17	50.22%	1,212,243	50.22%	405.00
103. 4C	565.24	9.48%	228,925	9.48%	405.00
104. Total	5,959.57	100.00%	2,413,642	100.00%	405.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	90,992.49	93.85%	38,688,413	94.13%	425.18
CRP Total	5,959.57	6.15%	2,413,642	5.87%	405.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	96,952.06	100.00%	41,102,055	100.00%	423.94

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

07 Box Butte

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	394,645,179	400,356,203	5,711,024	1.45%	1,003,289	1.19%
02. Recreational	389,102	389,079	-23	-0.01%	0	-0.01%
03. Ag-Homesite Land, Ag-Res Dwelling	45,554,629	46,232,914	678,285	1.49%	379,330	0.66%
04. Total Residential (sum lines 1-3)	440,588,910	446,978,196	6,389,286	1.45%	1,382,619	1.14%
05. Commercial	141,544,270	137,312,032	-4,232,238	-2.99%	3,529,635	-5.48%
06. Industrial	12,127,921	12,486,275	358,354	2.95%	0	2.95%
07. Total Commercial (sum lines 5-6)	153,672,191	149,798,307	-3,873,884	-2.52%	3,529,635	-4.82%
08. Ag-Farmsite Land, Outbuildings	22,283,927	23,638,750	1,354,823	6.08%	0	6.08%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	408,858	1,003,640	594,782	145.47%		
11. Total Non-Agland (sum lines 8-10)	22,692,785	24,642,390	1,949,605	8.59%	0	8.59%
12. Irrigated	370,775,720	349,780,042	-20,995,678	-5.66%		
13. Dryland	102,684,274	99,425,939	-3,258,335	-3.17%		
14. Grassland	116,258,761	112,324,112	-3,934,649	-3.38%		
15. Wasteland	376,297	378,360	2,063	0.55%		
16. Other Agland	2,843,162	2,821,027	-22,135	-0.78%		
17. Total Agricultural Land	592,938,214	564,729,480	-28,208,734	-4.76%		
18. Total Value of all Real Property (Locally Assessed)	1,209,892,100	1,186,148,373	-23,743,727	-1.96%	4,912,254	-2.37%

2020 Assessment Survey for Box Butte County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$240,150
7.	Adopted budget, or granted budget if different from above:
	\$233,814
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,400 for gWorks; \$36,550 for Eagle View Pictometry
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,250 for travel, mileage, dues, subscriptions, registration and training.
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$275.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	No.
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, the web address is https://boxbutte.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View Pictometry
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	MIPS

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	Alliance and Hemingford.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for CAMA, administrative and personal property software; Eagle View (Pictometry).

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No.
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Box Butte County

1.	Valuation data collection done by:														
	The assessor's staff.														
2.	List the valuation group recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: all residential properties within the town of Hemingford and the immediate area around it.</td> </tr> <tr> <td style="text-align: center;">81</td> <td>Rural Residential 1: all areas in the county that do not fall within the boundaries of VG 82 (within one mile of a paved road, highway or county road) or VG 83 (a rural platted subdivision).</td> </tr> <tr> <td style="text-align: center;">82</td> <td>Rural Residential 2: all rural residential properties that lie within one mile of a paved road or highway or major county road.</td> </tr> <tr> <td style="text-align: center;">83</td> <td>Rural residential properties in the platted subdivision called Rainbow Acres.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Alliance: this valuation group includes residential properties within the city of Alliance and the residential parcels that would be classified as suburban (since there is no separate suburban residential market within the County).	20	Hemingford: all residential properties within the town of Hemingford and the immediate area around it.	81	Rural Residential 1: all areas in the county that do not fall within the boundaries of VG 82 (within one mile of a paved road, highway or county road) or VG 83 (a rural platted subdivision).	82	Rural Residential 2: all rural residential properties that lie within one mile of a paved road or highway or major county road.	83	Rural residential properties in the platted subdivision called Rainbow Acres.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>														
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83	Rural residential properties in the platted subdivision called Rainbow Acres.														
AG	Agricultural homes and outbuildings.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The cost approach using the Marshall-Swift (Core Logic) cost index with a market-derived depreciation (for Alliance only at present).														
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?														
	The county uses the tables provided by the CAMA vendor for rural residential, and Hemingford properties have their own developed tables. It is the county assessor's intention to use market-derived depreciation tables for the future.														
5.	Are individual depreciation tables developed for each valuation group?														
	Yes.														
6.	Describe the methodology used to determine the residential lot values?														
	Using vacant lot sales, these are then valued on a square foot method.														
7.	How are rural residential site values developed?														

Sales of vacant land purchased for home sites are reviewed. Improved site values are determined by the cost to improve the land with electricity, a well and septic system. Thus, the home site acre is valued at \$13,000, farm site acres are at \$2,500 per acre up to five acres. Additional acres 6-10 are at \$1,000 per acre and acres 11-20 are \$500 per acre. Any remaining acres over 20 are valued at 100% of grass values for that market area. The platted subdivision known as Rainbow acres have a different value based on sales within the subdivision.

8. Are there form 191 applications on file?

No.

9. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Currently, there are no vacant lots being held for sale or resale.

10.	<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>
	10	2017	2017	2017	2017
	20	2016	2016	2016	2015
	81	2015	2015	2015	2014
	82	2015	2015	2015	2014
	83	2015	2015	2015	2014
	AG	2015	2015	2015	2019

Ag improvements (homes and outbuildings) reviewed annually by Pictometry.

2020 Commercial Assessment Survey for Box Butte County

1.	Valuation data collection done by:																							
	The assessor's staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Alliance: all commercial properties within the city limits of Alliance.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hemingford: the commercial properties within the town limits of Hemingford.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: comprised of commercial</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Alliance: all commercial properties within the city limits of Alliance.	20	Hemingford: the commercial properties within the town limits of Hemingford.	80	Rural: comprised of commercial												
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10	Alliance: all commercial properties within the city limits of Alliance.																							
20	Hemingford: the commercial properties within the town limits of Hemingford.																							
80	Rural: comprised of commercial																							
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The income approach (by occupancy code) is used for commercial property in the city of Alliance; all other valuation groupings are valued by the cost approach. Downtown Alliance commercial has a locational depreciation factor, due to declining commercial activity compared to the rest of Alliance commercial.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	The Assessor does not know of any unique commercial properties within the County. If a unique property was established in the County, the Assessor would consult a certified general appraiser.																							
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																							
	Since the income approach was used for Alliance, there is no depreciation table; The county assessor uses the CAMA depreciation tables for Hemingford and rural commercial properties.																							
5.	Are individual depreciation tables developed for each valuation grouping?																							
	Yes, see above.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The market approach is used to determine commercial lot values, and then the lots are valued by the square foot method.																							
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2018	2018	2018	2017	20	2016	2016	2016	2015	80	2015	2015	2015	2014
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																				
10	2018	2018	2018	2017																				
20	2016	2016	2016	2015																				
80	2015	2015	2015	2014																				

2020 Agricultural Assessment Survey for Box Butte County

1.	Valuation data collection done by:												
	The assessor's staff.												
2.	List each market area, and describe the location and the specific characteristics that make each unique.												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Land located across Township 24 and up into Township-Range 25-51 & 25-52. Consists mostly of sandhills; the majority land use is grass.</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">2</td> <td>The majority of the center of the county running east and west. It is comprised of richer soils and fairly level to slightly rolling topography.</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Land located across Township 28 and the northern portions of Township 27. It consists of mostly bluffs, and steep, hilly land. Little irrigation land use.</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Land located across Township 24 and up into Township-Range 25-51 & 25-52. Consists mostly of sandhills; the majority land use is grass.	2019	2	The majority of the center of the county running east and west. It is comprised of richer soils and fairly level to slightly rolling topography.	2019	3	Land located across Township 28 and the northern portions of Township 27. It consists of mostly bluffs, and steep, hilly land. Little irrigation land use.	2019
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>											
1	Land located across Township 24 and up into Township-Range 25-51 & 25-52. Consists mostly of sandhills; the majority land use is grass.	2019											
2	The majority of the center of the county running east and west. It is comprised of richer soils and fairly level to slightly rolling topography.	2019											
3	Land located across Township 28 and the northern portions of Township 27. It consists of mostly bluffs, and steep, hilly land. Little irrigation land use.	2019											
	Land use update is accomplished by GIS comparisons and land use questionnaires sent to taxpayers.												
3.	Describe the process used to determine and monitor market areas.												
	Sales within each market area are studied. Communication with landowners, the NRD and FSA regarding land use acres, contractual changes and any other changes maintained. Market boundaries would be changed only if sales data showed that the boundaries should be changed.												
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.												
	Primary use of the land is used to identify rural residential and recreational land in the county apart from agricultural land. Recreational use is considered when use is primarily for the purposes of recreation and/or hunting. Only three parcels are currently classified as recreational.												
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?												
	Yes, according to their location within the respective three market areas. There are also differences in well-depth that are taken into account when the sites in these areas are valued.												
6.	What separate market analysis has been conducted where intensive use is identified in the county?												
	The market analysis used was to examine sales of feedlots in the entire Panhandle (including those in-county). The result was being consistent with neighboring counties for value per acre under feedlots and these are defined as feedlot acres.												
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.												
	There is no land currently enrolled in the Wetland Reserve Program.												
	<i><u>If your county has special value applications, please answer the following</u></i>												
8a.	How many parcels have a special valuation application on file?												

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	If any land sold would be influenced by any use other agricultural. There are no non-agricultural influences in the county.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A



2019 Box Butte County Three Year Plan of Assessment

Michelle Robinson
County Assessor

308-762-6100

bbassor@telecomwest.net
boxbutte.gisworkshop.com

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Statutory Requirement

77-1311.02

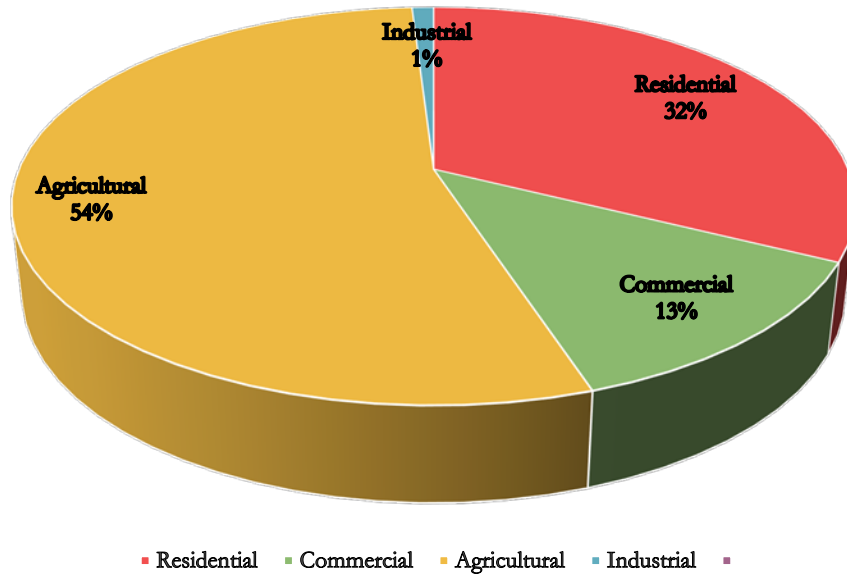
THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY ASSESSOR PLANS TO EXAMINE DURING THE YEARS CONTAINED IN THE PLAN OF ASSESSMENT. THE PLAN SHALL DESCRIBE ALL THE ASSESSMENT ACTIONS NECESSARY TO ACHIEVE THE LEVELS OF VALUE AND QUALITY OF ASSESSMENT PRACTICES REQUIRED BY LAW AND THE RESOURCES NECESSARY TO COMPLETE THOSE ACTIONS. THE PLAN SHALL BE PRESENTED TO THE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 31 EACH YEAR. THE COUNTY ASSESSOR MAY AMEND THE PLAN, IF NECESSARY, AFTER THE BUDGET IS APPROVED BY THE COUNTY BOARD. A COPY OF THE PLAN AND ANY AMENDMENTS THERETO SHALL BE MAILED TO THE DEPARTMENT OF REVENUE ON OR BEFORE OCTOBER 31 EACH YEAR.

Description of Real Property

Per 2019 County Abstract, the county consists of the following property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,801	56.56	32.34
Commercial	798	9.40	12.54
Industrial	10	0.12	0.99
Recreational	3	0.04	0.03
Agricultural	2,876	33.88	54.10
Totals	8,488	100.00	100.00

Value Breakdown



Levels of Value

	Median
Residential	98%
Commercial	100%
Agricultural	70%

County Description

The following information is taken from the 2019 Reports & Opinions of the Property Tax Administrator.

Box Butte County is comprised of 1,075 miles with 10,886 residents, per the Census Bureau Quick Facts for 2017. Reports indicate that 72% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts). The majority of the commercial properties in Box Butte County are located in and around Alliance, the county seat. Per the latest information available from the U.S. Census Bureau, there are 315 employer establishments with a total employment of 2,791. Agriculture makes up approximately 52% of the county's valuation base. The county is included in the Upper Niobrara White Natural Resources District (NRD).

The residential property class consists of five valuation groupings based on the city and village (10 Alliance; 20 Hemingford) assessor locations and the rural subclass that is divided into three separate groupings described in the following table:

Valuation Grouping	Description
10	All residential properties within the City of Alliance and suburban parcels
20	All residential properties within the Village of Hemingford and suburban parcels
81	Rural residential properties in close proximity to paved roads
82	Rural residential properties that do not have close proximity to paved roads
83	Rainbow Acres subdivision

The commercial property class consists of three valuation groupings based on assessor location described in the following table:

Valuation Grouping	Description
10	Commercial properties within the City of Alliance and suburban parcels
20	Commercial properties within the Village of Hemingford and suburban parcels
80	All rural commercial properties outside the City and Village jurisdictions

Current Resources

Staff

Assessor-current certification and requires continuing education. 2019 marks the new four-year period in which the Assessor is to obtain 60 hours of continuing education. The Assessor currently has 2 hours.

Deputy Assessor-current certification and requires continuing education. 2019 marks the new four-year period in which the Deputy Assessor is to obtain 60 hours of continuing education. The Deputy Assessor currently has 2 hours.

Clerical-two full-time.

Budget

The county's fiscal year is July 1 through June 30. The 2019-2020 budget has not yet been set.

Budget items are for the following:

- Pictometry - oblique imagery -
- GIS maintenance -
- Dues/registration/training -
- Travel expense/hotel -
- Mileage allowance –
- Office supplies –
- Office equipment -

Equipment

CAMA program with MIPS. 2013 server shared with the Treasurer's and Clerk's offices. Internet access with Telecomwest. Four workstations with Dell dual monitors. GIS contracted with GIS Workshop, Inc. Oblique imagery contracted with Pictometry. Microsoft Surface Pro 4 tablet loaded with Mobile Assessment and camera for field reviews.

Education

The assessor and deputy annually attend Nebraska Association of County Assessors (NACA) workshop where educational hours are provided. In addition to workshop, monthly assessor meetings may provide educational opportunities along with webinars given by the Department of Revenue.

Education is a valuable part of the assessment process. It comes in the form of local, state, regional, and online options. Educational classes benefit everyone in the assessor's office. Unfortunately, there are budgetary restrictions that do not allow everyone to gain the experience and knowledge to make the office superior in service.

Assessor's Duties and Responsibilities

Record Maintenance, Mapping, & Ownership Changes

Ownership is updated monthly via real estate transfers Forms 521 and deeds from the Register of Deeds in the County Clerk's office. The sales files are then updated and maintained to ensure accurate data for sales studies of the next assessment year.

Record maintenance is being performed via GIS, Pictometry, building permits, and field reviews. Field reviews are now performed using the Microsoft Surface Pro 4 tablet which enables the office staff to make instant changes to a property therefore reducing paper waste. Another way of reducing paper waste is the implementation of scanning and attaching all documents associated with a parcel. Site plans of all improved parcels are attached using Pictometry imagery. The office is moving forward to become fully electronic and will be complete in 2020.

Mapping is kept current electronically via GIS and verified with owners of land use changes.

Administrative Reports

- Intent to Tax statements - sent to governmental entities that own property not used for public purpose
- Cemetery report to county board
- Abstracts – Real and Personal Property
- COVs – Change of Valuation notices sent to property owners by June 1 annually
- Real Estate Transfers Forms 521 and sales supplements electronically sent to Department of Revenue monthly
- Three Year Plan of Assessment
- Certification of Value to political subdivisions
- Homestead Exemption Tax Loss
- Certificate of Taxes Levied

Personal Property

Personal property returns are filed in office, on line, via email/mail. Filing date is January 1 through May 1 each year. All filers receive exemption up to \$10,000 in taxable value if filed by May 1. Personal property filers who are late, after May 1, receive a 10% penalty. If there is no filing and there is an active schedule, a Failure to File Notice is sent. After July 1, if a personal property return is not filed on active schedules, then the Failure to File Notice is sent with a 25% penalty. Penalties for late filing do not receive the tax exemption.

Homestead Exemption

Eligible applicants file between February 1 and June 30. We have 445 applicants. The State will

Permissive Exemptions

Organizations that meet certain criteria for tax exemption file a Form 451 or Form 451A. The application is reviewed by the assessor and county board in order to qualify.

Tax Increment Financing (TIF)

Receive application from entity requesting TIF by August 1. Manage information for tax purposes to Treasurer and Community Development Projects, typically via City of Alliance, for Box Butte County.

Centrally Assessed Properties

Review and maintain information given by the Department of Revenue Property Assessment Division for railroads and public service entities.

Taxing Districts and Tax Rates

Maintain records of school districts and other taxing districts to ensure accurate information for levy purposes. Consolidate all entities' levies for each tax district.

Tax List Corrections (Correction Book)

Prepare tax list corrections for Board of Equalization and Treasurer for items such as accelerated taxes of mobile homes moving out of tax district, personal property sale/out of business, or other types of corrections.

Protest Process with County Board of Equalization

June 1 starts the protest process for owners of property. The office staff explains the current assessment actions for the valuation change, if there were changes. The office staff also explains the statutory requirements for assessed values. Prepare information for CBOE for each protest filed. Attend all hearings.

Tax Equalization and Review Commission (TERC)

Statewide equalization occurs after assessment actions taken in March. TERC may request a Show Cause Hearing to determine if a county needs a change in the Level of Value for any given type of property. If an adjustment is ordered, the Department of Revenue Property Assessment Division ensures the order has been implemented.

Assessor usually attends appeal hearings to TERC from CBOE action taken at the local level.

Approaches To Value

Approaches to Value are used in accordance with IAAO mass appraisal techniques.

Market Approach

Sales of like properties are analyzed and used to establish values. Examples include dry land sales in each agricultural market area in the county are studied and used to set assessed values for each area. Residential and commercial properties are separated by Assessor Locations to set values. Sales help establish market depreciation for each Assessor Location.

Income Approach

This approach is applied to commercial properties whenever applicable. Income and expense data is collected and analyzed. Market data is also collected and implemented when applicable.

Cost Approach

Marshall & Swift cost index is utilized. This approach is best used for new construction. Each reappraisal cycle implements an updated cost index.

3 Year Appraisal Plan

2020

Residential: Hemingford effective ages will be applied as was in 2015 and economic depreciation will be removed due to sales indications that values are below market. Alliance sales will be studied to see if adjustments need to be made. Rural residential including farm residential properties will we be receiving questionnaires to aid in the reappraisal process to be applied in 2021. All building permits will be checked and verify changes made by assessor and staff.

Commercial: Alliance and Hemingford sales will be studied and adjustments made if necessary. Rural properties will be receiving questionnaires to aid in the reappraisal process to be applied in 2021. All building permits will be checked and verify changes made by assessor and staff.

Agricultural: All sales will be studied for each Market Area and adjust values per acre accordingly. Application of the new LVGs applied. Land use changes will occur when owners report such or if there is discovery.

2021

Residential: Rural residential and farm residential will be reappraised using questionnaires. Properties will be physically inspected if there are indications on the questionnaire of differing

information. A new cost index will be implemented. Alliance and Hemingford sales will be studied and adjustments made if necessary. All building permits will be checked and verify changes made by assessor and staff.

Commercial: Rural reappraisal will be implemented using questionnaires. Properties will be physically inspected if there are indications on the questionnaire of differing information. A new cost index will be implemented. Alliance and Hemingford sales will be studied and adjustments made if necessary. All building permits will be checked and verify changes made by assessor and staff.

Agricultural: All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery.

2022

Residential: Hemingford will be reappraised using questionnaires and Pictometry new flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. Alliance and rural residential sales will be studied to see if adjustments need to be made. All building permits will be checked and verify changes made by assessor and staff.

Commercial: Hemingford will be reappraised using questionnaires and Pictometry new flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. Alliance and rural sales will be studied and adjustments made if necessary. All building permits will be checked and verify changes made by assessor and staff.

Agricultural: All sales will be studied for each Market Area and adjust values per acre accordingly. Land use changes will occur when owners report such or if there is discovery.

Conclusion

Motto: The Box Butte County Assessor's Office is to serve the citizens of Box Butte County in a professional manner that is in accordance with the laws of the State of Nebraska. We work efficiently in an ethical manner to provide the highest quality of work that is fair and just.