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DEPARTMENT OF REVENUE

**2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOX BUTTE COUNTY



Pete Ricketts, Governor

April 7, 2022

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 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

Table of Contents

2022 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

The 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 PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land 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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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:

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

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

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

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

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

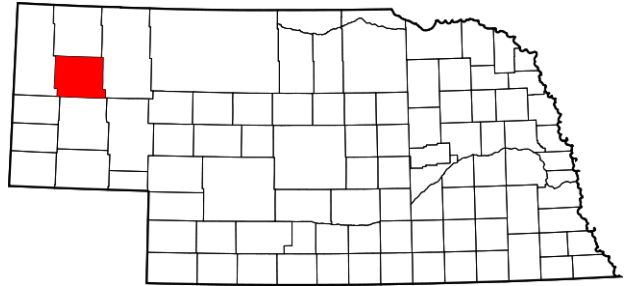
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete,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

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

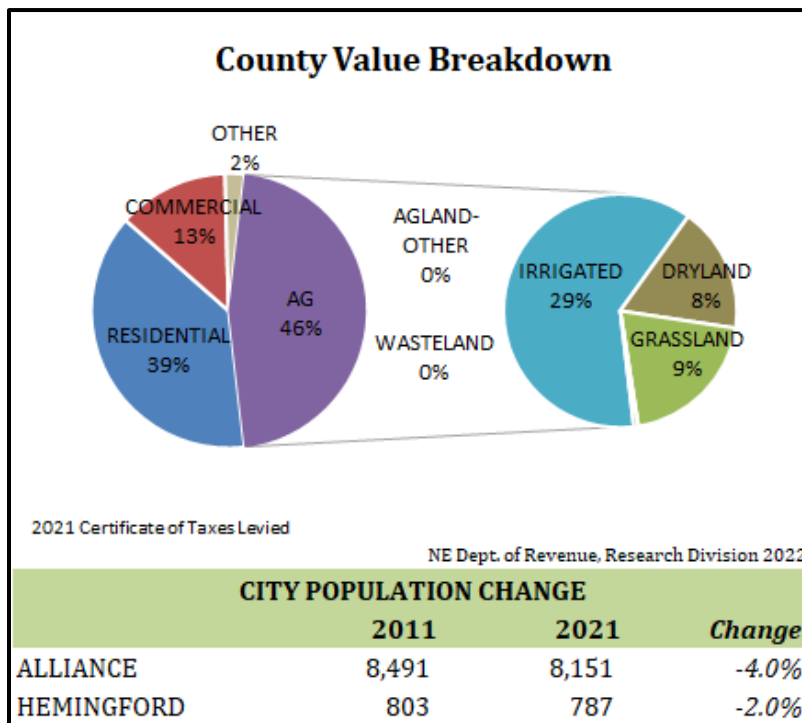
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,075 square miles, Box Butte County has 10,842 residents, per the Census Bureau Quick Facts for 2020, a 4% population decrease from the 2010 U.S. Census. Reports indicate that 69% 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 \$104,974 (2021 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 292 employer establishments with total employment of 2705, for an 8% decrease in employment.



Agricultural land makes up approximately 48% 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.

2022 Residential Correlation for Box Butte County

Assessment Actions

Assessment actions taken to address the residential property class included the review and revaluation of all Hemingford residential. New cost and depreciation tables were applied. Also, Alliance residential dwellings received a 9% increase by style of bi-levels, split levels and one-story homes with a year built of 1959 or newer.

Assessment Practice Review

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

Regarding sales verification and qualification, the county assessor's verification process consists of a mailed questionnaire to both parties involved in the real estate transaction. Sale usability is comparable to the statewide average. A review of the residential sales deemed non-qualified revealed that all had adequate reasons for disqualification. Therefore, all qualified residential sales were available for measurement purposes.

Residential property within Box Butte County is defined by five unique valuation groups and mirror the market conditions for this property class. Most residential activity occurs within the Alliance and Hemingford valuation groups. The three rural residential valuation groups were established based on geographic location to paved roads and highways. Valuation Group 82 consists of rural parcels close to paved roads and highways. Valuation Group 83 consists of properties in the rural platted subdivisions of Rainbow Acres. The remaining rural group, Valuation Group 81 comprises all the rural residential properties that do not fall into the boundaries of the other two rural groups.

Vacant land and lot studies are conducted during the six-year inspection and review cycle for each unique residential valuation group. Thus, the rural groups were last reviewed in 2020, the city of Alliance in 2017 and Hemingford for assessment year 2022. Likewise, cost indexes and depreciation tables are updated during the review of each valuation group and carry the same dates.

Regarding a written valuation methodology, the Box Butte county assessor submits these as each segment of the county is reviewed and revalued.

With the completion of the review and revaluation of Hemingford, the county is in compliance with the required six-year review and inspection cycle. The review of Alliance residential will begin in assessment year 2023.

2022 Residential Correlation for Box Butte County

Description of Analysis

As noted in the Assessment Practices Review section, five valuation groups have been established for the residential property class.

Valuation Group	Description
10	Alliance
20	Hemingford
81	Rural 1
82	Rural 2
83	Rural 3 - Rainbow Acres subdivisions

The statistical profile of residential property reveals 300 qualified sales during the two-year timeframe of the sales study period. All three measures of central tendency are within the acceptable range, and the median and mean measures are within one point of each other. Both qualitative statistics provide support for the measures of central tendency. Sales by study year are almost evenly distributed and the current year would tend to indicate a rising residential market.

By valuation group, four of the five groups have medians within acceptable range—the exception being the small sample of three sales in Valuation Group 83. The respective COD as a whole support their respective median measures, based on the number of sales in the sample shown.

Valuation Group 20 was reviewed and both cost and depreciation were updated for this assessment year. There were 18 sales, and both the median and weighted mean are within acceptable range. The COD is quite low, approximately 5%, which is unusual in a smaller community. The percent change of sold properties is 15%. Analysis of the percent change based on the abstract Schedule XI: Residential Records-Assessor Location detail compared to last year's value, excluding growth, reveals a 6% change. The low COD and disproportionate change of the sales file and the abstract indicates that a sales bias may be present. However, based on the size of the sample, there is no conclusive way to determine if actual sales bias exists without more extensive testing. The Property Assessment Division (Division) will analyze this through the next assessment practice review.

Review of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows an overall residential change of about 3%, which is comparable to the over sales sample change of roughly 4%, supporting that the assessment actions taken by the county assessor have been applied to both the sample and the residential population as a whole.

2022 Residential Correlation for Box Butte County

Equalization and Quality of Assessment

Despite the percent change anomalies noted with Valuation Group 20, based on the overall assessment practices for the residential property class, the quality of assessment is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	262	94.75	97.10	94.15	16.13	103.13
20	18	99.76	101.80	100.31	04.83	101.49
81	6	99.06	101.58	94.78	23.18	107.17
82	11	94.19	97.46	90.68	18.90	107.48
83	3	88.84	91.29	89.54	08.57	101.95
<u> </u> ALL <u> </u>	300	95.51	97.42	94.12	15.73	103.51

Level of Value

Based on analysis of all available information, the level of value of residential property in Box Butte County is 96%

2022 Commercial Correlation for Box Butte County

Assessment Actions

For the current assessment year, the county assessor reviewed and revalued all Hemingford commercial property. New cost and depreciation tables were applied. Also, all occupancy code 851 (mobile home parks) were reviewed and revalued in the county.

Assessment Practice Review

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

The Box Butte county assessor's verification process consists of a mailed questionnaire to both parties involved in the real estate transaction. A review of the commercial sales deemed non-qualified revealed that all had adequate reasons for their disqualification. Therefore, all qualified commercial sales were available for measurement purposes.

Commercial property within Box Butte County is defined by three valuation groups and is based primarily on geographic location. Thus, Valuation Group 10 consists of the city of Alliance; Valuation Group 20 consists of Hemingford and Valuation Group 80 is comprised of all rural commercial parcels.

Vacant land or lot studies are conducting during the six-year inspection and review cycle for each commercial valuation group. Thus, rural commercial was last reviewed in 2020, the city of Alliance in 2017 and Hemingford for assessment year 2022. Cost indexes and depreciation tables for the three valuation groups are as follows: Valuation Group 10 are dated 2018, Valuation Group 20 are dated 2021 and Valuation Group 80 are dated 2020.

A written valuation methodology has been submitted by the County assessor. 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 Computer-Assisted Mass Appraisal (CAMA) cost tables and depreciation are utilized.

With the completion of the review and revaluation of Valuation Group 20 for the current assessment year, the county is current with the six-year inspection and review cycle.

Description of Analysis

Commercial property has been defined as consisting of three valuation groups:

2022 Commercial Correlation for Box Butte County

Valuation Group	Description
10	Alliance
20	Hemingford
81	Rural

The overall statistical profile for the commercial property class indicates 49 sales, with only the median measure of central tendency within the acceptable range. The hypothetical removal of the four most extreme outliers would leave the median and mean unchanged but would bring the weighted mean within acceptable range and lower the COD by three percentage points. The COD supports the median measure. A review of the three study years indicates a generally stable commercial market.

Analysis 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 generally reflect those of the commercial sample overall, except the weighted mean is within range. Neither of the other two valuation groups have sufficient sales for a meaningful statistical analysis. Since Valuation Group 20 was reviewed and revalued for the current assessment year, it should be noted that two of the four sales had significant increases due to the review and update of costing and depreciation tables.

Examination of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared to the 2021 Certificate of Taxes Levied Report (CTL) indicates that commercial property increased slightly more than 2% excluding growth. Change to the statistical sample from the preliminary to the final statistics would tend to indicate a significant percentage change. However, considering that six of the sales in the sample had significant changes due to the assessment actions the change to the sample is disproportionate to the commercial base.

Equalization and Quality of Assessment

Based on the analysis of the statistical profile and the assessment practices of the county assessor, the commercial property class in Box Butte County is equalized and the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	43	98.44	100.68	91.93	22.22	109.52
20	4	106.03	109.56	106.85	09.79	102.54
80	2	165.05	165.05	200.08	39.39	82.49
____ALL____	49	99.46	104.03	102.25	22.90	101.74

2022 Commercial Correlation for Box Butte County

Level of Value

Based on analysis of all available information, the level of value of commercial property in Box Butte County is 99%.

2022 Agricultural Correlation for Box Butte County

Assessment Actions

Assessment actions taken to address agricultural land for the current assessment year consisted of addressing dryland in agricultural Market Area 3. A 6% increase to the upper classifications Land Capability Groups (LCG's) and a 12% increase to the lower LCG's were made to bring these to 75% of market value.

Assessment Practice Review

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

The sales qualification and verification process consists of a questionnaire sent to both buyer and seller of agricultural property. Review of agricultural sales deemed non-qualified have adequate reasons for their disqualification. Therefore, all arm's-length agricultural sales were available for measurement purposes.

Land use is current and is updated by comparing aerial imagery with the current information contained on property records and is supplemented with taxpayer supplied information.

Improvements on agricultural land are reviewed at the same time as rural residential improvements and the last review was conducted in assessment year 2021. All rural improvements including outbuildings are valued using the same cost index and Computer-Assisted Mass Appraisal System (CAMA) depreciation tables as rural residential and are dated July 2020.

The county assessor has established three agricultural market areas, and these are based on land use, soils, topography and the availability of water. Market Area 1 consists of 74% grassland; land use in Market Area 2 is almost evenly distributed by all three land subclasses; and Market Area 3 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, and thus special value is not utilized.

Intensive use acres have been identified, classified as a special intensive use code and valued similarly to the other Panhandle counties.

2022 Agricultural Correlation for Box Butte County

Description of Analysis

The statistical profile for agricultural land reveals 51 qualified sales with all three overall measures of central tendency within acceptable range. The qualitative statistics are supportive of the three measures.

Examination of the sales broken down by Market Area shows Market Area 1 with 10 sales, and all three measures of central tendency within range. The qualitative statistics are also supportive. Agricultural Market Area 2 reveals 26 sales, with all three measures within acceptable range. Market Area 3 consists of 15 sales, and again all three measures of central tendency are within acceptable range—supported by the qualitative statistics.

Perusal of the analysis by 80% Majority Land Use (MLU) statistics for the county overall sample indicates 12 irrigated land sales with all three measures of central tendency above the acceptable range at 76%. However, the bulk of the irrigated land sales occurred within Market Area 2 and the measures of central tendency for the eight sales are all within range. Seven grassland sales occurred in the entire county, and overall, the measures of central tendency are within range.

Reviewing the Box Butte County 2022 Average Acre Value Comparison chart indicates that overall, Box Butte County is comparable at to neighboring counties. Market Area 1 grassland is lower than neighboring counties, but four of the seven grassland sales occurred in Market Area 1, and nothing suggests that grass is low even by the small sample of four sales.

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) reflects the overall effect of the county assessor's assessment actions. Dryland was increased in Market Area 3, but since agricultural land is represented by three market areas, there is not a one-to-one correlation between the percentage increase to dryland in one of the three market areas to the overall increase to dryland within the county.

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. Based on the analysis of the assessment practices of the county coupled with the statistical profile, the quality of assessment of agricultural land in Box Butte County complies with generally accepted mass appraisal techniques.

2022 Agricultural Correlation for Box Butte County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	12	75.95	76.97	75.71	12.76	101.66
1	2	82.74	82.74	77.56	16.07	106.68
2	8	74.50	72.00	73.19	09.73	98.37
3	2	91.09	91.09	90.89	05.35	100.22
<u>Dry</u>						
County	12	68.86	67.71	68.58	12.23	98.73
1	1	54.71	54.71	54.71	00.00	100.00
2	6	68.86	70.98	70.08	10.86	101.28
3	5	69.67	66.39	67.04	11.84	99.03
<u>Grass</u>						
County	7	69.46	72.39	75.38	15.29	96.03
1	4	75.22	72.88	80.93	13.79	90.05
2	2	73.19	73.19	64.43	22.07	113.60
3	1	68.88	68.88	68.88	00.00	100.00
<u>ALL</u>	51	71.83	73.62	74.35	14.58	99.02

Level of Value

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

2022 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 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	99	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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, 2022.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary for Box Butte County

Residential Real Property - Current

Number of Sales	300	Median	95.51
Total Sales Price	\$37,276,735	Mean	97.42
Total Adj. Sales Price	\$37,276,735	Wgt. Mean	94.12
Total Assessed Value	\$35,083,022	Average Assessed Value of the Base	\$91,132
Avg. Adj. Sales Price	\$124,256	Avg. Assessed Value	\$116,943

Confidence Interval - Current

95% Median C.I	93.39 to 98.32
95% Wgt. Mean C.I	92.26 to 95.97
95% Mean C.I	94.89 to 99.95
% of Value of the Class of all Real Property Value in the County	34.31
% of Records Sold in the Study Period	6.37
% of Value Sold in the Study Period	8.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	318	95	95.28
2020	309	96	96.30
2019	277	98	98.34
2018	244	99	98.99

2022 Commission Summary for Box Butte County

Commercial Real Property - Current

Number of Sales	49	Median	99.46
Total Sales Price	\$18,251,457	Mean	104.03
Total Adj. Sales Price	\$18,251,457	Wgt. Mean	102.25
Total Assessed Value	\$18,662,920	Average Assessed Value of the Base	\$213,517
Avg. Adj. Sales Price	\$372,479	Avg. Assessed Value	\$380,876

Confidence Interval - Current

95% Median C.I	93.48 to 101.38
95% Wgt. Mean C.I	79.40 to 125.11
95% Mean C.I	94.09 to 113.97
% of Value of the Class of all Real Property Value in the County	13.52
% of Records Sold in the Study Period	6.19
% of Value Sold in the Study Period	11.04

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	34	99	99.29
2020	43	100	99.90
2019	39	100	99.90
2018	39	100	98.90

07 Box Butte

PAD 2022 R&O Statistics (Using 2022 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 300
 Total Sales Price : 37,276,735
 Total Adj. Sales Price : 37,276,735
 Total Assessed Value : 35,083,022
 Avg. Adj. Sales Price : 124,256
 Avg. Assessed Value : 116,943

MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 97
 COD : 15.73
 PRD : 103.51

COV : 22.99
 STD : 22.40
 Avg. Abs. Dev : 15.02
 MAX Sales Ratio : 225.04
 MIN Sales Ratio : 50.98

95% Median C.I. : 93.39 to 98.32
 95% Wgt. Mean C.I. : 92.26 to 95.97
 95% Mean C.I. : 94.89 to 99.95

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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-19 To 31-DEC-19	30	97.32	96.15	95.86	11.05	100.30	70.98	137.10	87.76 to 99.35	138,358	132,634
01-JAN-20 To 31-MAR-20	16	97.91	97.61	97.70	05.96	99.91	75.15	112.70	92.48 to 103.41	128,344	125,392
01-APR-20 To 30-JUN-20	31	93.98	93.74	92.17	14.64	101.70	58.48	148.98	82.88 to 100.44	125,387	115,565
01-JUL-20 To 30-SEP-20	67	100.00	104.36	98.08	17.18	106.40	63.80	196.47	94.19 to 103.92	124,481	122,096
01-OCT-20 To 31-DEC-20	38	100.94	103.07	95.45	21.50	107.98	59.15	225.04	86.91 to 114.26	104,632	99,872
01-JAN-21 To 31-MAR-21	29	90.74	96.49	94.06	15.53	102.58	72.85	206.28	83.13 to 99.60	122,824	115,531
01-APR-21 To 30-JUN-21	51	94.78	95.43	93.34	13.42	102.24	51.21	149.91	91.58 to 99.43	123,787	115,543
01-JUL-21 To 30-SEP-21	38	88.13	86.89	86.03	13.82	101.00	50.98	119.21	79.74 to 92.77	131,427	113,067
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	144	97.94	99.61	96.29	14.37	103.45	58.48	196.47	94.71 to 99.65	127,996	123,252
01-OCT-20 To 30-SEP-21	156	93.18	95.41	91.98	16.72	103.73	50.98	225.04	89.75 to 96.93	120,803	111,120
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	152	99.11	101.16	96.21	16.78	105.14	58.48	225.04	95.30 to 100.93	120,110	115,555
<u>ALL</u>	300	95.51	97.42	94.12	15.73	103.51	50.98	225.04	93.39 to 98.32	124,256	116,943

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	262	94.75	97.10	94.15	16.13	103.13	50.98	225.04	92.00 to 97.76	120,192	113,161
20	18	99.76	101.80	100.31	04.83	101.49	92.30	124.54	97.54 to 104.94	79,778	80,024
81	6	99.06	101.58	94.78	23.18	107.17	55.87	150.42	55.87 to 150.42	228,333	216,413
82	11	94.19	97.46	90.68	18.90	107.48	70.56	149.91	71.21 to 124.52	217,809	197,518
83	3	88.84	91.29	89.54	08.57	101.95	81.10	103.92	N/A	194,833	174,450
<u>ALL</u>	300	95.51	97.42	94.12	15.73	103.51	50.98	225.04	93.39 to 98.32	124,256	116,943

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	300	95.51	97.42	94.12	15.73	103.51	50.98	225.04	93.39 to 98.32	124,256	116,943
06											
07											
<u>ALL</u>	300	95.51	97.42	94.12	15.73	103.51	50.98	225.04	93.39 to 98.32	124,256	116,943

**07 Box Butte
RESIDENTIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021 Posted on: 1/31/2022

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MEDIAN : 96
 WGT. MEAN : 94
 MEAN : 97
 COD : 15.73
 PRD : 103.51

COV : 22.99
 STD : 22.40
 Avg. Abs. Dev : 15.02
 MAX Sales Ratio : 225.04
 MIN Sales Ratio : 50.98

95% Median C.I. : 93.39 to 98.32
 95% Wgt. Mean C.I. : 92.26 to 95.97
 95% Mean C.I. : 94.89 to 99.95

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	225.04	225.04	225.04	00.00	100.00	225.04	225.04	N/A	12,000	27,005
Less Than 30,000	5	148.98	157.63	150.97	21.89	104.41	113.53	225.04	N/A	21,900	33,063
Ranges Excl. Low \$											
Greater Than 4,999	300	95.51	97.42	94.12	15.73	103.51	50.98	225.04	93.39 to 98.32	124,256	116,943
Greater Than 14,999	299	95.46	97.00	94.07	15.33	103.11	50.98	206.28	93.39 to 98.26	124,631	117,244
Greater Than 29,999	295	95.25	96.40	93.95	14.93	102.61	50.98	206.28	93.04 to 97.83	125,991	118,365
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	225.04	225.04	225.04	00.00	100.00	225.04	225.04	N/A	12,000	27,005
15,000 TO 29,999	4	136.76	140.78	141.86	15.90	99.24	113.53	176.08	N/A	24,375	34,578
30,000 TO 59,999	36	100.51	105.00	103.01	22.19	101.93	51.21	196.47	94.78 to 111.33	48,004	49,451
60,000 TO 99,999	93	99.73	101.70	101.47	15.89	100.23	58.08	206.28	94.59 to 103.22	78,329	79,483
100,000 TO 149,999	67	92.34	92.14	92.07	12.94	100.08	50.98	132.08	87.14 to 97.41	124,231	114,381
150,000 TO 249,999	86	92.15	91.27	91.28	10.91	99.99	55.87	125.65	87.76 to 95.07	185,123	168,979
250,000 TO 499,999	12	93.79	89.97	89.64	08.81	100.37	71.21	106.19	78.29 to 96.93	284,200	254,752
500,000 TO 999,999	1	98.57	98.57	98.57	00.00	100.00	98.57	98.57	N/A	500,000	492,870
1,000,000 +											
ALL	300	95.51	97.42	94.12	15.73	103.51	50.98	225.04	93.39 to 98.32	124,256	116,943

07 Box Butte

PAD 2022 R&O Statistics (Using 2022 Values)

COMMERCIAL

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 49
 Total Sales Price : 18,251,457
 Total Adj. Sales Price : 18,251,457
 Total Assessed Value : 18,662,920
 Avg. Adj. Sales Price : 372,479
 Avg. Assessed Value : 380,876

MEDIAN : 99
 WGT. MEAN : 102
 MEAN : 104
 COD : 22.90
 PRD : 101.74

COV : 34.12
 STD : 35.50
 Avg. Abs. Dev : 22.78
 MAX Sales Ratio : 230.06
 MIN Sales Ratio : 43.92

95% Median C.I. : 93.48 to 101.38
 95% Wgt. Mean C.I. : 79.40 to 125.11
 95% Mean C.I. : 94.09 to 113.97

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18	1	104.09	104.09	104.09	00.00	100.00	104.09	104.09	N/A	55,000	57,250
01-JAN-19 To 31-MAR-19	5	98.29	108.00	101.22	16.86	106.70	87.75	162.00	N/A	172,400	174,505
01-APR-19 To 30-JUN-19	3	98.13	92.50	96.93	21.61	95.43	57.86	121.50	N/A	66,667	64,618
01-JUL-19 To 30-SEP-19	4	123.63	110.80	117.86	22.92	94.01	53.09	142.86	N/A	121,750	143,494
01-OCT-19 To 31-DEC-19	4	99.01	110.60	88.46	21.68	125.03	80.28	164.08	N/A	440,853	389,957
01-JAN-20 To 31-MAR-20	3	99.46	91.10	93.56	08.93	97.37	73.60	100.23	N/A	111,667	104,473
01-APR-20 To 30-JUN-20	3	93.55	95.97	94.04	02.90	102.05	93.12	101.25	N/A	210,000	197,492
01-JUL-20 To 30-SEP-20	2	94.55	94.55	88.24	19.13	107.15	76.46	112.64	N/A	130,500	115,156
01-OCT-20 To 31-DEC-20	11	99.56	107.68	114.35	22.72	94.17	48.90	230.06	84.58 to 128.05	947,080	1,082,971
01-JAN-21 To 31-MAR-21	6	99.91	101.97	98.23	14.76	103.81	69.76	137.93	69.76 to 137.93	145,000	142,438
01-APR-21 To 30-JUN-21	6	98.85	112.51	62.67	49.55	179.53	43.92	190.14	43.92 to 190.14	349,193	218,829
01-JUL-21 To 30-SEP-21	1	68.73	68.73	68.73	00.00	100.00	68.73	68.73	N/A	275,000	189,000
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	13	100.29	104.98	105.84	22.32	99.19	53.09	162.00	87.75 to 135.43	123,385	130,585
01-OCT-19 To 30-SEP-20	12	98.72	99.39	90.19	13.74	110.20	73.60	164.08	80.28 to 101.25	249,118	224,670
01-OCT-20 To 30-SEP-21	24	99.34	105.84	104.48	27.76	101.30	43.92	230.06	84.58 to 110.84	569,085	594,553
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	16	99.17	106.44	96.61	23.51	110.17	53.09	164.08	87.75 to 135.43	207,026	200,012
01-JAN-20 To 31-DEC-20	19	99.46	101.83	112.07	17.24	90.86	48.90	230.06	92.02 to 101.48	612,836	686,784
<u>ALL</u>	49	99.46	104.03	102.25	22.90	101.74	43.92	230.06	93.48 to 101.38	372,479	380,876

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	43	98.44	100.68	91.93	22.22	109.52	43.92	190.14	92.02 to 101.38	376,558	346,174
20	4	106.03	109.56	106.85	09.79	102.54	98.13	128.05	N/A	92,000	98,305
80	2	165.05	165.05	200.08	39.39	82.49	100.04	230.06	N/A	845,730	1,692,120
<u>ALL</u>	49	99.46	104.03	102.25	22.90	101.74	43.92	230.06	93.48 to 101.38	372,479	380,876

**07 Box Butte
COMMERCIAL**

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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 WGT. MEAN : 102
 MEAN : 104
 COD : 22.90
 PRD : 101.74

COV : 34.12
 STD : 35.50
 Avg. Abs. Dev : 22.78
 MAX Sales Ratio : 230.06
 MIN Sales Ratio : 43.92

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 95% Wgt. Mean C.I. : 79.40 to 125.11
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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	16	93.34	91.49	94.90	12.01	96.41	64.35	115.38	82.31 to 101.38	305,750	290,162
03	32	99.87	106.37	91.44	24.83	116.33	43.92	190.14	93.48 to 112.64	376,812	344,570
04	1	230.06	230.06	230.06	00.00	100.00	230.06	230.06	N/A	1,301,460	2,994,095
<u>ALL</u>	<u>49</u>	<u>99.46</u>	<u>104.03</u>	<u>102.25</u>	<u>22.90</u>	<u>101.74</u>	<u>43.92</u>	<u>230.06</u>	<u>93.48 to 101.38</u>	<u>372,479</u>	<u>380,876</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	49	99.46	104.03	102.25	22.90	101.74	43.92	230.06	93.48 to 101.38	372,479	380,876
Greater Than 14,999	49	99.46	104.03	102.25	22.90	101.74	43.92	230.06	93.48 to 101.38	372,479	380,876
Greater Than 29,999	49	99.46	104.03	102.25	22.90	101.74	43.92	230.06	93.48 to 101.38	372,479	380,876
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	10	112.80	120.61	120.85	34.11	99.80	48.90	190.14	57.86 to 178.93	46,260	55,907
60,000 TO 99,999	11	97.98	100.59	98.66	21.08	101.96	53.09	164.08	73.60 to 128.05	73,273	72,293
100,000 TO 149,999	6	99.96	107.71	108.45	08.62	99.32	98.13	137.93	98.13 to 137.93	125,000	135,563
150,000 TO 249,999	5	76.46	83.90	84.68	19.57	99.08	64.35	115.38	N/A	185,200	156,819
250,000 TO 499,999	11	98.29	96.71	97.08	09.55	99.62	68.73	135.43	82.31 to 100.29	321,591	312,211
500,000 TO 999,999											
1,000,000 TO 1,999,999	5	101.48	112.67	110.76	42.08	101.72	43.92	230.06	N/A	1,544,059	1,710,206
2,000,000 TO 4,999,999	1	92.02	92.02	92.02	00.00	100.00	92.02	92.02	N/A	4,049,060	3,725,810
5,000,000 TO 9,999,999											
10,000,000 +											
<u>ALL</u>	<u>49</u>	<u>99.46</u>	<u>104.03</u>	<u>102.25</u>	<u>22.90</u>	<u>101.74</u>	<u>43.92</u>	<u>230.06</u>	<u>93.48 to 101.38</u>	<u>372,479</u>	<u>380,876</u>

07 Box Butte
COMMERCIAL

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Qualified

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 MEAN : 104
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 PRD : 101.74

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 STD : 35.50
 Avg. Abs. Dev : 22.78
 MAX Sales Ratio : 230.06
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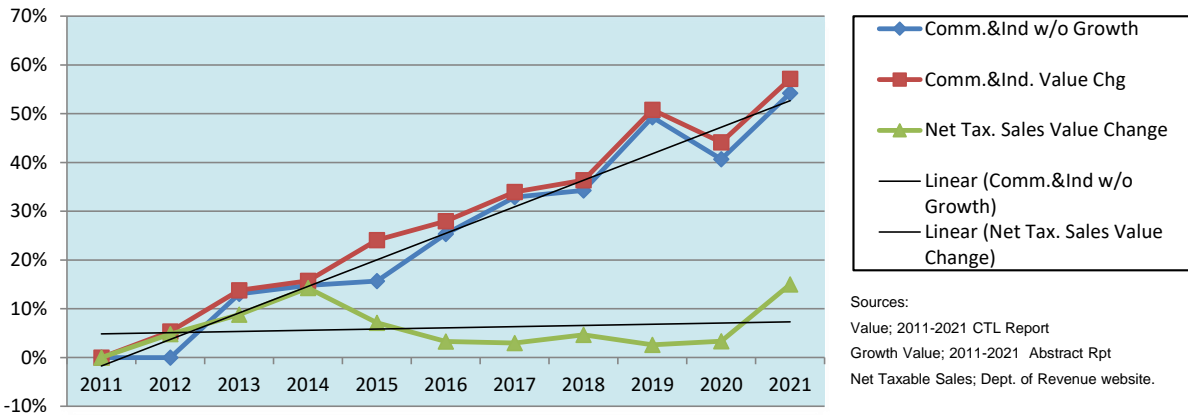
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 95% Wgt. Mean C.I. : 79.40 to 125.11
 95% Mean C.I. : 94.09 to 113.97

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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
300	1	93.12	93.12	93.12	00.00	100.00	93.12	93.12	N/A	350,000	325,925
319	1	135.43	135.43	135.43	00.00	100.00	135.43	135.43	N/A	300,000	406,275
344	5	101.25	120.71	113.09	21.21	106.74	97.98	162.00	N/A	68,400	77,353
350	3	178.93	155.73	136.47	17.14	114.11	98.13	190.14	N/A	69,200	94,441
351	1	111.83	111.83	111.83	00.00	100.00	111.83	111.83	N/A	63,000	70,450
352	15	93.55	91.38	95.04	12.75	96.15	64.35	115.38	82.31 to 101.38	302,800	287,778
353	7	93.46	87.07	85.64	20.42	101.67	53.09	128.05	53.09 to 128.05	308,773	264,448
386	1	76.46	76.46	76.46	00.00	100.00	76.46	76.46	N/A	176,000	134,570
387	1	137.93	137.93	137.93	00.00	100.00	137.93	137.93	N/A	145,000	200,000
406	3	99.69	84.23	89.91	18.46	93.68	48.90	104.09	N/A	78,333	70,433
435	1	112.64	112.64	112.64	00.00	100.00	112.64	112.64	N/A	85,000	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	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	120,000	120,275
494	1	100.04	100.04	100.04	00.00	100.00	100.04	100.04	N/A	390,000	390,144
495	1	230.06	230.06	230.06	00.00	100.00	230.06	230.06	N/A	1,301,460	2,994,095
528	2	118.84	118.84	114.84	38.07	103.48	73.60	164.08	N/A	73,500	84,408
531	1	93.48	93.48	93.48	00.00	100.00	93.48	93.48	N/A	325,000	303,815
851	3	92.02	81.19	86.76	23.07	93.58	43.92	107.62	N/A	2,436,995	2,114,290
<u>ALL</u>	49	99.46	104.03	102.25	22.90	101.74	43.92	230.06	93.48 to 101.38	372,479	380,876

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
2011	\$ 101,897,622	\$ 3,433,855	3.37%	\$ 98,463,767		\$ 88,237,684	
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%
2020	\$ 146,843,090	\$ 3,529,635	2.40%	\$ 143,313,455	-6.74%	\$ 91,174,907	0.72%
2021	\$ 160,106,676	\$ 2,998,120	1.87%	\$ 157,108,556	6.99%	\$ 101,459,886	11.28%
Ann %chg	4.62%			Average	2.30%	1.41%	1.52%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.03%	5.33%	4.79%
2013	13.07%	13.77%	8.79%
2014	14.76%	15.70%	14.28%
2015	15.66%	24.07%	7.10%
2016	25.33%	27.96%	3.30%
2017	32.88%	33.93%	2.99%
2018	34.28%	36.37%	4.66%
2019	49.25%	50.81%	2.59%
2020	40.64%	44.11%	3.33%
2021	54.18%	57.13%	14.98%

County Number
 County Name

07 Box Butte

PAD 2022 R&O Statistics (Using 2022 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2018 To 9/30/2021 Posted on: 1/31/2022

Number of Sales : 51
 Total Sales Price : 30,359,838
 Total Adj. Sales Price : 30,359,838
 Total Assessed Value : 22,571,245
 Avg. Adj. Sales Price : 595,291
 Avg. Assessed Value : 442,573

MEDIAN : 72
 WGT. MEAN : 74
 MEAN : 74
 COD : 14.58
 PRD : 99.02

COV : 20.99
 STD : 15.45
 Avg. Abs. Dev : 10.47
 MAX Sales Ratio : 134.16
 MIN Sales Ratio : 33.14

95% Median C.I. : 69.44 to 76.69
 95% Wgt. Mean C.I. : 70.68 to 78.01
 95% Mean C.I. : 69.38 to 77.86

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19	1	76.77	76.77	76.77	00.00	100.00	76.77	76.77	N/A	547,780	420,515
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
01-OCT-19 To 31-DEC-19	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	106,500	72,957
01-JAN-20 To 31-MAR-20	4	69.16	82.01	77.25	28.61	106.16	55.55	134.16	N/A	679,607	524,977
01-APR-20 To 30-JUN-20	6	69.25	69.83	70.72	02.01	98.74	67.62	72.48	67.62 to 72.48	1,066,844	754,466
01-JUL-20 To 30-SEP-20	2	71.81	71.81	71.69	02.98	100.17	69.67	73.94	N/A	118,625	85,045
01-OCT-20 To 31-DEC-20	1	78.72	78.72	78.72	00.00	100.00	78.72	78.72	N/A	847,500	667,123
01-JAN-21 To 31-MAR-21	12	75.38	76.68	73.76	15.02	103.96	53.60	97.66	65.70 to 89.34	491,526	362,527
01-APR-21 To 30-JUN-21	11	68.41	64.12	63.58	16.77	100.85	33.14	88.50	50.76 to 79.05	319,636	203,212
01-JUL-21 To 30-SEP-21	1	85.51	85.51	85.51	00.00	100.00	85.51	85.51	N/A	1,702,000	1,455,343
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	13	76.77	77.34	78.29	10.94	98.79	54.10	99.87	68.45 to 83.25	687,138	537,951
01-OCT-19 To 30-SEP-20	13	69.44	73.78	72.59	10.33	101.64	55.55	134.16	68.50 to 72.48	727,942	528,442
01-OCT-20 To 30-SEP-21	25	72.70	71.59	72.79	16.37	98.35	33.14	97.66	65.70 to 79.05	478,552	348,325
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	14	76.73	76.71	78.17	10.93	98.13	54.10	99.87	68.45 to 83.25	645,664	504,738
01-JAN-20 To 31-DEC-20	13	69.57	74.57	73.15	11.21	101.94	55.55	134.16	68.80 to 73.94	784,942	574,147
<u>ALL</u>	51	71.83	73.62	74.35	14.58	99.02	33.14	134.16	69.44 to 76.69	595,291	442,573

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	10	71.60	73.18	74.72	12.61	97.94	54.71	96.03	55.55 to 85.51	1,164,925	870,409
2	26	73.14	73.53	73.58	12.80	99.93	53.60	99.87	68.41 to 78.72	540,635	397,825
3	15	71.83	74.04	75.71	18.42	97.79	33.14	134.16	68.50 to 79.05	310,272	234,914
<u>ALL</u>	51	71.83	73.62	74.35	14.58	99.02	33.14	134.16	69.44 to 76.69	595,291	442,573

07 Box Butte
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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 95% Mean C.I. : 69.38 to 77.86

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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	2	65.53	65.53	69.34	14.77	94.51	55.85	75.21	N/A	495,000	343,253
2	2	65.53	65.53	69.34	14.77	94.51	55.85	75.21	N/A	495,000	343,253
_____Dry_____											
County	11	68.92	68.44	69.04	12.12	99.13	50.76	88.50	54.10 to 79.05	250,208	172,744
1	1	54.71	54.71	54.71	00.00	100.00	54.71	54.71	N/A	118,400	64,776
2	6	68.86	70.98	70.08	10.86	101.28	54.10	88.50	54.10 to 88.50	324,678	227,538
3	4	71.19	68.05	68.56	11.00	99.26	50.76	79.05	N/A	171,454	117,545
_____Grass_____											
County	6	69.17	70.21	66.29	14.05	105.91	55.55	89.34	55.55 to 89.34	316,233	209,622
1	3	69.46	68.66	66.86	12.21	102.69	55.55	80.98	N/A	184,434	123,307
2	2	73.19	73.19	64.43	22.07	113.60	57.04	89.34	N/A	426,360	274,685
3	1	68.88	68.88	68.88	00.00	100.00	68.88	68.88	N/A	491,375	338,441
_____ALL_____	51	71.83	73.62	74.35	14.58	99.02	33.14	134.16	69.44 to 76.69	595,291	442,573

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	75.95	76.97	75.71	12.76	101.66	55.85	96.03	65.70 to 86.22	713,824	540,442
1	2	82.74	82.74	77.56	16.07	106.68	69.44	96.03	N/A	1,187,566	921,028
2	8	74.50	72.00	73.19	09.73	98.37	55.85	83.25	55.85 to 83.25	694,622	508,400
3	2	91.09	91.09	90.89	05.35	100.22	86.22	95.96	N/A	316,890	288,028
_____Dry_____											
County	12	68.86	67.71	68.58	12.23	98.73	50.76	88.50	54.71 to 77.96	241,282	165,474
1	1	54.71	54.71	54.71	00.00	100.00	54.71	54.71	N/A	118,400	64,776
2	6	68.86	70.98	70.08	10.86	101.28	54.10	88.50	54.10 to 88.50	324,678	227,538
3	5	69.67	66.39	67.04	11.84	99.03	50.76	79.05	N/A	165,783	111,135
_____Grass_____											
County	7	69.46	72.39	75.38	15.29	96.03	55.55	89.34	55.55 to 89.34	514,200	387,582
1	4	75.22	72.88	80.93	13.79	90.05	55.55	85.51	N/A	563,826	456,316
2	2	73.19	73.19	64.43	22.07	113.60	57.04	89.34	N/A	426,360	274,685
3	1	68.88	68.88	68.88	00.00	100.00	68.88	68.88	N/A	491,375	338,441
_____ALL_____	51	71.83	73.62	74.35	14.58	99.02	33.14	134.16	69.44 to 76.69	595,291	442,573

7 Box Butte 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Box Butte	1	2,677	2,757	2,761	2,755	2,774	2,764	2,776	2,764	2,761
Box Butte	2	2,237	2,215	2,254	2,222	2,055	2,067	2,039	2,065	2,201
Box Butte	3	2,011	1,951	1,979	1,929	1,774	1,783	1,742	1,797	1,950
Dawes	4	2,016	2,016	1,792	1,792	1,568	1,568	1,344	1,344	1,734
Sheridan	1	1,835	1,835	1,780	1,725	1,700	1,700	1,685	1,635	1,765
Morrill	2	1,900	1,900	n/a	1,900	1,900	1,900	1,850	1,850	1,881
ScottsBluff	3	2,280	2,185	1,985	1,725	1,725	1,550	1,550	1,550	2,028
Sioux	1	1,350	1,350	1,270	1,270	1,220	1,221	1,180	1,180	1,258

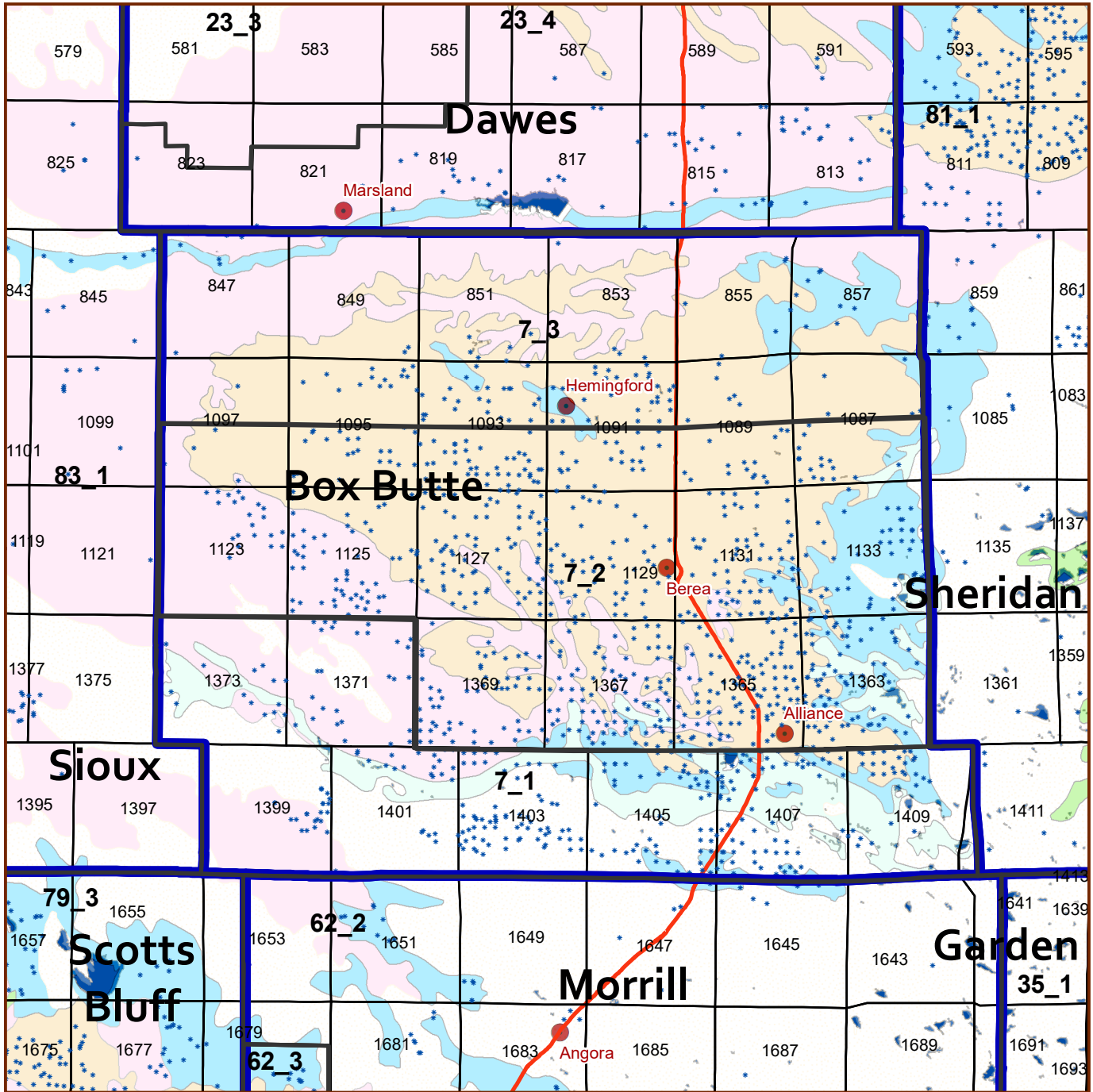
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Box Butte	1	n/a	415	415	415	415	n/a	415	415	415
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	3	n/a	570	570	570	550	550	550	550	568
Dawes	4	n/a	750	699	700	650	650	600	600	696
Sheridan	1	n/a	575	565	565	550	530	520	510	552
Morrill	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	476

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	370	360	360	360	361	361
Box Butte	3	425	425	n/a	425	n/a	425	425	425	425
Dawes	4	485	n/a	460	n/a	440	440	410	410	424
Sheridan	1	475	475	470	470	n/a	445	440	425	445
Morrill	2	385	385	n/a	n/a	n/a	385	385	385	385
ScottsBluff	3	345	n/a	n/a	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	351	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	n/a	82

Source: 2022 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



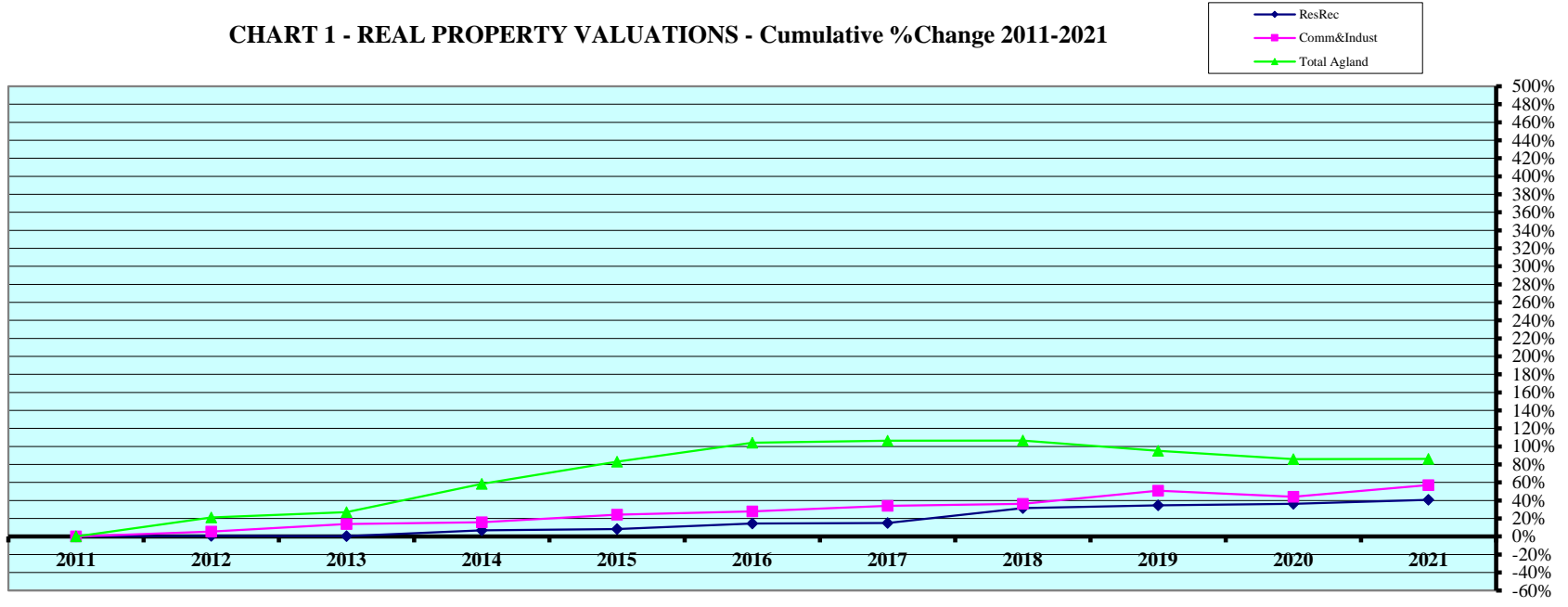
Legend

- 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 2011-2021



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
2011	293,486,705	-	-	-	101,897,622	-	-	-	303,771,790	-	-	-
2012	295,097,327	1,610,622	0.55%	0.55%	107,329,614	5,431,992	5.33%	5.33%	368,100,254	64,328,464	21.18%	21.18%
2013	294,842,621	-254,706	-0.09%	0.46%	115,933,048	8,603,434	8.02%	13.77%	385,998,789	17,898,535	4.86%	27.07%
2014	313,129,987	18,287,366	6.20%	6.69%	117,894,816	1,961,768	1.69%	15.70%	481,559,726	95,560,937	24.76%	58.53%
2015	317,642,729	4,512,742	1.44%	8.23%	126,426,216	8,531,400	7.24%	24.07%	555,942,543	74,382,817	15.45%	83.01%
2016	335,729,660	18,086,931	5.69%	14.39%	130,383,919	3,957,703	3.13%	27.96%	620,402,520	64,459,977	11.59%	104.23%
2017	337,300,567	1,570,907	0.47%	14.93%	136,466,467	6,082,548	4.67%	33.93%	627,027,545	6,625,025	1.07%	106.41%
2018	386,284,323	48,983,756	14.52%	31.62%	138,961,353	2,494,886	1.83%	36.37%	627,324,620	297,075	0.05%	106.51%
2019	395,034,281	8,749,958	2.27%	34.60%	153,672,191	14,710,838	10.59%	50.81%	592,938,214	-34,386,406	-5.48%	95.19%
2020	399,984,571	4,950,290	1.25%	36.29%	146,843,090	-6,829,101	-4.44%	44.11%	564,944,810	-27,993,404	-4.72%	85.98%
2021	412,896,189	12,911,618	3.23%	40.69%	160,106,676	13,263,586	9.03%	57.13%	565,835,972	891,162	0.16%	86.27%

Rate Annual %chg: Residential & Recreational **3.47%**

Commercial & Industrial **4.62%**

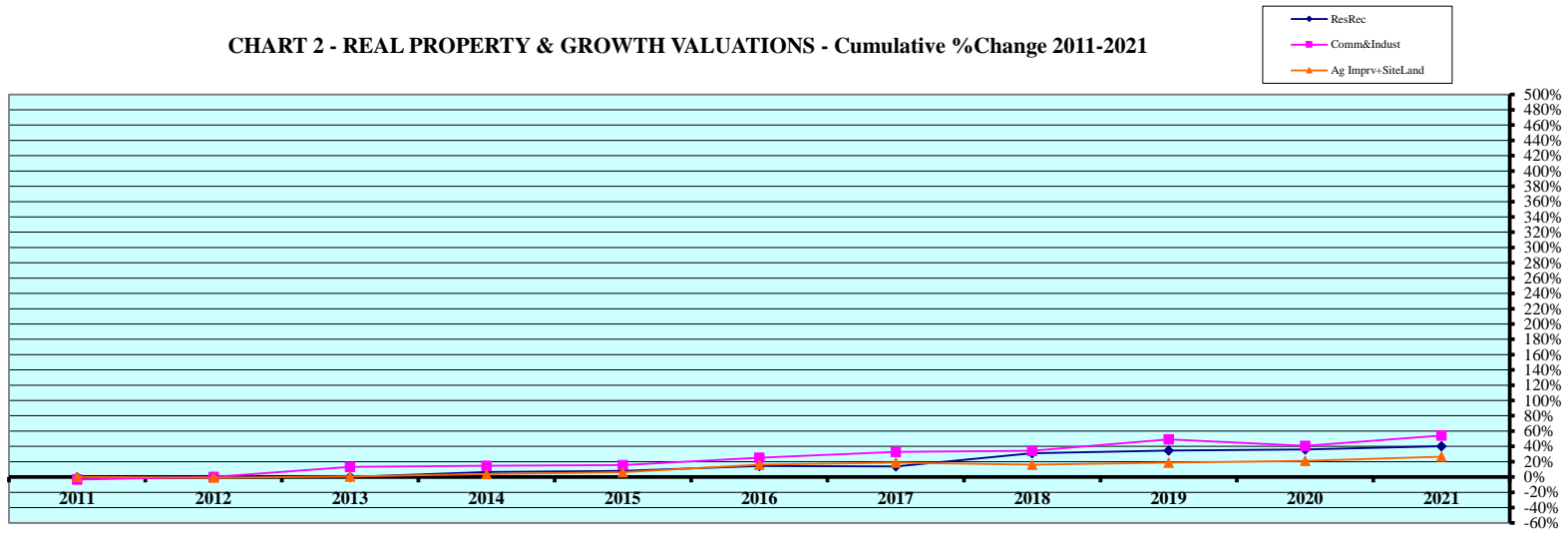
Agricultural Land **6.42%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021



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	
2011	293,486,705	773,922	0.26%	292,712,783	-	-0.26%	101,897,622	3,433,855	3.37%	98,463,767	-	-3.37%	
2012	295,097,327	733,957	0.25%	294,363,370	0.30%	0.30%	107,329,614	5,461,141	5.09%	101,868,473	-0.03%	-0.03%	
2013	294,842,621	1,296,948	0.44%	293,545,673	-0.53%	0.02%	115,933,048	718,878	0.62%	115,214,170	7.35%	13.07%	
2014	313,129,987	864,898	0.28%	312,265,089	5.91%	6.40%	117,894,816	959,743	0.81%	116,935,073	0.86%	14.76%	
2015	317,642,729	1,064,786	0.34%	316,577,943	1.10%	7.87%	126,426,216	8,569,550	6.78%	117,856,666	-0.03%	15.66%	
2016	335,729,660	279,230	0.08%	335,450,430	5.61%	14.30%	130,383,919	2,673,870	2.05%	127,710,049	1.02%	25.33%	
2017	337,300,567	3,102,412	0.92%	334,198,155	-0.46%	13.87%	136,466,467	1,063,589	0.78%	135,402,878	3.85%	32.88%	
2018	386,284,323	1,303,748	0.34%	384,980,575	14.14%	31.17%	138,961,353	2,137,137	1.54%	136,824,216	0.26%	34.28%	
2019	395,034,281	502,862	0.13%	394,531,419	2.13%	34.43%	153,672,191	1,588,844	1.03%	152,083,347	9.44%	49.25%	
2020	399,984,571	1,003,289	0.25%	398,981,282	1.00%	35.95%	146,843,090	3,529,635	2.40%	143,313,455	-6.74%	40.64%	
2021	412,896,189	1,489,995	0.36%	411,406,194	2.86%	40.18%	160,106,676	2,998,120	1.87%	157,108,556	6.99%	54.18%	
Rate Ann%chg	3.47%			Resid & Recreat w/o growth			4.62%			C & I w/o growth			2.30%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	37,889,457	17,923,929	55,813,386	1,071,604	1.92%	54,741,782	-	-
2012	37,692,201	18,550,906	56,243,107	956,639	1.70%	55,286,468	-0.94%	-0.94%
2013	38,273,433	18,687,435	56,960,868	757,531	1.33%	56,203,337	-0.07%	0.70%
2014	38,884,270	19,954,005	58,838,275	793,455	1.35%	58,044,820	1.90%	4.00%
2015	40,438,502	20,059,841	60,498,343	1,171,844	1.94%	59,326,499	0.83%	6.29%
2016	44,422,467	21,895,189	66,317,656	1,531,300	2.31%	64,786,356	7.09%	16.08%
2017	43,880,705	23,311,446	67,192,151	905,383	1.35%	66,286,768	-0.05%	18.77%
2018	44,114,370	21,762,325	65,876,695	1,049,075	1.59%	64,827,620	-3.52%	16.15%
2019	44,540,815	21,775,706	66,316,521	33,250	0.05%	66,283,271	0.62%	18.76%
2020	45,554,629	22,692,785	68,247,414	633,470	0.93%	67,613,944	1.96%	21.14%
2021	46,204,725	24,809,130	71,013,855	379,330	0.53%	70,634,525	3.50%	26.55%
Rate Ann%chg	2.00%	3.30%	2.44%	Ag Imprv+Site w/o growth			1.13%	

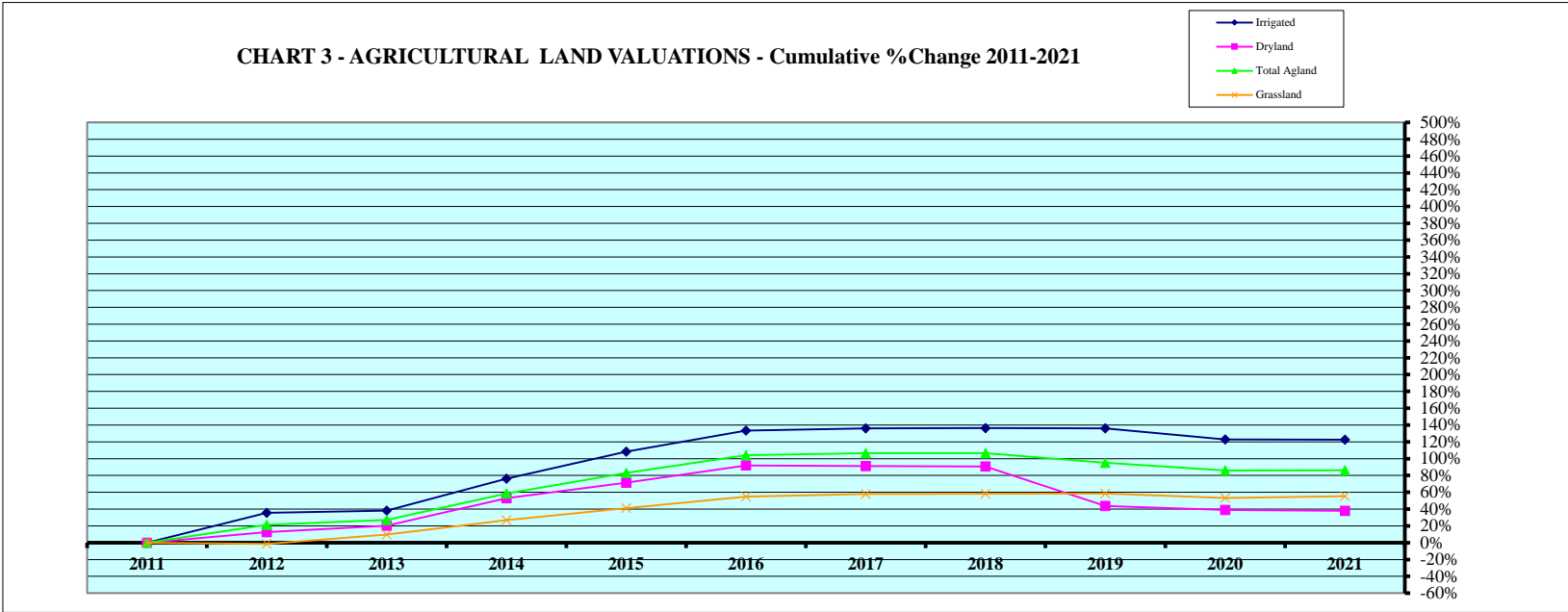
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2011 - 2021 CTL Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty# 7
County BOX BUTTE

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021



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
2011	157,098,438	-	-	-	71,471,672	-	-	-	73,318,209	-	-	-
2012	213,004,710	55,906,272	35.59%	35.59%	80,502,789	9,031,117	12.64%	12.64%	72,282,613	-1,035,596	-1.41%	-1.41%
2013	217,262,784	4,258,074	2.00%	38.30%	85,968,831	5,466,042	6.79%	20.28%	80,453,867	8,171,254	11.30%	9.73%
2014	276,844,639	59,581,855	27.42%	76.22%	109,382,371	23,413,540	27.23%	53.04%	93,009,218	12,555,351	15.61%	26.86%
2015	327,180,345	50,335,706	18.18%	108.26%	122,522,856	13,140,485	12.01%	71.43%	103,376,792	10,367,574	11.15%	41.00%
2016	366,544,437	39,364,092	12.03%	133.32%	137,153,465	14,630,609	11.94%	91.90%	113,464,662	10,087,870	9.76%	54.76%
2017	370,797,696	4,253,259	1.16%	136.03%	136,563,895	-589,570	-0.43%	91.07%	115,905,710	2,441,048	2.15%	58.09%
2018	371,418,816	621,120	0.17%	136.42%	136,338,424	-225,471	-0.17%	90.76%	115,979,106	73,396	0.06%	58.19%
2019	370,775,720	-643,096	-0.17%	136.01%	102,684,274	-33,654,150	-24.68%	43.67%	116,258,761	279,655	0.24%	58.57%
2020	350,026,585	-20,749,135	-5.60%	122.81%	99,318,959	-3,365,315	-3.28%	38.96%	112,393,511	-3,865,250	-3.32%	53.30%
2021	349,666,553	-360,032	-0.10%	122.58%	98,665,318	-653,641	-0.66%	38.05%	113,940,007	1,546,496	1.38%	55.40%

Rate Ann.%chg: Irrigated **8.33%** Dryland **3.28%** Grassland **4.51%**

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
2011	136,410	-	-	-	1,747,061	-	-	-	303,771,790	-	-	-
2012	120,332	-16,078	-11.79%	-11.79%	2,189,810	442,749	25.34%	25.34%	368,100,254	64,328,464	21.18%	21.18%
2013	120,079	-253	-0.21%	-11.97%	2,193,228	3,418	0.16%	25.54%	385,998,789	17,898,535	4.86%	27.07%
2014	120,945	866	0.72%	-11.34%	2,202,553	9,325	0.43%	26.07%	481,559,726	95,560,937	24.76%	58.53%
2015	201,819	80,874	66.87%	47.95%	2,660,731	458,178	20.80%	52.30%	555,942,543	74,382,817	15.45%	83.01%
2016	394,690	192,871	95.57%	189.34%	2,845,266	184,535	6.94%	62.86%	620,402,520	64,459,977	11.59%	104.23%
2017	378,552	-16,138	-4.09%	177.51%	3,381,692	536,426	18.85%	93.56%	627,027,545	6,625,025	1.07%	106.41%
2018	378,303	-249	-0.07%	177.33%	3,209,971	-171,721	-5.08%	83.74%	627,324,620	297,075	0.05%	106.51%
2019	376,297	-2,006	-0.53%	175.86%	2,843,162	-366,809	-11.43%	62.74%	592,938,214	-34,386,406	-5.48%	95.19%
2020	376,490	193	0.05%	176.00%	2,829,265	-13,897	-0.49%	61.94%	564,944,810	-27,993,404	-4.72%	85.98%
2021	393,528	17,038	4.53%	188.49%	3,170,566	341,301	12.06%	81.48%	565,835,972	891,162	0.16%	86.27%

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

Rate Ann.%chg: Total Agric Land **6.42%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2011-2021 (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
2011	103,172,479	149,615	690			63,906,187	192,768	332			81,700,995	133,333	613		
2012	156,968,255	150,145	1,045	51.60%	51.60%	71,511,133	187,355	382	15.13%	15.13%	89,688,965	135,300	663	8.18%	9.46%
2013	213,040,413	150,720	1,413	35.20%	104.97%	80,510,109	187,361	430	12.58%	29.62%	89,574,800	130,628	686	3.44%	13.24%
2014	217,359,491	150,798	1,441	1.97%	109.02%	85,957,554	187,025	460	6.96%	38.64%	97,239,960	127,646	762	11.09%	25.80%
2015	276,848,585	150,827	1,836	27.34%	166.18%	109,334,716	186,946	585	27.25%	76.41%	128,539,130	127,483	1,008	32.36%	66.50%
2016	327,319,722	150,829	2,170	18.23%	214.70%	122,746,121	187,837	653	11.73%	97.11%	149,636,865	127,257	1,176	16.62%	94.17%
2017	366,848,122	150,733	2,434	12.15%	252.93%	137,341,514	187,324	733	12.20%	121.16%	164,929,515	127,713	1,291	9.83%	113.25%
2018	370,797,696	150,355	2,466	1.33%	257.63%	136,540,792	184,703	739	0.83%	122.99%	174,353,050	127,360	1,369	6.01%	126.06%
2019	371,399,732	150,572	2,467	0.02%	257.69%	136,489,474	184,637	739	0.00%	122.98%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	370,772,316	150,698	2,460	-0.25%	256.79%	102,784,720	183,799	559	-24.35%	68.69%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	349,780,042	151,655	2,306	-6.26%	234.46%	99,425,939	184,219	540	-3.49%	62.80%	112,324,112	313,318	358	-72.19%	-41.49%

Rate Annual %chg Average Value/Acre: **12.83%**

4.99%

-5.22%

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
2011	151,611	5,012	30			1,010,630	6,153	164			236,645,937	658,565	359		
2012	136,178	4,503	30	-0.04%	-0.04%	1,745,089	9,460	184	12.31%	12.31%	303,702,987	658,985	461	28.25%	28.25%
2013	120,332	4,010	30	-0.77%	-0.81%	2,189,858	9,770	224	21.51%	36.47%	368,136,578	659,351	558	21.15%	55.38%
2014	120,079	4,002	30	0.00%	-0.81%	2,155,730	9,542	226	0.79%	37.55%	368,136,578	659,340	585	4.78%	62.81%
2015	120,089	4,002	30	0.00%	-0.81%	2,196,046	9,772	225	-0.52%	36.83%	481,549,903	660,268	729	24.66%	102.96%
2016	201,359	4,026	50	66.70%	65.35%	2,605,401	9,795	266	18.35%	61.94%	556,117,626	660,240	842	15.49%	134.40%
2017	394,689	3,947	100	99.92%	230.56%	2,843,480	9,952	286	7.42%	73.95%	620,763,315	659,460	941	11.76%	161.96%
2018	378,552	3,786	100	0.00%	230.56%	3,398,491	9,725	349	22.32%	112.78%	626,911,332	658,332	952	1.16%	165.01%
2019	378,303	3,783	100	0.00%	230.56%	3,212,298	9,699	331	-5.23%	101.65%	627,372,089	658,612	953	0.03%	165.09%
2020	376,297	3,763	100	0.00%	230.56%	2,946,312	9,747	302	-8.73%	84.04%	593,001,138	658,626	900	-5.48%	150.56%
2021	378,360	3,784	100	0.00%	230.56%	2,821,027	9,532	296	-2.09%	80.19%	564,729,480	662,508	852	-5.33%	137.22%

7
BOX BUTTE

Rate Annual %chg Average Value/Acre: **9.02%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10,842	BOX BUTTE	55,584,995	43,946,771	196,179,459	412,463,562	146,972,190	13,134,486	432,627	565,835,972	55,520,912	27,664,125	0	1,517,735,099
cnty sectorvalue % of total value:		3.66%	2.90%	12.93%	27.18%	9.68%	0.87%	0.03%	37.28%	3.66%	1.82%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,491	ALLIANCE	7,144,428	25,091,330	106,801,792	309,015,073	97,923,941	0	55,210	9,246	0	0	0	546,041,020
78.32%	%sector of county sector	12.85%	57.09%	54.44%	74.92%	66.63%		12.76%	0.00%				35.98%
	%sector of municipality	1.31%	4.60%	19.56%	56.59%	17.93%		0.01%	0.00%				100.00%
803	HEMINGFORD	1,019,221	906,173	2,262,122	27,744,149	21,091,357	0	0	0	0	0	0	53,023,022
7.41%	%sector of county sector	1.83%	2.06%	1.15%	6.73%	14.35%							3.49%
	%sector of municipality	1.92%	1.71%	4.27%	52.32%	39.78%							100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality												
9,294	Total Municipalities	8,163,649	25,997,503	109,063,914	336,759,222	119,015,298	0	55,210	9,246	0	0	0	599,064,042
85.72%	%all municip.sectors of cnty	14.69%	59.16%	55.59%	81.65%	80.98%		12.76%	0.00%				39.47%

7 BOX BUTTE

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,407	Value : 1,250,630,285	Growth 8,894,940	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	212	1,674,624	1	15,190	431	1,542,357	644	3,232,171	
02. Res Improve Land	3,136	25,018,773	2	24,680	495	9,668,825	3,633	34,712,278	
03. Res Improvements	3,501	324,668,659	2	230,175	558	65,769,615	4,061	390,668,449	
04. Res Total	3,713	351,362,056	3	270,045	989	76,980,797	4,705	428,612,898	1,960,795
% of Res Total	78.92	81.98	0.06	0.06	21.02	17.96	55.97	34.27	22.04
05. Com UnImp Land	89	2,739,278	0	0	21	527,598	110	3,266,876	
06. Com Improve Land	545	18,866,880	0	0	47	1,159,034	592	20,025,914	
07. Com Improvements	566	101,551,033	0	0	107	27,253,320	673	128,804,353	
08. Com Total	655	123,157,191	0	0	128	28,939,952	783	152,097,143	1,727,695
% of Com Total	83.65	80.97	0.00	0.00	16.35	19.03	9.31	12.16	19.42
09. Ind UnImp Land	0	0	0	0	3	103,251	3	103,251	
10. Ind Improve Land	0	0	0	0	6	1,099,185	6	1,099,185	
11. Ind Improvements	0	0	0	0	6	15,805,775	6	15,805,775	
12. Ind Total	0	0	0	0	9	17,008,211	9	17,008,211	3,754,845
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.11	1.36	42.21
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	1	24,000	0	0	2	47,763	3	71,763	
15. Rec Improvements	1	31,210	0	0	2	332,360	3	363,570	
16. Rec Total	1	55,210	0	0	2	380,123	3	435,333	0
% of Rec Total	33.33	12.68	0.00	0.00	66.67	87.32	0.04	0.03	0.00
Res & Rec Total	3,714	351,417,266	3	270,045	991	77,360,920	4,708	429,048,231	1,960,795
% of Res & Rec Total	78.89	81.91	0.06	0.06	21.05	18.03	56.00	34.31	22.04
Com & Ind Total	655	123,157,191	0	0	137	45,948,163	792	169,105,354	5,482,540
% of Com & Ind Total	82.70	72.83	0.00	0.00	17.30	27.17	9.42	13.52	61.64
17. Taxable Total	4,369	474,574,457	3	270,045	1,128	123,309,083	5,500	598,153,585	7,443,335
% of Taxable Total	79.44	79.34	0.05	0.05	20.51	20.61	65.42	47.83	83.68

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	5	175,182	7,893,874	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	1	66	413,122	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	5	175,182	7,893,874
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	1	66	413,122
22. Total Sch II				6	175,248	8,306,996

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	347	0	138	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	2,282	426,696,002	2,285	426,705,248
28. Ag-Improved Land	1	3,613	0	0	579	152,726,828	580	152,730,441
29. Ag Improvements	1	14,175	0	0	621	73,026,836	622	73,041,011

30. Ag Total				2,907	652,476,700
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	2,775	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	1	0.00	14,175	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	205	226.24	827,736	206	227.24	830,511	
32. HomeSite Improv Land	369	404.04	5,016,105	369	404.04	5,016,105	
33. HomeSite Improvements	376	0.00	49,488,786	376	0.00	49,488,786	901,650
34. HomeSite Total				582	631.28	55,335,402	
35. FarmSite UnImp Land	80	191.99	243,390	80	191.99	243,390	
36. FarmSite Improv Land	461	2,134.58	3,845,972	461	2,134.58	3,845,972	
37. FarmSite Improvements	587	0.00	23,538,050	588	0.00	23,552,225	549,955
38. FarmSite Total				668	2,326.57	27,641,587	
39. Road & Ditches	1,854	5,979.29	0	1,854	5,979.29	0	
40. Other- Non Ag Use	47	981.30	1,025,700	47	981.30	1,025,700	
41. Total Section VI				1,250	9,918.44	84,002,689	1,451,605

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	1,961.08	5.53%	5,249,312	5.36%	2,676.75
46. 1A	7,350.73	20.72%	20,268,463	20.70%	2,757.34
47. 2A1	214.91	0.61%	593,276	0.61%	2,760.58
48. 2A	5,454.23	15.38%	15,025,567	15.34%	2,754.85
49. 3A1	6,316.37	17.81%	17,522,854	17.89%	2,774.20
50. 3A	4,752.96	13.40%	13,135,231	13.41%	2,763.59
51. 4A1	7,208.28	20.32%	20,013,763	20.44%	2,776.50
52. 4A	2,211.46	6.23%	6,112,701	6.24%	2,764.10
53. Total	35,470.02	100.00%	97,921,167	100.00%	2,760.67
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,549.23	29.32%	1,057,929	29.32%	415.00
56. 2D1	26.08	0.30%	10,823	0.30%	414.99
57. 2D	2,782.08	32.00%	1,154,563	32.00%	415.00
58. 3D1	1,028.61	11.83%	426,876	11.83%	415.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,249.17	14.37%	518,407	14.37%	415.00
61. 4D	1,059.01	12.18%	439,488	12.18%	415.00
62. Total	8,694.18	100.00%	3,608,086	100.00%	415.00
Grass					
63. 1G1	1,697.10	1.31%	528,318	1.32%	311.31
64. 1G	3,361.42	2.59%	1,043,414	2.61%	310.41
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2,467.01	1.90%	783,485	1.96%	317.58
67. 3G1	4,580.48	3.54%	1,405,232	3.52%	306.79
68. 3G	37,075.26	28.61%	11,415,732	28.59%	307.91
69. 4G1	58,622.76	45.24%	18,041,278	45.18%	307.75
70. 4G	21,769.07	16.80%	6,717,485	16.82%	308.58
71. Total	129,573.10	100.00%	39,934,944	100.00%	308.20
Irrigated Total					
	35,470.02	20.13%	97,921,167	69.02%	2,760.67
Dry Total					
	8,694.18	4.93%	3,608,086	2.54%	415.00
Grass Total					
	129,573.10	73.55%	39,934,944	28.15%	308.20
72. Waste	1,417.07	0.80%	141,707	0.10%	100.00
73. Other	1,022.77	0.58%	267,700	0.19%	261.74
74. Exempt	5,393.45	3.06%	2,215,141	1.56%	410.71
75. Market Area Total	176,177.14	100.00%	141,873,604	100.00%	805.29

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	26,511.28	26.30%	59,304,862	26.73%	2,236.97
46. 1A	38,870.37	38.56%	86,109,660	38.82%	2,215.30
47. 2A1	3,077.21	3.05%	6,935,053	3.13%	2,253.68
48. 2A	18,836.63	18.69%	41,847,301	18.86%	2,221.59
49. 3A1	2,048.01	2.03%	4,209,527	1.90%	2,055.42
50. 3A	1,790.47	1.78%	3,700,110	1.67%	2,066.56
51. 4A1	8,928.64	8.86%	18,201,443	8.20%	2,038.55
52. 4A	741.71	0.74%	1,531,895	0.69%	2,065.36
53. Total	100,804.32	100.00%	221,839,851	100.00%	2,200.70
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	51,990.24	55.90%	29,114,541	56.31%	560.00
56. 2D1	3,291.78	3.54%	1,843,401	3.57%	560.00
57. 2D	22,558.64	24.26%	12,632,846	24.43%	560.00
58. 3D1	1,974.38	2.12%	1,056,299	2.04%	535.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	11,556.52	12.43%	6,182,759	11.96%	535.00
61. 4D	1,627.72	1.75%	870,830	1.68%	535.00
62. Total	92,999.28	100.00%	51,700,676	100.00%	555.93
Grass					
63. 1G1	369.25	0.42%	138,059	0.42%	373.89
64. 1G	85.26	0.10%	40,668	0.12%	476.99
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2,205.88	2.52%	848,379	2.57%	384.60
67. 3G1	652.42	0.74%	238,673	0.72%	365.83
68. 3G	31,198.98	35.62%	11,614,778	35.21%	372.28
69. 4G1	44,499.67	50.81%	16,923,085	51.30%	380.30
70. 4G	8,571.05	9.79%	3,184,483	9.65%	371.54
71. Total	87,582.51	100.00%	32,988,125	100.00%	376.65
Irrigated Total					
Irrigated Total	100,804.32	34.95%	221,839,851	71.82%	2,200.70
Dry Total					
Dry Total	92,999.28	32.25%	51,700,676	16.74%	555.93
Grass Total					
Grass Total	87,582.51	30.37%	32,988,125	10.68%	376.65
72. Waste	1,323.68	0.46%	132,368	0.04%	100.00
73. Other	5,690.03	1.97%	2,205,649	0.71%	387.63
74. Exempt	256.79	0.09%	463,788	0.15%	1,806.10
75. Market Area Total	288,399.82	100.00%	308,866,669	100.00%	1,070.97

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,937.79	25.75%	7,919,744	26.56%	2,011.22
46. 1A	6,805.38	44.51%	13,276,124	44.52%	1,950.83
47. 2A1	1,384.86	9.06%	2,740,574	9.19%	1,978.95
48. 2A	1,875.47	12.27%	3,618,420	12.13%	1,929.34
49. 3A1	262.66	1.72%	466,009	1.56%	1,774.19
50. 3A	188.92	1.24%	336,794	1.13%	1,782.73
51. 4A1	646.99	4.23%	1,126,808	3.78%	1,741.62
52. 4A	188.28	1.23%	338,282	1.13%	1,796.70
53. Total	15,290.35	100.00%	29,822,755	100.00%	1,950.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	49,753.32	61.24%	28,359,486	61.47%	570.00
56. 2D1	6,262.25	7.71%	3,569,498	7.74%	570.00
57. 2D	16,436.85	20.23%	9,369,082	20.31%	570.00
58. 3D1	1,444.91	1.78%	794,747	1.72%	550.03
59. 3D	30.31	0.04%	16,671	0.04%	550.02
60. 4D1	6,366.52	7.84%	3,501,728	7.59%	550.02
61. 4D	952.24	1.17%	523,791	1.14%	550.06
62. Total	81,246.40	100.00%	46,135,003	100.00%	567.84
Grass					
63. 1G1	1,337.61	1.38%	560,435	1.37%	418.98
64. 1G	27.63	0.03%	11,466	0.03%	414.98
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	308.00	0.32%	129,594	0.32%	420.76
67. 3G1	7.60	0.01%	3,078	0.01%	405.00
68. 3G	15,744.10	16.21%	6,619,605	16.16%	420.45
69. 4G1	52,533.53	54.10%	22,163,354	54.11%	421.89
70. 4G	27,154.83	27.96%	11,474,050	28.01%	422.54
71. Total	97,113.30	100.00%	40,961,582	100.00%	421.79
Irrigated Total					
Irrigated Total	15,290.35	7.73%	29,822,755	25.33%	1,950.43
Dry Total					
Dry Total	81,246.40	41.07%	46,135,003	39.19%	567.84
Grass Total					
Grass Total	97,113.30	49.09%	40,961,582	34.79%	421.79
72. Waste	1,192.71	0.60%	119,271	0.10%	100.00
73. Other	3,004.05	1.52%	695,127	0.59%	231.40
74. Exempt	173.89	0.09%	309,753	0.26%	1,781.32
75. Market Area Total	197,846.81	100.00%	117,733,738	100.00%	595.08

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	151,564.69	349,583,773	151,564.69	349,583,773
77. Dry Land	17.98	10,084	0.00	0	182,921.88	101,433,681	182,939.86	101,443,765
78. Grass	0.00	0	0.00	0	314,268.91	113,884,651	314,268.91	113,884,651
79. Waste	0.00	0	0.00	0	3,933.46	393,346	3,933.46	393,346
80. Other	0.00	0	0.00	0	9,716.85	3,168,476	9,716.85	3,168,476
81. Exempt	97.92	642,097	0.00	0	5,726.21	2,346,585	5,824.13	2,988,682
82. Total	17.98	10,084	0.00	0	662,405.79	568,463,927	662,423.77	568,474,011

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	151,564.69	22.88%	349,583,773	61.50%	2,306.50
Dry Land	182,939.86	27.62%	101,443,765	17.84%	554.52
Grass	314,268.91	47.44%	113,884,651	20.03%	362.38
Waste	3,933.46	0.59%	393,346	0.07%	100.00
Other	9,716.85	1.47%	3,168,476	0.56%	326.08
Exempt	5,824.13	0.88%	2,988,682	0.53%	513.16
Total	662,423.77	100.00%	568,474,011	100.00%	858.17

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 N/a Or Error	1	952	0	0	0	0	1	952	0
83.2 Alliance Comm	0	0	3	59,975	3	215,145	3	275,120	1,850
83.3 Alliance Res	182	1,479,420	2,795	22,249,076	3,130	297,640,954	3,312	321,369,450	1,207,915
83.4 Hemingford Res	30	195,204	340	2,733,722	368	26,775,925	398	29,704,851	316,815
83.5 Rainbow Acres	51	429,784	72	952,886	78	5,087,970	129	6,470,640	212,370
83.6 Rural Comm	0	0	1	31,063	1	24,365	1	55,428	7,035
83.7 Rural Res1	142	451,119	133	2,999,540	160	18,405,060	302	21,855,719	131,950
83.8 Rural Res2	238	675,692	292	5,757,779	324	42,882,600	562	49,316,071	82,860
84 Residential Total	644	3,232,171	3,636	34,784,041	4,064	391,032,019	4,708	429,048,231	1,960,795

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	74	2,565,394	467	17,527,345	482	77,851,646	556	97,944,385	269,595
85.2	Alliance Res	0	0	9	59,388	9	682,745	9	742,133	0
85.3	Hemingford Comm	14	172,734	68	1,258,559	74	22,641,477	88	24,072,770	134,760
85.4	Industrial	1	79,288	7	1,122,868	7	14,081,330	8	15,283,486	0
85.5	Rural Comm	24	552,711	47	1,156,939	107	29,352,930	131	31,062,580	5,078,185
86	Commercial Total	113	3,370,127	598	21,125,099	679	144,610,128	792	169,105,354	5,482,540

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	1,377.35	1.26%	413,205	1.26%	300.00
88. 1G	2,778.28	2.55%	833,484	2.55%	300.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,744.00	1.60%	523,200	1.60%	300.00
91. 3G1	3,958.93	3.63%	1,187,679	3.63%	300.00
92. 3G	31,371.12	28.79%	9,419,240	28.80%	300.25
93. 4G1	49,697.74	45.61%	14,917,445	45.61%	300.16
94. 4G	18,034.21	16.55%	5,410,263	16.54%	300.00
95. Total	108,961.63	100.00%	32,704,516	100.00%	300.15
CRP					
96. 1C1	319.75	1.55%	115,113	1.59%	360.01
97. 1C	583.14	2.83%	209,930	2.90%	360.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	723.01	3.51%	260,285	3.60%	360.00
100. 3C1	621.55	3.02%	217,553	3.01%	350.02
101. 3C	5,704.14	27.67%	1,996,492	27.61%	350.01
102. 4C1	8,925.02	43.30%	3,123,833	43.20%	350.01
103. 4C	3,734.86	18.12%	1,307,222	18.08%	350.01
104. Total	20,611.47	100.00%	7,230,428	100.00%	350.80
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	108,961.63	84.09%	32,704,516	81.89%	300.15
CRP Total	20,611.47	15.91%	7,230,428	18.11%	350.80
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	129,573.10	100.00%	39,934,944	100.00%	308.20

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	357.75	0.46%	132,367	0.48%	370.00
88. 1G	12.29	0.02%	4,548	0.02%	370.06
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,948.32	2.53%	720,885	2.59%	370.00
91. 3G1	624.26	0.81%	224,734	0.81%	360.00
92. 3G	28,466.25	36.92%	10,262,069	36.91%	360.50
93. 4G1	37,828.16	49.06%	13,620,682	48.99%	360.07
94. 4G	7,867.75	10.20%	2,836,347	10.20%	360.50
95. Total	77,104.78	100.00%	27,801,632	100.00%	360.57
CRP					
96. 1C1	11.50	0.11%	5,692	0.11%	494.96
97. 1C	72.97	0.70%	36,120	0.70%	495.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	257.56	2.46%	127,494	2.46%	495.01
100. 3C1	28.16	0.27%	13,939	0.27%	494.99
101. 3C	2,732.73	26.08%	1,352,709	26.08%	495.00
102. 4C1	6,671.51	63.67%	3,302,403	63.67%	495.00
103. 4C	703.30	6.71%	348,136	6.71%	495.00
104. Total	10,477.73	100.00%	5,186,493	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					
	77,104.78	88.04%	27,801,632	84.28%	360.57
CRP Total					
	10,477.73	11.96%	5,186,493	15.72%	495.00
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	87,582.51	100.00%	32,988,125	100.00%	376.65

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	934.99	1.16%	397,374	1.16%	425.00
88. 1G	13.78	0.02%	5,857	0.02%	425.04
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	242.61	0.30%	103,111	0.30%	425.01
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	12,053.50	14.94%	5,124,907	14.93%	425.18
93. 4G1	43,857.33	54.34%	18,649,487	54.35%	425.23
94. 4G	23,603.10	29.25%	10,035,593	29.24%	425.18
95. Total	80,705.31	100.00%	34,316,329	100.00%	425.21
CRP					
96. 1C1	402.62	2.45%	163,061	2.45%	405.00
97. 1C	13.85	0.08%	5,609	0.08%	404.98
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	65.39	0.40%	26,483	0.40%	405.00
100. 3C1	7.60	0.05%	3,078	0.05%	405.00
101. 3C	3,690.60	22.49%	1,494,698	22.49%	405.00
102. 4C1	8,676.20	52.88%	3,513,867	52.88%	405.00
103. 4C	3,551.73	21.65%	1,438,457	21.65%	405.00
104. Total	16,407.99	100.00%	6,645,253	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	80,705.31	83.10%	34,316,329	83.78%	425.21
CRP Total	16,407.99	16.90%	6,645,253	16.22%	405.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	97,113.30	100.00%	40,961,582	100.00%	421.79

2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)

07 Box Butte

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	412,463,562	428,612,898	16,149,336	3.92%	1,960,795	3.44%
02. Recreational	432,627	435,333	2,706	0.63%	0	0.63%
03. Ag-Homesite Land, Ag-Res Dwelling	55,520,912	55,335,402	-185,510	-0.33%	901,650	-1.96%
04. Total Residential (sum lines 1-3)	468,417,101	484,383,633	15,966,532	3.41%	2,862,445	2.80%
05. Commercial	146,972,190	152,097,143	5,124,953	3.49%	1,727,695	2.31%
06. Industrial	13,134,486	17,008,211	3,873,725	29.49%	3,754,845	0.91%
07. Total Commercial (sum lines 5-6)	160,106,676	169,105,354	8,998,678	5.62%	5,482,540	2.20%
08. Ag-Farmsite Land, Outbuildings	26,651,305	27,641,587	990,282	3.72%	549,955	1.65%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,012,820	1,025,700	12,880	1.27%		
11. Total Non-Agland (sum lines 8-10)	27,664,125	28,667,287	1,003,162	3.63%	549,955	1.64%
12. Irrigated	349,666,553	349,583,773	-82,780	-0.02%		
13. Dryland	98,665,318	101,443,765	2,778,447	2.82%		
14. Grassland	113,940,007	113,884,651	-55,356	-0.05%		
15. Wasteland	393,528	393,346	-182	-0.05%		
16. Other Agland	3,170,566	3,168,476	-2,090	-0.07%		
17. Total Agricultural Land	565,835,972	568,474,011	2,638,039	0.47%		
18. Total Value of all Real Property (Locally Assessed)	1,222,023,874	1,250,630,285	28,606,411	2.34%	8,894,940	1.61%

2022 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:
	\$233,288
7.	Adopted budget, or granted budget if different from above:
	\$232,807
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:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$3,100 for equipment; \$14,121 for gWorks; \$31,000 for Eagle View Pictometry
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,500 that is split as \$1,500 each for travel, mileage and dues and registration.
12.	Amount of last year's assessor's budget not used:
	\$959.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	No.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, the web address is https://boxbutte.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	Eagle View for obliques and gWorks for land use
10.	When was the aerial imagery last updated?
	Eagle View (with Change Finder) was updated in 2021 and gWorks was updated in 2020.

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

2022 Residential Assessment Survey for Box Butte County

1.	Valuation data collection done by:																
	The assessor and staff.																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach is applied, using the Core Logic (Marshall Swift) cost index, and individual depreciation tables for each valuation group.																
4.	For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																
	Current local market information is used to determine depreciation for VG 10 (Alliance) and the three rural VG's (81, 82 and 83). Valuation Group 20 (Hemingford) utilizes the CAMA provided depreciation table.																
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																
	Yes.																
6.	Describe the methodology used to determine the residential lot values?																
	Vacant lot sales are used to establish value by the 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 went from site acres to square foot lots and the unincorporated village of Berea has been revalued on a lot basis.

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?

N/A

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	2021	2021	2021	2021
81	2020	2020	2020	2020
82	2020	2020	2020	2020
83	2020	2020	2020	2020
AG OB	2020	2020	2020	2020
AG DW	2020	2020	2020	2020

2022 Commercial Assessment Survey for Box Butte County

1.	Valuation data collection done by:																							
	The assessor and staff.																							
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																							
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																							
	The income approach is used for Alliance commercial properties. The cost approach is used for both Hemingford and rural commercial properties, utilizing the CAMA-derived depreciation tables.																							
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.																							
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?																							
	CAMA provided tables. If market depreciation is available, this would be utilized.																							
5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.																							
	Yes.																							
6.	Describe the methodology used to determine the commercial lot values.																							
	The market approach is used to determine commercial lot value, and then the lots are valued by the square foot method.																							
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10	2018	2018	2018	2017																				
20	2021	2021	2021	2021																				
80	2020	2020	2020	2020																				

2022 Agricultural Assessment Survey for Box Butte County

1.	Valuation data collection done by:													
	Assessor and 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="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">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;">2020</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;">2020</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;">2020</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.	2020	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.	2020	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.	2020
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	Land use update is accomplished by gWorks comparisons and land use questionnaires sent to a new buyer; also letters were sent to taxpayers with CRP that expired to determine if these would be renewed. All CRP renewals are updated.													
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.													
	Box Butte County indicates that there is no land currently enrolled in the Wetland Reserve Program.													
7a.	Are any other agricultural subclasses used? If yes, please explain.													

	Yes, there is a subclass of irrigation where the second pivot with a shared well indicates a lower valuation in the market than pivot irrigation with no shared well.
	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	None.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	If any land sold would indicate an influence by any use other than 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



2021 Box Butte County Three Year Plan of Assessment

Michelle Robinson
County Assessor

308-762-6100

bbassor@telecomwest.net
boxbutte.gworks.com

Table of Contents

I.	Statutory Requirement	2
II.	Description of Real Property	2
	Levels of Value	
III.	County Description	4
IV.	Current Resources	5
	Staff	
	Budget	
	Equipment	
	Education	
V.	Assessor’s Duties and Responsibilities	6
	Record Maintenance, Mapping, & Ownership Changes	
	Administrative Reports	
	Personal Property	
	Homestead Exemption	
	Permissive Exemptions	
	Tax Increment Financing (TIF)	
	Centrally Assessed Properties	
	Taxing Districts and Tax Rates	
	Tax List Corrections (Correction Book)	
	Protest Process with County Board of Equalization	
	Tax Equalization and Review Commission (TERC)	
VI.	Approaches To Value	8
	Market Approach	
	Income Approach	
	Cost Approach	
VII.	3 Year Appraisal Plan	8
VIII.	Conclusion	9

Statutory Requirement

77-1311.02

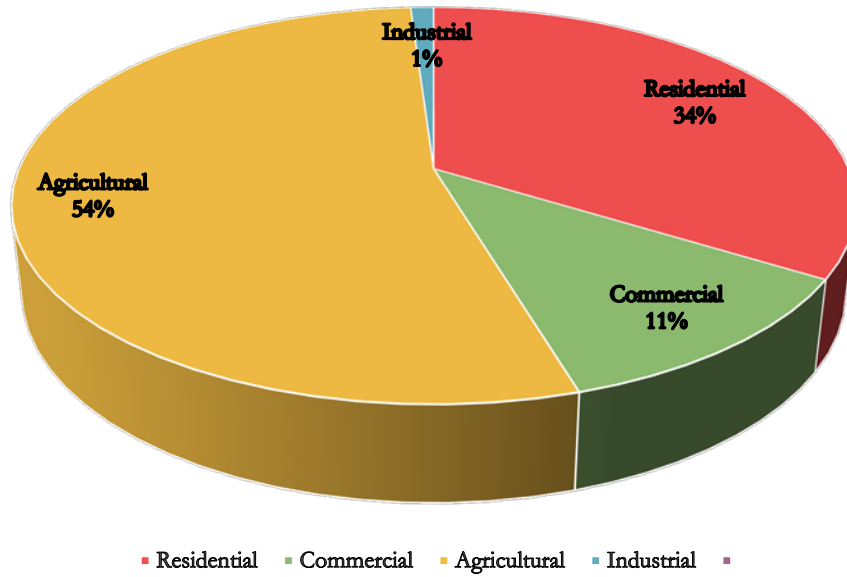
THE COUNTY ASSESSOR SHALL, ON OR BEFORE JUNE 15 EACH YEAR, PREPARE A PLAN OF ASSESSMENT WHICH SHALL DESCRIBE THE ASSESSMENT ACTIONS THE COUNTY ASSESSOR PLANS TO MAKE FOR THE NEXT ASSESSMENT YEAR AND TWO YEARS THEREAFTER. THE PLAN SHALL INDICATE THE CLASSES OR SUBCLASSES OF REAL PROPERTY THAT THE COUNTY 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 2021 County Abstract, the county consists of the following property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,697	56.00	33.95
Commercial	782	9.32	11.63
Industrial	9	0.11	1.08
Recreational	3	0.04	.04
Agricultural	2,896	34.53	53.30
Totals	8,387	100.00	100.00

Value Breakdown



Levels of Value

	Median
Residential	95%
Commercial	99%
Agricultural	69%

County Description

The following information is taken from the 2021 Reports & Opinions of the Property Tax Administrator.

Box Butte County is comprised of 1,075 miles with 10,783 residents, per the Census Bureau Quick Facts for 2019. 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 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 305 employer establishments with a total employment of 2,839. Agriculture makes up approximately 53% 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. The Assessor is to obtain 60 hours of continuing education between 1/1/2019-12/31/2022. The Assessor currently has 92.75 hours.

Deputy Assessor-current certification and requires continuing education. The Deputy Assessor is to obtain 60 hours of continuing education between 1/1/2019-12/31/2022. The Deputy Assessor currently has 45 hours.

Clerical-two full-time.

Budget

The county's fiscal year is July 1 through June 30.

Budget items are for the following:

Pictometry - oblique imagery - \$31,687

GIS maintenance - \$13,421

Dues/registration/training - \$1,500

Travel expense/hotel - \$1,500

Mileage allowance – \$1,500

Office supplies – \$3,500

Office equipment/computers - \$0

Equipment

CAMA program with MIPS. 2021 server shared with the Treasurer's and Clerk's offices. Internet access through Allo. Four workstations with Dell dual monitors. GIS contracted with gWorks, Inc. Oblique imagery contracted with Pictometry. Two Microsoft Surface Pro tablets 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. NACA has an educational committee that works with the Department of Revenue Property Assessment Division (PAD) to provide quality education for assessment staff. PAD conducts webinars. Monthly assessor meetings may provide educational opportunities. International Association of Assessing Officers (IAAO) courses also provide quality education. NACA is part of the North Central Regional Association of Assessing Officers (NCRAAO) which provides education at their annual conferences.

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 now fully electronic.

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 is self-reporting. Personal property returns are filed in office, online, via email/mail. Filing date is January 1 through May 1 each year. 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.

Homestead Exemption

Eligible applicants file between February 1 and June 30. We have 451 applicants. The Department of Revenue will notify assessors by October 1st the approved and disapproved applications based upon income.

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 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. 2021 saw the use of technology implemented for hearings via tablet and large screen tv and Wi-Fi provided in the Commissioners' Room.

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.

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 are collected and analyzed. Market data is also collected and implemented when applicable. This approach to value is utilized for Alliance commercial properties only.

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

2022

Residential: Hemingford will be reappraised using questionnaires and Pictometry 2021 flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. A new cost index will be applied and a depreciation study will be performed. 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 2021 flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. The cost approach will be applied for Hemingford commercial properties and utilize the CAMA depreciation table based on age and condition. Alliance and rural sales will be studied. Alliance commercial properties receive operating statements to complete for market rent analysis. 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.

2023

Residential: Alliance will be reappraised using questionnaires and Pictometry 2021 flight information. Properties will be physically inspected if there are indications on the questionnaire or imagery that shows changes. A new cost index will be applied and a depreciation study will be performed. Hemingford 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: Alliance, Hemingford, and rural sales will be studied. Alliance commercial properties receive operating statements to complete for market rent analysis. 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.

2024

Residential: Alliance, Hemingford, and rural property sales will be studied. Adjustments will be made if necessary. All building permits and discoveries will be verified by assessor and staff.

Commercial: Alliance will have a new cost index implemented. Correlation of all three approaches to value will be verified; cost, income, and sales. Hemingford and rural sales will be studied and adjustments made if necessary. Building permits will be verified 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.