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DEPARTMENT OF REVENUE

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

BOYD 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 Boyd 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 Boyd 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: Tammy Haney, Boyd County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this 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.

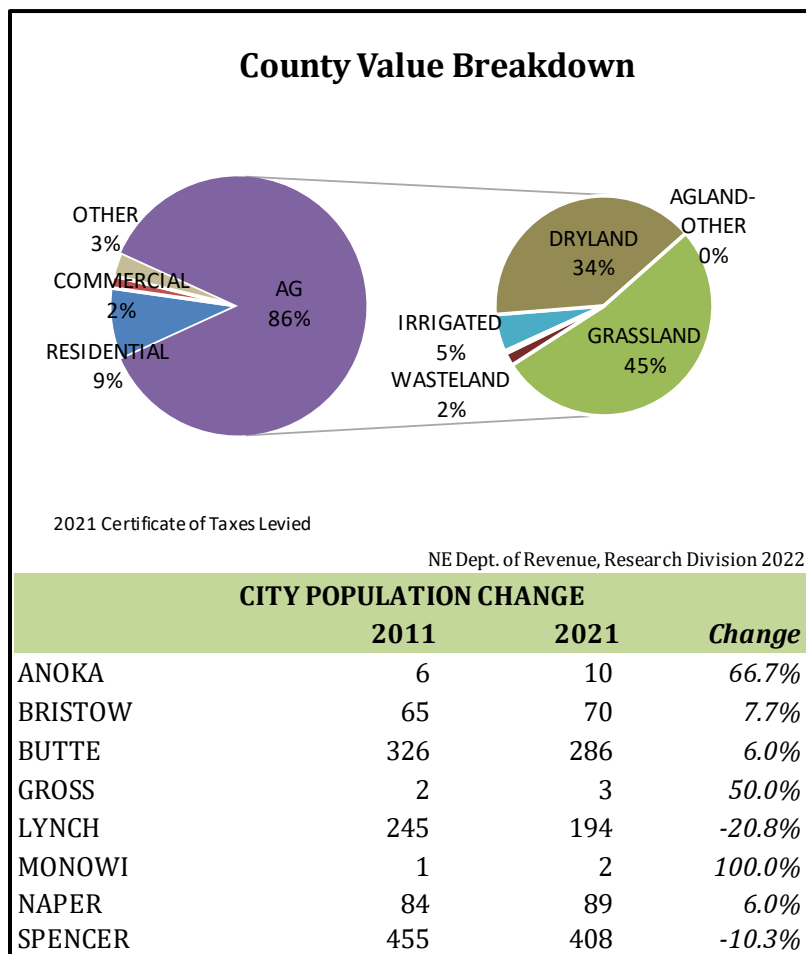
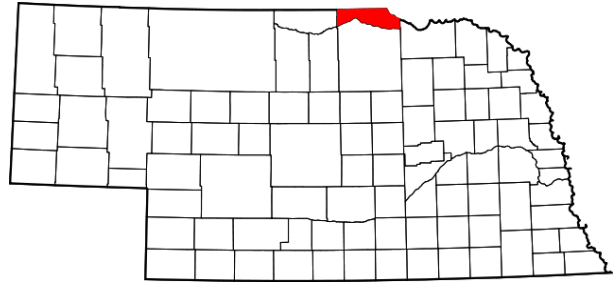
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the review done by Division staff, the Commission, and others. The late, incomplete, 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 540 square miles, Boyd County has 1,810 residents, per the Census Bureau Quick Facts for 2020, a 15% population decline from the 2010 U.S. Census. Reports indicate that 82% of county residents are homeowners and 95% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$37,183 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Boyd County are evenly disbursed among Butte, Lynch, and Spencer. According to the latest information available from the U.S. Census Bureau, there are 70 employer establishments with total employment of 454, for a 4% decrease in employment since 2019.

An overwhelming majority of the county's valuation base is contributed to by agriculture land. Grassland makes up a majority of the land in the county. Boyd County is included in the Lower Niobrara Natural Resources District (NRD).

2022 Residential Correlation for Boyd County

Assessment Actions

In 2021 all residential properties were physically inspected and reviewed as part of the six-year cycle. For the 2022 assessment year a lot value study was done for all villages with new lot values. Updated costing was applied, and a market driven depreciation table was implemented. Additional economic depreciation was added to Valuation Group 1 and 2.

All pick-up work was placed on the assessment roll.

Assessment Practice Review

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

Sales verification and qualification processes are reviewed. The county assessor's office utilizes sales questionnaires. Review of qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

A lot study has been performed and new lot values were implemented for the 2022 assessment year. The Marshall Swift costing has been updated for 2022 along with a depreciation study implemented.

Valuation groups are stratified based on the assessor locations. The county assessor has also submitted a valuation methodology.

The 6-year inspection plan is detailed and is up to date.

Description of Analysis

The residential property class consists of five valuation groups each with their own unique economic characteristics.

Valuation Group	Description
1	Anoka, Bristow, Gross, Monowi and Naper
2	Butte
3	Lynch
4	Rural
5	Spencer

2022 Residential Correlation for Boyd County

There are 39 qualified sales representing the five valuation groups. Only the median measure of central tendency is within the range. The mean is high and can be attributed to outlier sales. The weighted mean is below the range and correlates with the higher PRD which indicates some regressivity. Hypothetically removing the highest ratio sale does bring the weighted mean into range. Of the five valuation groups, only Valuation Groups 3 and 5 have sample sizes large enough for statistical analysis. Valuation Group 2 with nine sales has a median of 110, however this is impacted by low dollar sales. Further looking at the post study period for this group, indications are the newer sales are below the range statistically.

When comparing the statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with 2021 Certificate Taxes Levied (CTL) Report indications show a larger change in the base compared to the sample. However, both the sample and abstract increased double digits, the sales file had a lesser increase, but only represents 3% of the parcels that sold.

Equalization and Quality of Assessment

A review of the statistics and assessment practices indicate the assessments in Boyd County are uniform and proportionate across the residential class. Even though Valuation Groups 1, 2, and 4 have an insufficient number of sales for measurement, these groups are subject to the same appraisal techniques as the acceptable valuation groups and are at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	105.21	101.37	95.76	16.03	105.86
2	9	110.11	115.64	103.80	23.17	111.41
3	10	93.57	90.09	81.10	19.39	111.09
4	2	91.35	91.35	91.34	00.11	100.01
5	14	93.52	109.53	81.86	36.87	133.80
<u>ALL</u>	39	95.62	104.18	85.96	27.13	121.20

Level of Value

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

2022 Commercial Correlation for Boyd County

Assessment Actions

Lot values were adjusted, and pick-up work was placed on the assessment roll for 2022.

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 county's sales and verification processes are reviewed. It is believed that all arm's-length transactions have been made available for measurement purposes.

A review of the valuation groups shows the commercial class only utilizes one valuation group.

The county complies with the six-year inspection and review requirements. Appraisal tables show the costing, depreciation and lot values have been updated within the last six years.

The county assessor has also submitted a valuation methodology.

Description of Analysis

The commercial sample of sales shows 10 qualified sales with two of the three measures in the acceptable range. Both the COD and PRD are above the ranges. The statistical profile consists of eight different occupancy codes. The commercial properties are valued using the cost approach. The costing, depreciation and most recently the lot values have been updated. Further review of the historical valuation changes as compared to the surrounding counties; it appears the values have increased over the past decade at a similar rate.

The statistical sample and the 2022 County Abstract of Assessment, Form 45 Compared with the 2021 Certificate of Taxes Levied (CTL) Report indicate changes to the population and sample reflect the stated assessment actions.

Equalization and Quality of Assessment

Based on the review of assessment practices, commercial values within the class are uniformly applied. The quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

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

2022 Agricultural Correlation for Boyd County

Assessment Actions

The county assessor performed a market analysis on the qualified minimally improved agricultural sales. Based on the analysis dryland values decreased 10% and grassland values increased 7%.

All pick-up work in the agricultural class was put on the 2022 assessment roll.

Assessment Practice Review

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

Sales verification and qualification processes are discussed. Review of the qualified and non-qualified sales rosters indicate that sales are adequately qualified. The usability rate is similar to counties statewide, further supporting that all arm's-length transactions are available for measurement.

Within Boyd County, there is only one agricultural market area. The county assessor studies the market annually to monitor the need for multiple market areas.

The county assessor keeps land use up to date by aerial imagery comparisons with property records and information from the public.

Home and farm site values are the same for both farm and rural residential dwellings. All rural improvements are reviewed at the same time with the improvements, including outbuildings. Costing tables and the depreciation for the agricultural improvements are updated within the six-year cycle.

The only intensive use in Boyd County are feedlots. These are identified on the county's land use layer in the county's Geographic Information System (GIS).

Description of Analysis

The agricultural sales show 27 have been qualified for the three-year study period. Both the median and weighted mean are within the acceptable range. The COD is acceptable for the agricultural class.

In Boyd County 64% of the acres are grassland, 27% dryland and 3% irrigated. Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into the 80% Majority Land Use (MLU) subclasses. The dryland and grassland have 7 and 8 sales respectively. However, when comparing the counties schedule of values to the adjoining counties with similar markets it appears Boyd County's values are relatively similar and equalized. It is believed that Boyd County has achieved an acceptable level of value.

2022 Agricultural Correlation for Boyd County

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the County Assessor.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are believed to be equalized at the statutorily required level.

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	7	82.20	86.26	81.82	21.52	105.43
1	7	82.20	86.26	81.82	21.52	105.43
____ Grass ____						
County	8	74.74	81.82	77.57	20.36	105.48
1	8	74.74	81.82	77.57	20.36	105.48
____ ALL ____	27	70.80	79.57	74.80	23.84	106.38

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Boyd County is 71%.

2022 Opinions of the Property Tax Administrator for Boyd 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	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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 Boyd County

Residential Real Property - Current

Number of Sales	39	Median	95.62
Total Sales Price	\$2,007,804	Mean	104.18
Total Adj. Sales Price	\$2,007,804	Wgt. Mean	85.96
Total Assessed Value	\$1,725,965	Average Assessed Value of the Base	\$31,325
Avg. Adj. Sales Price	\$51,482	Avg. Assessed Value	\$44,256

Confidence Interval - Current

95% Median C.I	80.78 to 114.80
95% Wgt. Mean C.I	78.28 to 93.65
95% Mean C.I	92.60 to 115.76
% of Value of the Class of all Real Property Value in the County	6.82
% of Records Sold in the Study Period	3.11
% of Value Sold in the Study Period	4.39

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	35	93	92.90
2020	35	97	96.65
2019	41	99	98.87
2018	29	96	95.57

2022 Commission Summary for Boyd County

Commercial Real Property - Current

Number of Sales	10	Median	95.25
Total Sales Price	\$525,050	Mean	109.31
Total Adj. Sales Price	\$525,050	Wgt. Mean	93.35
Total Assessed Value	\$490,115	Average Assessed Value of the Base	\$42,024
Avg. Adj. Sales Price	\$52,505	Avg. Assessed Value	\$49,012

Confidence Interval - Current

95% Median C.I	50.00 to 167.81
95% Wgt. Mean C.I	62.43 to 124.26
95% Mean C.I	60.30 to 158.32
% of Value of the Class of all Real Property Value in the County	1.58
% of Records Sold in the Study Period	4.63
% of Value Sold in the Study Period	5.40

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	10	100	105.30
2020	16	100	85.74
2019	10	100	85.74
2018	12	100	95.63

08 Boyd
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 39
Total Sales Price : 2,007,804
Total Adj. Sales Price : 2,007,804
Total Assessed Value : 1,725,965
Avg. Adj. Sales Price : 51,482
Avg. Assessed Value : 44,256

MEDIAN : 96
WGT. MEAN : 86
MEAN : 104
COD : 27.13
PRD : 121.20

COV : 35.43
STD : 36.91
Avg. Abs. Dev : 25.94
MAX Sales Ratio : 231.94
MIN Sales Ratio : 42.59

95% Median C.I. : 80.78 to 114.80
95% Wgt. Mean C.I. : 78.28 to 93.65
95% Mean C.I. : 92.60 to 115.76

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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	3	89.05	87.68	87.94	08.22	99.70	76.02	97.98	N/A	40,000	35,175	
01-JAN-20 To 31-MAR-20	4	141.29	138.03	133.96	16.74	103.04	95.62	173.93	N/A	14,750	19,759	
01-APR-20 To 30-JUN-20	6	118.24	115.76	106.47	08.77	108.73	91.25	128.42	91.25 to 128.42	34,000	36,201	
01-JUL-20 To 30-SEP-20	6	92.53	94.04	91.54	12.84	102.73	76.72	116.75	76.72 to 116.75	48,667	44,548	
01-OCT-20 To 31-DEC-20	5	78.99	106.84	76.67	46.06	139.35	59.67	195.33	N/A	123,800	94,923	
01-JAN-21 To 31-MAR-21	5	80.78	84.83	79.45	14.53	106.77	62.60	107.49	N/A	63,661	50,579	
01-APR-21 To 30-JUN-21	6	102.78	100.20	95.12	17.27	105.34	73.40	127.82	73.40 to 127.82	38,750	36,859	
01-JUL-21 To 30-SEP-21	4	77.57	107.42	66.41	67.95	161.75	42.59	231.94	N/A	40,750	27,063	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	19	107.40	109.16	99.12	18.94	110.13	76.02	173.93	91.25 to 128.30	35,526	35,213	
01-OCT-20 To 30-SEP-21	20	84.54	99.46	79.30	34.89	125.42	42.59	231.94	76.97 to 109.69	66,640	52,846	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	21	110.11	111.67	88.43	23.14	126.28	59.67	195.33	91.25 to 128.30	55,905	49,435	
<u>ALL</u>	39	95.62	104.18	85.96	27.13	121.20	42.59	231.94	80.78 to 114.80	51,482	44,256	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	4	105.21	101.37	95.76	16.03	105.86	73.40	121.67	N/A	16,625	15,920	
2	9	110.11	115.64	103.80	23.17	111.41	76.72	195.33	78.09 to 133.14	29,833	30,966	
3	10	93.57	90.09	81.10	19.39	111.09	42.59	127.82	66.83 to 116.36	35,580	28,854	
4	2	91.35	91.35	91.34	00.11	100.01	91.25	91.45	N/A	89,500	81,745	
5	14	93.52	109.53	81.86	36.87	133.80	59.67	231.94	76.97 to 149.44	81,286	66,540	
<u>ALL</u>	39	95.62	104.18	85.96	27.13	121.20	42.59	231.94	80.78 to 114.80	51,482	44,256	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	37	95.86	104.88	85.44	28.28	122.75	42.59	231.94	80.78 to 114.80	49,427	42,229	
06	2	91.35	91.35	91.34	00.11	100.01	91.25	91.45	N/A	89,500	81,745	
07												
<u>ALL</u>	39	95.62	104.18	85.96	27.13	121.20	42.59	231.94	80.78 to 114.80	51,482	44,256	

08 Boyd
RESIDENTIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 39
 Total Sales Price : 2,007,804
 Total Adj. Sales Price : 2,007,804
 Total Assessed Value : 1,725,965
 Avg. Adj. Sales Price : 51,482
 Avg. Assessed Value : 44,256

MEDIAN : 96
 WGT. MEAN : 86
 MEAN : 104
 COD : 27.13
 PRD : 121.20

COV : 35.43
 STD : 36.91
 Avg. Abs. Dev : 25.94
 MAX Sales Ratio : 231.94
 MIN Sales Ratio : 42.59

95% Median C.I. : 80.78 to 114.80
 95% Wgt. Mean C.I. : 78.28 to 93.65
 95% Mean C.I. : 92.60 to 115.76

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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	5	149.44	161.57	169.59	26.24	95.27	114.80	231.94	N/A	8,000	13,567
Less Than 30,000	18	119.02	123.34	114.94	25.64	107.31	73.40	231.94	93.54 to 133.14	16,333	18,774
Ranges Excl. Low \$											
Greater Than 4,999	39	95.62	104.18	85.96	27.13	121.20	42.59	231.94	80.78 to 114.80	51,482	44,256
Greater Than 14,999	34	92.50	95.74	84.26	21.43	113.62	42.59	173.93	78.99 to 107.49	57,877	48,769
Greater Than 29,999	21	89.05	87.76	80.99	18.94	108.36	42.59	128.42	76.97 to 107.40	81,610	66,097
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	5	149.44	161.57	169.59	26.24	95.27	114.80	231.94	N/A	8,000	13,567
15,000 TO 29,999	13	95.86	108.64	106.34	24.06	102.16	73.40	173.93	80.78 to 128.30	19,538	20,777
30,000 TO 59,999	9	107.40	102.98	102.13	10.98	100.83	76.02	128.42	89.05 to 116.75	38,367	39,186
60,000 TO 99,999	7	78.32	78.10	78.54	17.03	99.44	42.59	109.69	42.59 to 109.69	78,786	61,882
100,000 TO 149,999	2	76.93	76.93	75.33	18.63	102.12	62.60	91.25	N/A	112,500	84,748
150,000 TO 249,999	3	76.97	71.88	73.09	08.37	98.34	59.67	78.99	N/A	197,333	144,230
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	39	95.62	104.18	85.96	27.13	121.20	42.59	231.94	80.78 to 114.80	51,482	44,256

08 Boyd
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 10
Total Sales Price : 525,050
Total Adj. Sales Price : 525,050
Total Assessed Value : 490,115
Avg. Adj. Sales Price : 52,505
Avg. Assessed Value : 49,012

MEDIAN : 95
WGT. MEAN : 93
MEAN : 109
COD : 49.13
PRD : 117.10

COV : 62.67
STD : 68.51
Avg. Abs. Dev : 46.80
MAX Sales Ratio : 269.00
MIN Sales Ratio : 37.83

95% Median C.I. : 50.00 to 167.81
95% Wgt. Mean C.I. : 62.43 to 124.26
95% Mean C.I. : 60.30 to 158.32

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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-18 To 31-DEC-18	2	43.92	43.92	44.79	13.87	98.06	37.83	50.00	N/A	3,500	1,568	
01-JAN-19 To 31-MAR-19												
01-APR-19 To 30-JUN-19	2	160.70	160.70	53.59	67.40	299.87	52.39	269.00	N/A	90,500	48,495	
01-JUL-19 To 30-SEP-19	2	121.29	121.29	122.49	01.38	99.02	119.62	122.96	N/A	116,525	142,728	
01-OCT-19 To 31-DEC-19												
01-JAN-20 To 31-MAR-20												
01-APR-20 To 30-JUN-20	1	167.81	167.81	167.81	00.00	100.00	167.81	167.81	N/A	8,000	13,425	
01-JUL-20 To 30-SEP-20												
01-OCT-20 To 31-DEC-20												
01-JAN-21 To 31-MAR-21												
01-APR-21 To 30-JUN-21	2	92.07	92.07	98.88	09.85	93.11	83.00	101.14	N/A	28,000	27,685	
01-JUL-21 To 30-SEP-21	1	89.35	89.35	89.35	00.00	100.00	89.35	89.35	N/A	40,000	35,740	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	6	86.01	108.63	91.58	71.96	118.62	37.83	269.00	37.83 to 269.00	70,175	64,263	
01-OCT-19 To 30-SEP-20	1	167.81	167.81	167.81	00.00	100.00	167.81	167.81	N/A	8,000	13,425	
01-OCT-20 To 30-SEP-21	3	89.35	91.16	94.91	06.77	96.05	83.00	101.14	N/A	32,000	30,370	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	4	121.29	140.99	92.37	45.34	152.64	52.39	269.00	N/A	103,513	95,611	
01-JAN-20 To 31-DEC-20	1	167.81	167.81	167.81	00.00	100.00	167.81	167.81	N/A	8,000	13,425	
<u>ALL</u>	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012	
<u>ALL</u>	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012	
04												
<u>ALL</u>	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012	

08 Boyd
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 10
Total Sales Price : 525,050
Total Adj. Sales Price : 525,050
Total Assessed Value : 490,115
Avg. Adj. Sales Price : 52,505
Avg. Assessed Value : 49,012

MEDIAN : 95
WGT. MEAN : 93
MEAN : 109
COD : 49.13
PRD : 117.10

COV : 62.67
STD : 68.51
Avg. Abs. Dev : 46.80
MAX Sales Ratio : 269.00
MIN Sales Ratio : 37.83

95% Median C.I. : 50.00 to 167.81
95% Wgt. Mean C.I. : 62.43 to 124.26
95% Mean C.I. : 60.30 to 158.32

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	50.00	118.94	72.81	154.12	163.36	37.83	269.00	N/A	2,667	1,942	
Less Than 15,000	5	83.00	121.53	108.96	84.10	111.54	37.83	269.00	N/A	4,600	5,012	
Less Than 30,000	5	83.00	121.53	108.96	84.10	111.54	37.83	269.00	N/A	4,600	5,012	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	7	101.14	105.18	93.66	26.22	112.30	52.39	167.81	52.39 to 167.81	73,864	69,184	
Greater Than 14,999	5	101.14	97.09	92.63	19.94	104.81	52.39	122.96	N/A	100,410	93,011	
Greater Than 29,999	5	101.14	97.09	92.63	19.94	104.81	52.39	122.96	N/A	100,410	93,011	
<u>Incremental Ranges</u>												
0 TO 4,999	3	50.00	118.94	72.81	154.12	163.36	37.83	269.00	N/A	2,667	1,942	
5,000 TO 14,999	2	125.41	125.41	128.23	33.82	97.80	83.00	167.81	N/A	7,500	9,618	
15,000 TO 29,999												
30,000 TO 59,999	3	101.14	103.37	102.28	09.98	101.07	89.35	119.62	N/A	40,683	41,612	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999	2	87.68	87.68	89.53	40.25	97.93	52.39	122.96	N/A	190,000	170,110	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 TO 1,999,999												
2,000,000 TO 4,999,999												
5,000,000 TO 9,999,999												
10,000,000 +												
<u>ALL</u>	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012	

08 Boyd
COMMERCIAL

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 10
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 MEAN : 109
 COD : 49.13
 PRD : 117.10

COV : 62.67
 STD : 68.51
 Avg. Abs. Dev : 46.80
 MAX Sales Ratio : 269.00
 MIN Sales Ratio : 37.83

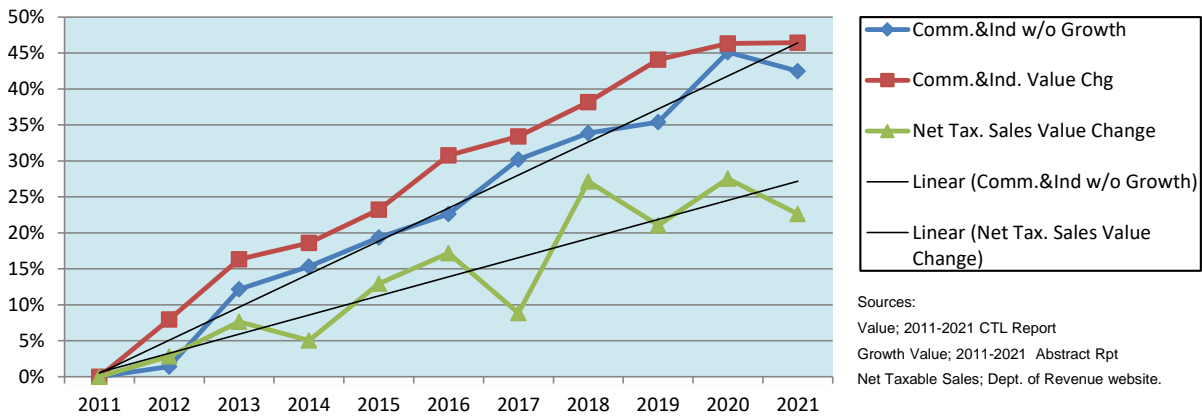
95% Median C.I. : 50.00 to 167.81
 95% Wgt. Mean C.I. : 62.43 to 124.26
 95% Mean C.I. : 60.30 to 158.32

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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
330	1	122.96	122.96	122.96	00.00	100.00	122.96	122.96	N/A	200,000	245,920
340	1	167.81	167.81	167.81	00.00	100.00	167.81	167.81	N/A	8,000	13,425
343	1	52.39	52.39	52.39	00.00	100.00	52.39	52.39	N/A	180,000	94,300
350	1	89.35	89.35	89.35	00.00	100.00	89.35	89.35	N/A	40,000	35,740
353	1	269.00	269.00	269.00	00.00	100.00	269.00	269.00	N/A	1,000	2,690
406	2	78.73	78.73	112.82	51.95	69.78	37.83	119.62	N/A	18,025	20,335
471	1	50.00	50.00	50.00	00.00	100.00	50.00	50.00	N/A	4,000	2,000
528	2	92.07	92.07	98.88	09.85	93.11	83.00	101.14	N/A	28,000	27,685
<u>ALL</u>	10	95.25	109.31	93.35	49.13	117.10	37.83	269.00	50.00 to 167.81	52,505	49,012

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	\$ 5,793,900	\$ 16,185	0.28%	\$ 5,777,715		\$ 10,211,943	
2012	\$ 6,256,300	\$ 381,225	6.09%	\$ 5,875,075	1.40%	\$ 10,499,960	2.82%
2013	\$ 6,739,865	\$ 241,960	3.59%	\$ 6,497,905	3.86%	\$ 10,991,417	4.68%
2014	\$ 6,872,370	\$ 190,370	2.77%	\$ 6,682,000	-0.86%	\$ 10,728,837	-2.39%
2015	\$ 7,140,315	\$ 225,695	3.16%	\$ 6,914,620	0.61%	\$ 11,533,168	7.50%
2016	\$ 7,576,635	\$ 472,525	6.24%	\$ 7,104,110	-0.51%	\$ 11,964,731	3.74%
2017	\$ 7,729,865	\$ 186,745	2.42%	\$ 7,543,120	-0.44%	\$ 11,114,791	-7.10%
2018	\$ 8,005,745	\$ 249,550	3.12%	\$ 7,756,195	0.34%	\$ 12,985,051	16.83%
2019	\$ 8,347,850	\$ 502,245	6.02%	\$ 7,845,605	-2.00%	\$ 12,363,469	-4.79%
2020	\$ 8,477,635	\$ 68,940	0.81%	\$ 8,408,695	0.73%	\$ 13,023,500	5.34%
2021	\$ 8,485,205	\$ 228,920	2.70%	\$ 8,256,285	-2.61%	\$ 12,521,641	-3.85%
Ann %chg	3.89%			Average	0.05%	2.06%	2.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	1.40%	7.98%	2.82%
2013	12.15%	16.33%	7.63%
2014	15.33%	18.61%	5.06%
2015	19.34%	23.24%	12.94%
2016	22.61%	30.77%	17.16%
2017	30.19%	33.41%	8.84%
2018	33.87%	38.18%	27.16%
2019	35.41%	44.08%	21.07%
2020	45.13%	46.32%	27.53%
2021	42.50%	46.45%	22.62%

County Number	8
County Name	Boyd

08 Boyd
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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

Number of Sales : 27
 Total Sales Price : 11,234,284
 Total Adj. Sales Price : 11,234,284
 Total Assessed Value : 8,403,230
 Avg. Adj. Sales Price : 416,085
 Avg. Assessed Value : 311,231

MEDIAN : 71
 WGT. MEAN : 75
 MEAN : 80
 COD : 23.84
 PRD : 106.38

COV : 29.32
 STD : 23.33
 Avg. Abs. Dev : 16.88
 MAX Sales Ratio : 153.02
 MIN Sales Ratio : 52.57

95% Median C.I. : 64.30 to 89.90
 95% Wgt. Mean C.I. : 68.00 to 81.60
 95% Mean C.I. : 70.34 to 88.80

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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-18 To 31-DEC-18	1	57.39	57.39	57.39	00.00	100.00	57.39	57.39	N/A	425,640	244,265	
01-JAN-19 To 31-MAR-19	3	64.30	65.48	64.35	04.00	101.76	62.21	69.92	N/A	650,667	418,690	
01-APR-19 To 30-JUN-19	4	63.34	68.95	69.87	15.95	98.68	56.51	92.63	N/A	446,850	312,218	
01-JUL-19 To 30-SEP-19	1	101.72	101.72	101.72	00.00	100.00	101.72	101.72	N/A	150,000	152,575	
01-OCT-19 To 31-DEC-19	4	76.50	90.18	86.82	35.86	103.87	54.70	153.02	N/A	332,016	288,264	
01-JAN-20 To 31-MAR-20	1	76.10	76.10	76.10	00.00	100.00	76.10	76.10	N/A	875,513	666,280	
01-APR-20 To 30-JUN-20	1	89.90	89.90	89.90	00.00	100.00	89.90	89.90	N/A	462,000	415,330	
01-JUL-20 To 30-SEP-20	3	70.63	85.20	76.15	21.19	111.88	70.03	114.94	N/A	467,299	355,840	
01-OCT-20 To 31-DEC-20	1	78.85	78.85	78.85	00.00	100.00	78.85	78.85	N/A	363,358	286,505	
01-JAN-21 To 31-MAR-21	1	65.65	65.65	65.65	00.00	100.00	65.65	65.65	N/A	450,000	295,425	
01-APR-21 To 30-JUN-21	5	105.90	92.30	88.18	14.73	104.67	60.26	108.90	N/A	260,018	229,279	
01-JUL-21 To 30-SEP-21	2	64.34	64.34	63.78	18.29	100.88	52.57	76.10	N/A	369,163	235,470	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	9	64.30	70.15	67.25	15.97	104.31	56.51	101.72	57.39 to 92.63	479,449	322,420	
01-OCT-19 To 30-SEP-20	9	76.10	86.92	81.19	25.39	107.06	54.70	153.02	70.03 to 114.94	451,941	366,909	
01-OCT-20 To 30-SEP-21	9	78.53	81.63	77.12	20.79	105.85	52.57	108.90	60.26 to 107.91	316,864	244,363	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	12	67.70	77.89	73.03	25.35	106.65	54.70	153.02	61.19 to 92.63	434,789	317,548	
01-JAN-20 To 31-DEC-20	6	77.48	83.41	78.50	14.40	106.25	70.03	114.94	70.03 to 114.94	517,128	405,939	
<u>ALL</u>	27	70.80	79.57	74.80	23.84	106.38	52.57	153.02	64.30 to 89.90	416,085	311,231	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	27	70.80	79.57	74.80	23.84	106.38	52.57	153.02	64.30 to 89.90	416,085	311,231	
<u>ALL</u>	27	70.80	79.57	74.80	23.84	106.38	52.57	153.02	64.30 to 89.90	416,085	311,231	

08 Boyd
AGRICULTURAL LAND

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

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95% Median C.I. : 64.30 to 89.90
 95% Wgt. Mean C.I. : 68.00 to 81.60
 95% Mean C.I. : 70.34 to 88.80

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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
____Dry____											
County	5	105.90	91.92	89.12	15.09	103.14	54.70	108.90	N/A	232,944	207,595
1	5	105.90	91.92	89.12	15.09	103.14	54.70	108.90	N/A	232,944	207,595
____Grass____											
County	6	70.33	80.51	73.91	21.68	108.93	60.26	114.94	60.26 to 114.94	372,211	275,084
1	6	70.33	80.51	73.91	21.68	108.93	60.26	114.94	60.26 to 114.94	372,211	275,084
____ALL____	27	70.80	79.57	74.80	23.84	106.38	52.57	153.02	64.30 to 89.90	416,085	311,231

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
____Dry____											
County	7	82.20	86.26	81.82	21.52	105.43	54.70	108.90	54.70 to 108.90	284,245	232,558
1	7	82.20	86.26	81.82	21.52	105.43	54.70	108.90	54.70 to 108.90	284,245	232,558
____Grass____											
County	8	74.74	81.82	77.57	20.36	105.48	60.26	114.94	60.26 to 114.94	388,703	301,524
1	8	74.74	81.82	77.57	20.36	105.48	60.26	114.94	60.26 to 114.94	388,703	301,524
____ALL____	27	70.80	79.57	74.80	23.84	106.38	52.57	153.02	64.30 to 89.90	416,085	311,231

Boyd County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	3,400	3,400	3,200	3,200	3,000	3,000	2,820	2,820	3,104
Keya Paha	1	2,920	2,920	2,920	2,920	2,820	2,820	2,720	2,720	2,869
Rock	3	n/a	3,700	3,600	3,600	3,444	3,499	3,248	2,834	3,431
Holt	3	2,300	2,300	2,200	2,200	2,038	2,100	2,000	2,000	2,094
Knox	2	3,920	3,776	3,666	3,623	3,555	3,465	3,203	3,060	3,588

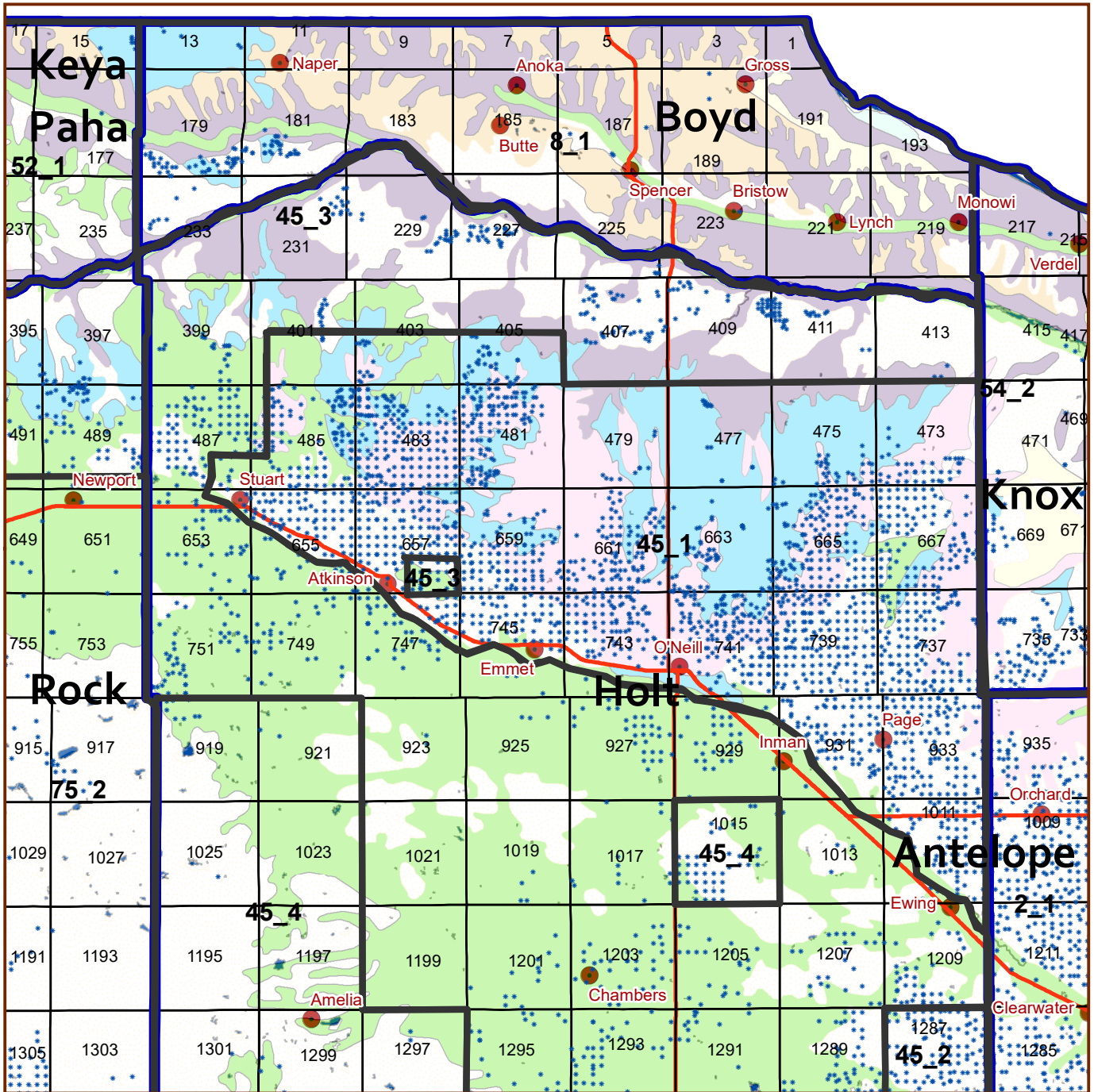
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2,020	2,020	1,900	1,900	1,820	1,820	1,750	1,750	1,921
Keya Paha	1	995	995	995	995	970	970	920	920	979
Rock	3	n/a	1,100	1,070	1,070	960	920	860	800	950
Holt	3	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Knox	2	2,460	2,395	2,020	1,880	1,825	1,755	1,735	1,725	2,005

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1,360	1,360	1,290	1,290	1,270	1,270	1,250	1,250	1,280
Keya Paha	1	755	755	750	745	745	745	740	736	746
Rock	3	890	903	830	831	765	645	635	593	761
Holt	3	1,223	1,475	1,036	1,339	839	819	802	951	1,093
Knox	2	1,476	1,476	1,477	1,475	1,460	1,460	1,467	1,460	1,472

County	Mkt Area	CRP	TIMBER	WASTE
Boyd	1	n/a	n/a	591
Keya Paha	1	n/a	n/a	60
Rock	3	776	0	100
Holt	3	1,358	0	250
Knox	2	1,474	0	150

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.

BOYD COUNTY



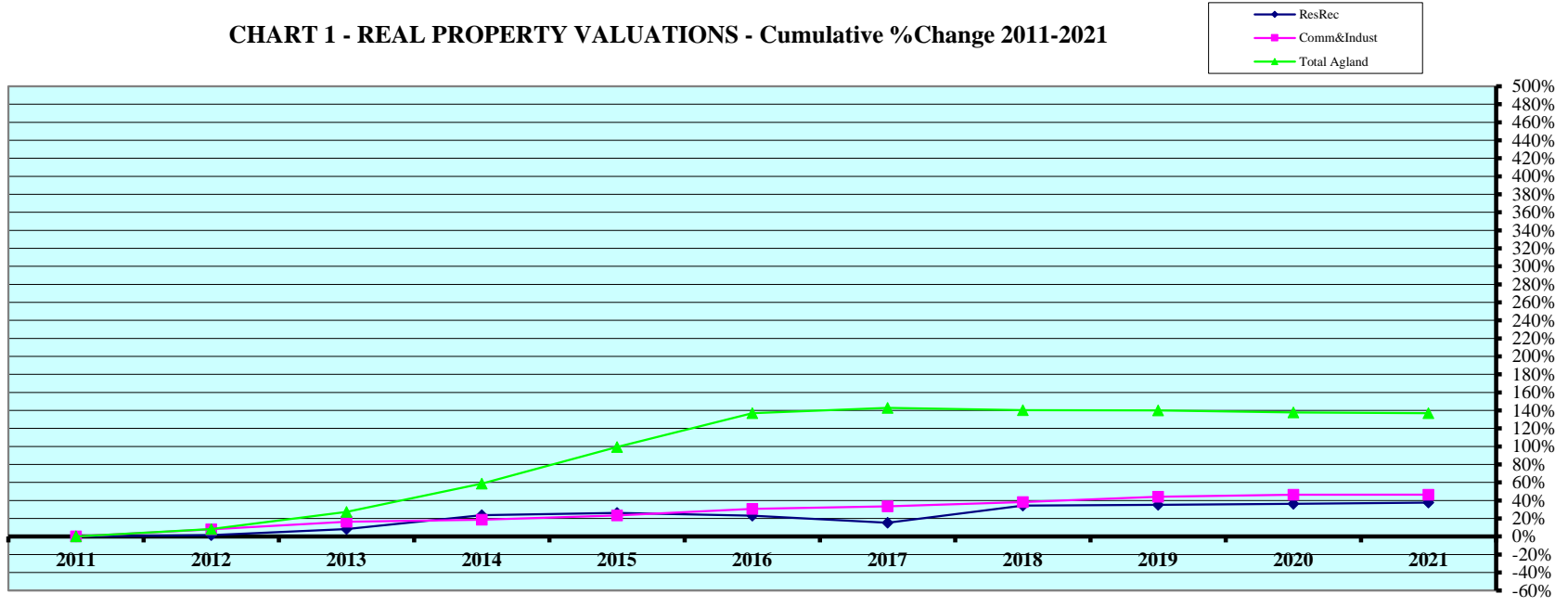
Legend

- 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	22,490,465	-	-	-	5,793,900	-	-	-	204,414,135	-	-	-
2012	22,812,095	321,630	1.43%	1.43%	6,256,300	462,400	7.98%	7.98%	221,144,815	16,730,680	8.18%	8.18%
2013	24,358,185	1,546,090	6.78%	8.30%	6,739,865	483,565	7.73%	16.33%	260,430,935	39,286,120	17.76%	27.40%
2014	27,813,305	3,455,120	14.18%	23.67%	6,872,370	132,505	1.97%	18.61%	324,319,990	63,889,055	24.53%	58.66%
2015	28,362,820	549,515	1.98%	26.11%	7,140,315	267,945	3.90%	23.24%	407,387,955	83,067,965	25.61%	99.30%
2016	27,710,410	-652,410	-2.30%	23.21%	7,576,635	436,320	6.11%	30.77%	484,573,580	77,185,625	18.95%	137.05%
2017	25,890,675	-1,819,735	-6.57%	15.12%	7,729,865	153,230	2.02%	33.41%	496,385,750	11,812,170	2.44%	142.83%
2018	30,221,470	4,330,795	16.73%	34.37%	8,005,745	275,880	3.57%	38.18%	491,451,160	-4,934,590	-0.99%	140.42%
2019	30,396,869	175,399	0.58%	35.15%	8,347,850	342,105	4.27%	44.08%	490,518,565	-932,595	-0.19%	139.96%
2020	30,625,500	228,631	0.75%	36.17%	8,477,635	129,785	1.55%	46.32%	486,055,685	-4,462,880	-0.91%	137.78%
2021	30,950,795	325,295	1.06%	37.62%	8,485,205	7,570	0.09%	46.45%	484,424,735	-1,630,950	-0.34%	136.98%

Rate Annual %chg: Residential & Recreational **3.24%**

Commercial & Industrial **3.89%**

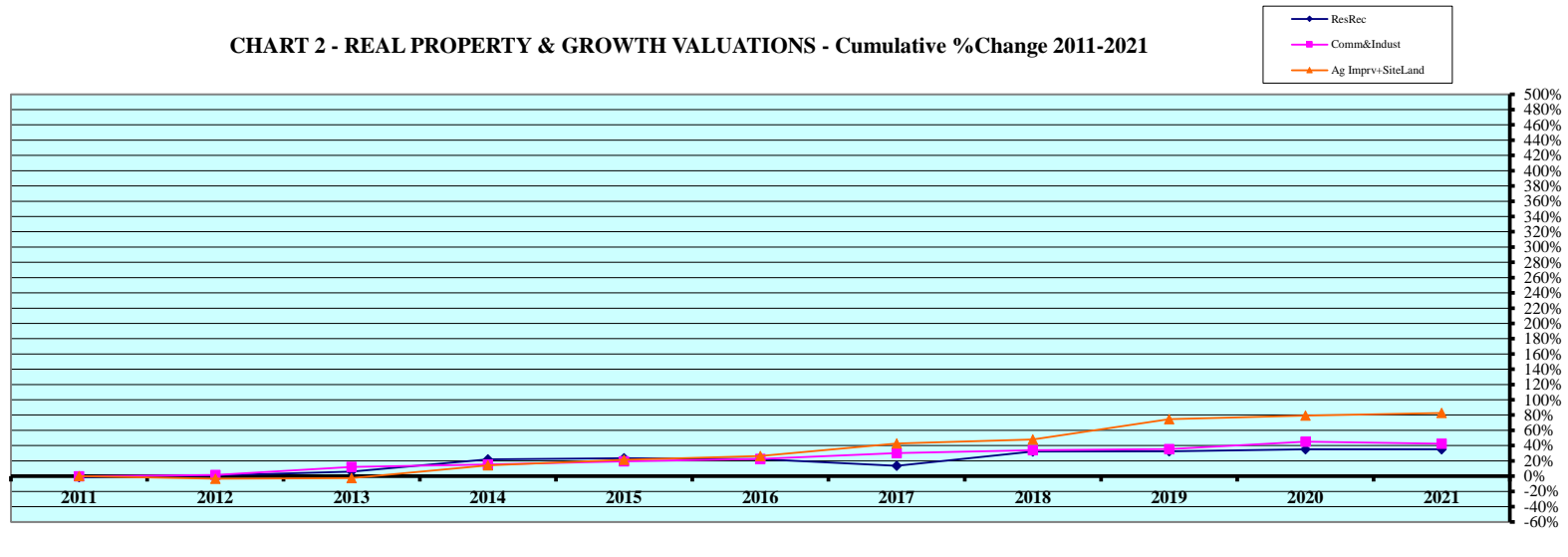
Agricultural Land **9.01%**

Cnty# **8**
County **BOYD**

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	22,490,465	284,640	1.27%	22,205,825	-	-1.27%	5,793,900	16,185	0.28%	5,777,715	-	-0.28%	
2012	22,812,095	132,800	0.58%	22,679,295	0.84%	0.84%	6,256,300	381,225	6.09%	5,875,075	1.40%	1.40%	
2013	24,358,185	543,875	2.23%	23,814,310	4.39%	5.89%	6,739,865	241,960	3.59%	6,497,905	3.86%	12.15%	
2014	27,813,305	405,875	1.46%	27,407,430	12.52%	21.86%	6,872,370	190,370	2.77%	6,682,000	-0.86%	15.33%	
2015	28,362,820	630,985	2.22%	27,731,835	-0.29%	23.30%	7,140,315	225,695	3.16%	6,914,620	0.61%	19.34%	
2016	27,710,410	226,810	0.82%	27,483,600	-3.10%	22.20%	7,576,635	472,525	6.24%	7,104,110	-0.51%	22.61%	
2017	25,890,675	349,865	1.35%	25,540,810	-7.83%	13.56%	7,729,865	186,745	2.42%	7,543,120	-0.44%	30.19%	
2018	30,221,470	515,890	1.71%	29,705,580	14.73%	32.08%	8,005,745	249,550	3.12%	7,756,195	0.34%	33.87%	
2019	30,396,869	581,090	1.91%	29,815,779	-1.34%	32.57%	8,347,850	502,245	6.02%	7,845,605	-2.00%	35.41%	
2020	30,625,500	250,365	0.82%	30,375,135	-0.07%	35.06%	8,477,635	68,940	0.81%	8,408,695	0.73%	45.13%	
2021	30,950,795	549,720	1.78%	30,401,075	-0.73%	35.17%	8,485,205	228,920	2.70%	8,256,285	-2.61%	42.50%	
Rate Ann%chg	3.24%			Resid & Recreat w/o growth			3.89%			C & I w/o growth			0.05%

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	9,789,100	7,584,570	17,373,670	454,460	2.62%	16,919,210	-	-
2012	10,002,555	7,222,435	17,224,990	438,230	2.54%	16,786,760	-3.38%	-3.38%
2013	10,326,435	7,717,795	18,044,230	1,128,395	6.25%	16,915,835	-1.79%	-2.64%
2014	12,195,680	8,284,235	20,479,915	651,037	3.18%	19,828,878	9.89%	14.13%
2015	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	3.06%	21.48%
2016	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	26.30%
2017	14,568,680	11,116,855	25,685,535	863,225	3.36%	24,822,310	6.23%	42.87%
2018	13,397,310	12,973,245	26,370,555	671,575	2.55%	25,698,980	0.05%	47.92%
2019	17,572,865	13,244,145	30,817,010	498,520	1.62%	30,318,490	14.97%	74.51%
2020	17,808,260	13,912,750	31,721,010	565,515	1.78%	31,155,495	1.10%	79.33%
2021	17,998,285	14,130,855	32,129,140	392,025	1.22%	31,737,115	0.05%	82.67%
Rate Ann%chg	6.28%	6.42%	6.34%	Ag Imprv+Site w/o growth			2.86%	

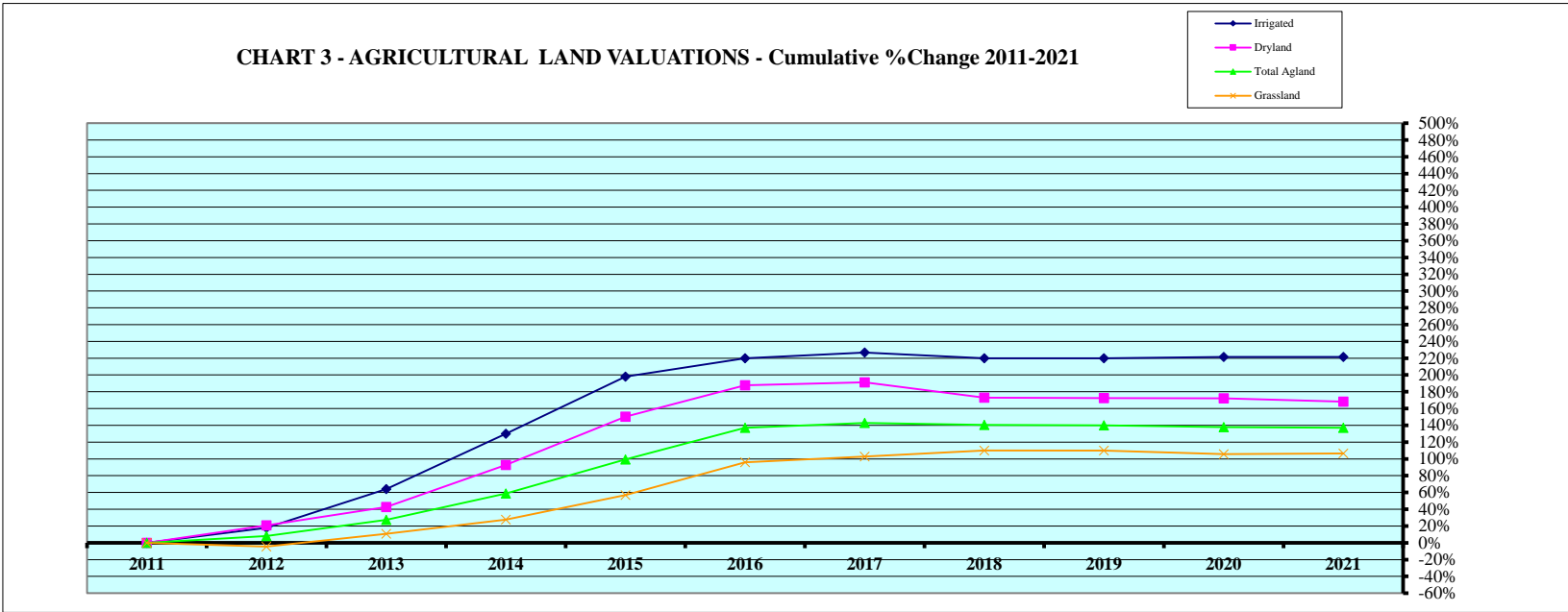
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 8
County BOYD

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	8,292,365	-	-	-	71,884,880	-	-	-	122,915,125	-	-	-
2012	9,780,005	1,487,640	17.94%	17.94%	86,864,520	14,979,640	20.84%	20.84%	117,401,240	-5,513,885	-4.49%	-4.49%
2013	13,599,215	3,819,210	39.05%	64.00%	102,528,350	15,663,830	18.03%	42.63%	136,173,845	18,772,605	15.99%	10.79%
2014	19,079,315	5,480,100	40.30%	130.08%	138,673,200	36,144,850	35.25%	92.91%	156,754,500	20,580,655	15.11%	27.53%
2015	24,720,225	5,640,910	29.57%	198.11%	179,833,580	41,160,380	29.68%	150.17%	192,979,725	36,225,225	23.11%	57.00%
2016	26,527,905	1,807,680	7.31%	219.91%	206,882,340	27,048,760	15.04%	187.80%	240,695,325	47,715,600	24.73%	95.82%
2017	27,093,035	565,130	2.13%	226.72%	209,377,630	2,495,290	1.21%	191.27%	249,432,465	8,737,140	3.63%	102.93%
2018	26,531,530	-561,505	-2.07%	219.95%	196,243,235	-13,134,395	-6.27%	173.00%	258,165,775	8,733,310	3.50%	110.04%
2019	26,531,530	0	0.00%	219.95%	195,766,045	-477,190	-0.24%	172.33%	257,944,265	-221,510	-0.09%	109.86%
2020	26,659,865	128,335	0.48%	221.50%	195,729,335	-36,710	-0.02%	172.28%	252,972,970	-4,971,295	-1.93%	105.81%
2021	26,662,495	2,630	0.01%	221.53%	192,733,035	-2,996,300	-1.53%	168.11%	253,964,580	991,610	0.39%	106.62%

Rate Ann.%chg: Irrigated **12.39%** Dryland **10.37%** Grassland **7.53%**

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	181,065	-	-	-	1,140,700	-	-	-	204,414,135	-	-	-
2012	5,963,225	5,782,160	3193.42%	3193.42%	1,135,825	-4,875	-0.43%	-0.43%	221,144,815	16,730,680	8.18%	8.18%
2013	6,969,070	1,005,845	16.87%	3748.93%	1,160,455	24,630	2.17%	1.73%	260,430,935	39,286,120	17.76%	27.40%
2014	8,010,795	1,041,725	14.95%	4324.26%	1,802,180	641,725	55.30%	57.99%	324,319,990	63,889,055	24.53%	58.66%
2015	8,010,430	-365	0.00%	4324.06%	1,843,995	41,815	2.32%	61.65%	407,387,955	83,067,965	25.61%	99.30%
2016	9,180,315	1,169,885	14.60%	4970.18%	1,287,695	-556,300	-30.17%	12.89%	484,573,580	77,185,625	18.95%	137.05%
2017	9,179,445	-870	-0.01%	4969.70%	1,303,175	15,480	1.20%	14.24%	496,385,750	11,812,170	2.44%	142.83%
2018	9,186,350	6,905	0.08%	4973.51%	1,324,270	21,095	1.62%	16.09%	491,451,160	-4,934,590	-0.99%	140.42%
2019	9,186,340	-10	0.00%	4973.50%	1,090,385	-233,885	-17.66%	-4.41%	490,518,565	-932,595	-0.19%	139.96%
2020	9,291,735	105,395	1.15%	5031.71%	1,401,780	311,395	28.56%	22.89%	486,055,685	-4,462,880	-0.91%	137.78%
2021	9,217,060	-74,675	-0.80%	4990.47%	1,847,565	445,785	31.80%	61.97%	484,424,735	-1,630,950	-0.34%	136.98%

Cnty# **8**
County **BOYD**

Rate Ann.%chg: Total Agric Land **9.01%**

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	7,269,835	5,881	1,236			65,062,355	97,770	665			81,700,995	133,333	613		
2012	8,266,115	5,913	1,398	13.08%	13.08%	71,916,355	100,773	714	7.24%	7.24%	89,688,965	135,300	663	8.18%	9.46%
2013	9,780,005	5,928	1,650	18.01%	33.45%	86,977,070	100,615	864	21.13%	29.90%	89,574,800	130,628	686	3.44%	13.24%
2014	13,475,770	7,566	1,781	7.96%	44.08%	102,645,805	100,619	1,020	18.01%	53.30%	97,239,960	127,646	762	11.09%	25.80%
2015	18,427,840	7,790	2,365	32.80%	91.34%	139,184,070	101,043	1,377	35.03%	107.00%	128,539,130	127,483	1,008	32.36%	66.50%
2016	23,875,100	8,083	2,954	24.87%	138.93%	179,987,080	100,434	1,792	30.10%	169.30%	149,636,865	127,257	1,176	16.62%	94.17%
2017	26,312,235	8,526	3,086	4.48%	149.65%	206,934,455	100,346	2,062	15.07%	209.89%	164,929,515	127,713	1,291	9.83%	113.25%
2018	27,091,965	8,775	3,087	0.04%	149.74%	209,879,240	99,935	2,100	1.84%	215.59%	174,353,050	127,360	1,369	6.01%	126.06%
2019	26,531,530	8,602	3,084	-0.10%	149.49%	196,346,145	92,747	2,117	0.80%	218.12%	167,960,980	130,138	1,291	-5.72%	113.13%
2020	26,531,530	8,602	3,084	0.00%	149.49%	195,821,940	92,495	2,117	0.01%	218.14%	167,183,410	129,675	1,289	-0.11%	112.90%
2021	26,659,865	8,589	3,104	0.64%	151.08%	195,818,225	91,642	2,137	0.93%	221.10%	253,024,270	211,482	1,196	-7.20%	95.25%

Rate Annual %chg Average Value/Acre: **9.64%**

12.37%

6.92%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	298,555	5,958	50			273,075	389	702			197,499,925	331,132	596		
2012	5,940,255	13,758	432	761.63%	761.63%	893,980	1,544	579	-17.55%	-17.55%	204,561,435	330,468	619	3.78%	3.78%
2013	5,963,250	14,549	410	-5.07%	717.93%	892,955	1,530	583	0.77%	-16.91%	220,814,830	330,469	668	7.95%	12.03%
2014	6,969,700	14,547	479	16.89%	856.10%	922,550	1,527	604	3.54%	-13.97%	220,814,830	330,637	787	17.74%	31.90%
2015	8,009,835	14,513	552	15.20%	1001.40%	1,164,890	1,875	621	2.84%	-11.52%	323,458,950	330,681	978	24.34%	64.00%
2016	8,010,430	14,524	552	-0.07%	1000.64%	1,208,335	1,875	644	3.73%	-8.22%	406,266,615	330,695	1,229	25.60%	105.98%
2017	9,177,205	14,524	632	14.56%	1160.95%	1,287,965	1,872	688	6.76%	-2.02%	484,464,895	330,679	1,465	19.25%	145.63%
2018	9,179,260	14,536	632	-0.06%	1160.22%	1,301,630	1,870	696	1.14%	-0.90%	496,564,620	330,603	1,502	2.52%	151.83%
2019	9,186,350	14,657	627	-0.75%	1150.74%	1,322,860	1,922	688	-1.09%	-1.98%	491,488,760	330,651	1,486	-1.04%	149.22%
2020	9,186,350	14,657	627	0.00%	1150.74%	1,325,660	1,922	690	0.21%	-1.78%	490,809,010	330,279	1,486	-0.03%	149.15%
2021	9,304,915	16,473	565	-9.88%	1027.21%	1,401,775	2,153	651	-5.60%	-7.27%	486,209,050	330,340	1,472	-0.96%	146.77%

8
BOYD

Rate Annual %chg Average Value/Acre: **9.45%**

(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
1,810	BOYD	26,241,079	512,502	123,987	24,473,235	8,485,205	0	6,477,560	484,424,735	19,452,010	16,893,180	0	587,083,493
cnty sectorvalue % of total value:		4.47%	0.09%	0.02%	4.17%	1.45%		1.10%	82.51%	3.31%	2.88%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6	ANOKA	61,616	413	154	142,785	0	0	0	260,490	19,130	4,940	0	489,528
0.33%	%sector of county sector	0.23%	0.08%	0.12%	0.58%				0.05%	0.10%	0.03%		0.08%
	%sector of municipality	12.59%	0.08%	0.03%	29.17%				53.21%	3.91%	1.01%		100.00%
65	BRISTOW	16,643	23,078	8,587	1,025,660	100,965	0	0	3,235	0	19,600	0	1,197,768
3.59%	%sector of county sector	0.06%	4.50%	6.93%	4.19%	1.19%			0.00%		0.12%		0.20%
	%sector of municipality	1.39%	1.93%	0.72%	85.63%	8.43%			0.27%		1.64%		100.00%
326	BUTTE	335,324	42,772	0	5,787,455	2,055,765	0	0	237,405	216,170	21,885	0	8,696,776
18.01%	%sector of county sector	1.28%	8.35%		23.65%	24.23%			0.05%	1.11%	0.13%		1.48%
	%sector of municipality	3.86%	0.49%		66.55%	23.64%			2.73%	2.49%	0.25%		100.00%
2	GROSS	4,957	0	0	72,705	14,270	0	0	0	0	0	0	91,932
0.11%	%sector of county sector	0.02%			0.30%	0.17%							0.02%
	%sector of municipality	5.39%			79.09%	15.52%							100.00%
245	LYNCH	89,743	594	221	4,104,065	740,260	0	0	0	0	0	0	4,934,883
13.54%	%sector of county sector	0.34%	0.12%	0.18%	16.77%	8.72%							0.84%
	%sector of municipality	1.82%	0.01%	0.00%	83.16%	15.00%							100.00%
1	MONOWI	4,163	0	0	9,120	3,225	0	0	13,940	0	2,660	0	33,108
0.06%	%sector of county sector	0.02%			0.04%	0.04%			0.00%		0.02%		0.01%
	%sector of municipality	12.57%			27.55%	9.74%			42.10%		8.03%		100.00%
84	NAPER	67,397	0	0	1,294,420	145,100	0	0	0	0	0	0	1,506,917
4.64%	%sector of county sector	0.26%			5.29%	1.71%							17.76%
	%sector of municipality	4.47%			85.90%	9.63%							100.00%
455	SPENCER	1,585,176	107,170	110,869	10,069,865	3,710,100	0	0	0	0	0	0	15,583,180
25.14%	%sector of county sector	6.04%	20.91%	89.42%	41.15%	43.72%							#DIV/0!
	%sector of municipality	10.17%	0.69%	0.71%	64.62%	23.81%							100.00%
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0		0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
1,184	Total Municipalities	2,165,019	174,027	119,831	22,506,075	6,769,685	0	0	515,070	235,300	49,085	0	32,534,092
65.41%	%all municip.sectors of cnty	8.25%	33.96%	96.65%	91.96%	79.78%			0.11%	1.21%	0.29%		5.54%

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 : 3,743	Value : 575,986,135	Growth 1,328,510	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	300	635,215	23	133,540	2	32,165	325	800,920	
02. Res Improve Land	738	1,919,380	30	89,790	0	0	768	2,009,170	
03. Res Improvements	740	25,667,735	30	1,874,250	12	662,885	782	28,204,870	
04. Res Total	1,040	28,222,330	53	2,097,580	14	695,050	1,107	31,014,960	559,540
% of Res Total	93.95	91.00	4.79	6.76	1.26	2.24	29.58	5.38	42.12
05. Com UnImp Land	29	69,925	3	25,450	2	5,755	34	101,130	
06. Com Improve Land	146	458,700	18	119,525	1	84,720	165	662,945	
07. Com Improvements	157	6,800,825	18	859,225	7	652,955	182	8,313,005	
08. Com Total	186	7,329,450	21	1,004,200	9	743,430	216	9,077,080	69,900
% of Com Total	86.11	80.75	9.72	11.06	4.17	8.19	5.77	1.58	5.26
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	15	870,050	15	870,050	
14. Rec Improve Land	0	0	0	0	41	1,393,185	41	1,393,185	
15. Rec Improvements	0	0	0	0	132	6,003,100	132	6,003,100	
16. Rec Total	0	0	0	0	147	8,266,335	147	8,266,335	266,920
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.93	1.44	20.09
Res & Rec Total	1,040	28,222,330	53	2,097,580	161	8,961,385	1,254	39,281,295	826,460
% of Res & Rec Total	82.93	71.85	4.23	5.34	12.84	22.81	33.50	6.82	62.21
Com & Ind Total	186	7,329,450	21	1,004,200	9	743,430	216	9,077,080	69,900
% of Com & Ind Total	86.11	80.75	9.72	11.06	4.17	8.19	5.77	1.58	5.26
17. Taxable Total	1,226	35,551,780	74	3,101,780	170	9,704,815	1,470	48,358,375	896,360
% of Taxable Total	83.40	73.52	5.03	6.41	11.56	20.07	39.27	8.40	67.47

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	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	150	1	34	185

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	47,950	6	254,385	1,671	335,970,190	1,679	336,272,525
28. Ag-Improved Land	1	13,670	5	67,795	565	155,855,825	571	155,937,290
29. Ag Improvements	2	6,920	5	66,165	587	35,344,860	594	35,417,945

30. Ag Total				2,273	527,627,760
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	1.64	8,555	
33. HomeSite Improvements	0	0.00	0	2	0.00	29,245	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.30	600	
36. FarmSite Improv Land	1	2.05	4,100	5	3.52	7,040	
37. FarmSite Improvements	2	0.00	6,920	5	0.00	36,920	
38. FarmSite Total							
39. Road & Ditches	2	0.81	0	4	3.82	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	87	87.76	658,200	87	87.76	658,200	
32. HomeSite Improv Land	357	367.75	2,758,125	359	369.39	2,766,680	
33. HomeSite Improvements	374	0.00	19,394,370	376	0.00	19,423,615	89,670
34. HomeSite Total				463	457.15	22,848,495	
35. FarmSite UnImp Land	117	173.94	347,880	118	174.24	348,480	
36. FarmSite Improv Land	450	1,456.69	2,913,380	456	1,462.26	2,924,520	
37. FarmSite Improvements	559	0.00	15,950,490	566	0.00	15,994,330	342,480
38. FarmSite Total				684	1,636.50	19,267,330	
39. Road & Ditches	1,583	4,253.06	0	1,589	4,257.69	0	
40. Other- Non Ag Use	2	16.95	635,625	2	16.95	635,625	
41. Total Section VI				1,147	6,368.29	42,751,450	432,150

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	3	230.24	175,335	3	230.24	175,335

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	958.00	10.94%	3,257,205	11.99%	3,400.01
46. 1A	363.82	4.16%	1,236,990	4.55%	3,400.01
47. 2A1	744.77	8.51%	2,383,260	8.77%	3,199.99
48. 2A	2,532.21	28.93%	8,103,075	29.83%	3,200.00
49. 3A1	1,199.66	13.71%	3,598,980	13.25%	3,000.00
50. 3A	1,418.91	16.21%	4,256,730	15.67%	3,000.00
51. 4A1	509.97	5.83%	1,438,135	5.29%	2,820.04
52. 4A	1,025.74	11.72%	2,892,610	10.65%	2,820.02
53. Total	8,753.08	100.00%	27,166,985	100.00%	3,103.71
Dry					
54. 1D1	2,381.13	2.63%	4,809,875	2.77%	2,020.00
55. 1D	33,498.38	37.03%	67,666,750	38.94%	2,020.00
56. 2D1	5,234.42	5.79%	9,945,400	5.72%	1,900.00
57. 2D	31,146.43	34.43%	59,180,650	34.06%	1,900.08
58. 3D1	1,627.07	1.80%	2,961,295	1.70%	1,820.02
59. 3D	2,390.01	2.64%	4,349,815	2.50%	1,820.00
60. 4D1	9,997.48	11.05%	17,496,905	10.07%	1,750.13
61. 4D	4,198.82	4.64%	7,349,670	4.23%	1,750.41
62. Total	90,473.74	100.00%	173,760,360	100.00%	1,920.56
Grass					
63. 1G1	10,217.53	4.80%	13,897,545	5.10%	1,360.17
64. 1G	4,564.76	2.14%	6,208,055	2.28%	1,360.00
65. 2G1	40,725.92	19.12%	52,542,130	19.27%	1,290.14
66. 2G	23,406.34	10.99%	30,204,235	11.08%	1,290.43
67. 3G1	68,742.20	32.27%	87,319,150	32.02%	1,270.24
68. 3G	42,361.94	19.89%	53,804,600	19.73%	1,270.12
69. 4G1	17,360.46	8.15%	21,701,320	7.96%	1,250.04
70. 4G	5,633.84	2.64%	7,042,585	2.58%	1,250.05
71. Total	213,012.99	100.00%	272,719,620	100.00%	1,280.30
Irrigated Total					
	8,753.08	2.65%	27,166,985	5.60%	3,103.71
Dry Total					
	90,473.74	27.36%	173,760,360	35.84%	1,920.56
Grass Total					
	213,012.99	64.43%	272,719,620	56.25%	1,280.30
72. Waste	15,636.82	4.73%	9,235,375	1.90%	590.62
73. Other	2,749.92	0.83%	1,993,970	0.41%	725.10
74. Exempt	102.11	0.03%	82,315	0.02%	806.14
75. Market Area Total	330,626.55	100.00%	484,876,310	100.00%	1,466.54

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	8,753.08	27,166,985	8,753.08	27,166,985
77. Dry Land	24.10	47,950	79.28	149,375	90,370.36	173,563,035	90,473.74	173,760,360
78. Grass	7.42	9,570	119.19	155,795	212,886.38	272,554,255	213,012.99	272,719,620
79. Waste	0.00	0	11.94	815	15,624.88	9,234,560	15,636.82	9,235,375
80. Other	0.00	0	0.00	0	2,749.92	1,993,970	2,749.92	1,993,970
81. Exempt	0.00	0	0.00	0	102.11	82,315	102.11	82,315
82. Total	31.52	57,520	210.41	305,985	330,384.62	484,512,805	330,626.55	484,876,310

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	8,753.08	2.65%	27,166,985	5.60%	3,103.71
Dry Land	90,473.74	27.36%	173,760,360	35.84%	1,920.56
Grass	213,012.99	64.43%	272,719,620	56.25%	1,280.30
Waste	15,636.82	4.73%	9,235,375	1.90%	590.62
Other	2,749.92	0.83%	1,993,970	0.41%	725.10
Exempt	102.11	0.03%	82,315	0.02%	806.14
Total	330,626.55	100.00%	484,876,310	100.00%	1,466.54

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 Anoka	31	12,220	5	1,075	5	202,580	36	215,875	2,205
83.2 Bristow	22	35,165	60	82,245	60	1,151,785	82	1,269,195	25,990
83.3 Butte	47	192,795	193	543,695	193	5,803,305	240	6,539,795	19,095
83.4 Gross	20	8,245	2	770	3	56,345	23	65,360	5,530
83.5 Lynch	88	249,345	166	380,385	177	5,513,635	265	6,143,365	359,225
83.6 Monowi	31	2,570	2	140	2	16,190	33	18,900	4,805
83.7 Naper	21	20,280	64	67,205	65	1,551,525	86	1,639,010	29,545
83.8 Rural Residential	41	1,054,705	71	1,477,670	162	8,224,670	203	10,757,045	261,235
83.9 Spencer	39	95,645	246	849,170	247	11,687,935	286	12,632,750	118,830
84 Residential Total	340	1,670,970	809	3,402,355	914	34,207,970	1,254	39,281,295	826,460

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Butte	0	0	1	1,765	1	3,030	1	4,795	0
85.2	Commercial-bristow	3	2,455	15	10,400	15	93,640	18	106,495	0
85.3	Commercial-butte	13	29,375	41	109,540	42	1,941,665	55	2,080,580	1,010
85.4	Commercial-gross	0	0	1	140	1	14,130	1	14,270	0
85.5	Commercial-lynch	8	15,715	28	49,750	29	724,360	37	789,825	0
85.6	Commercial-monowi	0	0	1	30	1	3,195	1	3,225	0
85.7	Commercial-naper	1	245	10	4,280	10	108,470	11	112,995	0
85.8	Commercial-rural Res.	4	23,115	19	204,245	22	1,478,005	26	1,705,365	0
85.9	Commercial-spencer	4	22,135	48	276,215	55	3,673,585	59	3,971,935	68,890
85.10	Lynch	1	8,090	0	0	0	0	1	8,090	0
85.11	Naper	0	0	0	0	1	750	1	750	0
85.12	Rural Residential	0	0	1	6,580	5	272,175	5	278,755	0
86	Commercial Total	34	101,130	165	662,945	182	8,313,005	216	9,077,080	69,900

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	10,217.53	4.80%	13,897,545	5.10%	1,360.17
88. 1G	4,564.76	2.14%	6,208,055	2.28%	1,360.00
89. 2G1	40,725.92	19.12%	52,542,130	19.27%	1,290.14
90. 2G	23,406.34	10.99%	30,204,235	11.08%	1,290.43
91. 3G1	68,742.20	32.27%	87,319,150	32.02%	1,270.24
92. 3G	42,361.94	19.89%	53,804,600	19.73%	1,270.12
93. 4G1	17,360.46	8.15%	21,701,320	7.96%	1,250.04
94. 4G	5,633.84	2.64%	7,042,585	2.58%	1,250.05
95. Total	213,012.99	100.00%	272,719,620	100.00%	1,280.30
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
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	213,012.99	100.00%	272,719,620	100.00%	1,280.30
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	213,012.99	100.00%	272,719,620	100.00%	1,280.30

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

08 Boyd

	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	24,473,235	31,014,960	6,541,725	26.73%	559,540	24.44%
02. Recreational	6,477,560	8,266,335	1,788,775	27.61%	266,920	23.49%
03. Ag-Homesite Land, Ag-Res Dwelling	19,452,010	22,848,495	3,396,485	17.46%	89,670	17.00%
04. Total Residential (sum lines 1-3)	50,402,805	62,129,790	11,726,985	23.27%	916,130	21.45%
05. Commercial	8,485,205	9,077,080	591,875	6.98%	69,900	6.15%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	8,485,205	9,077,080	591,875	6.98%	69,900	6.15%
08. Ag-Farmsite Land, Outbuildings	16,257,555	19,267,330	3,009,775	18.51%	342,480	16.41%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	635,625	635,625	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	16,893,180	19,902,955	3,009,775	17.82%	342,480	15.79%
12. Irrigated	26,662,495	27,166,985	504,490	1.89%		
13. Dryland	192,733,035	173,760,360	-18,972,675	-9.84%		
14. Grassland	253,964,580	272,719,620	18,755,040	7.38%		
15. Wasteland	9,217,060	9,235,375	18,315	0.20%		
16. Other Agland	1,847,565	1,993,970	146,405	7.92%		
17. Total Agricultural Land	484,424,735	484,876,310	451,575	0.09%		
18. Total Value of all Real Property (Locally Assessed)	560,205,925	575,986,135	15,780,210	2.82%	1,328,510	2.58%

2022 Assessment Survey for Boyd County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$118,866, this includes \$9,986 for GIS
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$9,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,200, plus \$500 computer consultant
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500, plus \$2,000 for travel expenses
12.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS INC
2.	CAMA software:
	MIPS INC V 3.0
3.	Personal Property software:
	MIPS INC V 3.0
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	GIS is available to the public. https://boyd.gworks.com and we have nebraska.assessorsonline.us .
8.	Who maintains the GIS software and maps?
	gWorks is 100% support. The assessor and deputy also assist
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS aerial imagery
10.	When was the aerial imagery last updated?
	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?
	Butte
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

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 Boyd County

1.	Valuation data collection done by:																
	Assessor, Deputy, and lister																
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center, Consignment store, NE Dept. of Roads shop, Beauty Shop/Coffee Shop, storage units and a small motor shop.</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic's, green house/floral shop, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Post Office, Craft Store. Antique Shop, storage units, Bar/Grill, Seed Dealer, Trucking Center and a Commodity Broker.</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. K-4 attendance center, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's, health clinic, Telephone Company, Antique Store, REA Shop and storage units.</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Rural - all improved and unimproved properties located in the rural areas outside of the Villages.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop's, Huffy's wind socks, motel, small sporting goods store, welding shop, cafe/general store, clothing botique's, screen printing shop, storage units, Dollar General, Vinyl/Graphic Sign Co., NE Dept. of Roads shop, Plumbing Business, NRCS Office, NAPA Store, Dentist Office, Butcher Shop, Lodge for rentals, Two Banks and a Antique/Gun Store.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center, Consignment store, NE Dept. of Roads shop, Beauty Shop/Coffee Shop, storage units and a small motor shop.	2	Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic's, green house/floral shop, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Post Office, Craft Store. Antique Shop, storage units, Bar/Grill, Seed Dealer, Trucking Center and a Commodity Broker.	3	Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. K-4 attendance center, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's, health clinic, Telephone Company, Antique Store, REA Shop and storage units.	4	Rural - all improved and unimproved properties located in the rural areas outside of the Villages.	5	Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop's, Huffy's wind socks, motel, small sporting goods store, welding shop, cafe/general store, clothing botique's, screen printing shop, storage units, Dollar General, Vinyl/Graphic Sign Co., NE Dept. of Roads shop, Plumbing Business, NRCS Office, NAPA Store, Dentist Office, Butcher Shop, Lodge for rentals, Two Banks and a Antique/Gun Store.	AG OB	Agricultural outbuildings	AG DW	Agricultural dwellings
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AG OB	Agricultural outbuildings																
AG DW	Agricultural dwellings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																

A depreciation study was developed based on local market information and implemented for assessment year 2022.

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.

One depreciation table is developed for all valuation groupings. However, economic depreciation is applied to individual groupings based on the study.

6. Describe the methodology used to determine the residential lot values?

Market analysis of vacant land sales to determine square foot value.

7. How are rural residential site values developed?

Rural residential site values are developed based on sales and through local market information. Surrounding county site values are also studied.

8. Are there form 191 applications on file?

No

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

All lots are treated the same, currently there is no difference.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2022	2021	2021	2021
2	2022	2021	2021	2021
3	2022	2021	2021	2021
4	2022	2021	2021	2020
5	2022	2021	2021	2021
AG OB	2018	2021	2021	2020
AG DW	2022	2021	2021	2020

2022 Commercial Assessment Survey for Boyd County

1.	Valuation data collection done by:				
	Assessor, Deputy Assessor and lister				
2.	List the valuation group recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>			
	1	Anoka, Bristow, Gross, Monowi, Naper, Butte, Lynch, Spencer and Rural – all commercial parcels within Boyd County.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	The county would hire a licensed appraiser, compare with adjoining counties, then state wide.				
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?				
	The County develops depreciation studies based on local market information.				
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.				
	No, but an economic depreciation is applied to individual groupings based on the study				
6.	Describe the methodology used to determine the commercial lot values.				
	Market analysis of vacant land sales to determine square foot value.				
7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	2016	2022	2017

2022 Agricultural Assessment Survey for Boyd County

1.	Valuation data collection done by:						
	Assessor, Deputy Assessor and lister						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</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	Soils, land use and geographic characteristics.	2020
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2020					
	Agricultural land use was reviewed along all rivers in the county in 2022, for parcels that were changed to waste after the flooding in March 2019 and changes made accordingly.						
3.	Describe the process used to determine and monitor market areas.						
	Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may say a market area or areas are needed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Questionnaires from buyers and sellers are also reviewed for any recreational influences.						
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, they carry the same value.						
6.	What separate market analysis has been conducted where intensive use is identified in the county?						
	Feedlots are drawn out on GIS and valued at \$1,000 an acre.						
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	WRP is flat valued at \$1,000 per acre based on a sales study of the surrounding area.						
7a.	Are any other agricultural subclasses used? If yes, please explain.						
	No						
	<i><u>If your county has special value applications, please answer the following</u></i>						
8a.	How many parcels have a special valuation application on file?						
	N/A						
8b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						

	<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 Plan of Assessment Boyd County

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2007, LB 334, Auth. 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 amendment thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, or is permitted by the constitution and enabling the legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as the “market value of real property in the ordinary course of trade.” Neb.Rev.Stat. 77-112 (R.R.S. 2003).

Assessment levels required for real property are as follows:

The acceptable ratio range for the median of the “Assessment-Sales Ratio” is 75% of actual or fair market value for the class and subclasses of agricultural land and horticultural land not receiving special valuation pursuant to Neb. Rev. Stat. 77-1344; 75% of special valuation for the class and subclasses of agricultural land and horticultural land receiving special valuation pursuant to Neb. Rev. Stat. 77-1344; and 100% of actual or fair market value for all other classes and subclass of real property.

General Description of Real Property in Boyd County

Per the 2021 County Abstract, Boyd County consists of the following real property types:

	Parcels	% of Total
Residential	1,096	30%
Commercial	217	6%
Recreational	142	4%
Agricultural	<u>2,258</u>	<u>60%</u>
	3,713	100%

Agricultural Land Summary as it is predominant property type in Boyd County.

	Total Taxable Acres	% of Total Acres
Irrigated	8,590.02	3%
Dry land	91,573.80	28%
Grassland	212254.99	64%
Waste	15,622.37	4%
Other Ag land	<u>2,602.33</u>	<u>1%</u>
Total	330,643.51	100%

New Property: For assessment year 2021, an estimated 9 building permits and /or information statements were filed for new property construction/additions in the county.

2021 Level of Value

<u>Property Class</u>	<u>Median</u>	<u>*C.O.D</u>	<u>*P.R.D.</u>
Residential	93	30.88	116.91
Agricultural	70	24.83	106.16
Commercial	100% (Insufficient number of sales to provide reliable statistical studies)		

*C.O.D. means coefficient of dispersion and *P.R.D. means price related differential.

Residential, Agricultural, and Commercial medians are within required range. Commercial level of value has been met; however, there are only 10 qualified sales in the sales file and therefore the statistics may not be reliable. Each year we must analyze our statistics and determine what steps should be taken to better our quality and uniformity of assessment. We will work with our Field Liaison on the analysis of assessment sales ratio studies.

STAFF

1. Assessor
2. Deputy Assessor

The Assessor and Deputy Assessor have their Assessor's certification and will be taking the IAAO and other courses of instruction for the assessment field to complete the required hours to maintain them. The Assessor has taken IAAO course #101, which is required by law to be taken by the end of the first term. IAAO course #300 is also required to be completed by the end of the first term. The Assessor has completed both of the required IAAO classes. The Assessor attends monthly district meetings when able. The Assessor and Deputy Assessor will continue to attend workshops and sessions that will give required certification hours. Should the occasion occur that we need further training in a specific area, we will find somewhere to receive instruction. The Assessor and Deputy Assessor must be knowledgeable to complete all office responsibilities and reports. Reports are filed accurately and in a timely manner. The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed to meet the requirements of law/regulation.

1. Form 45 Real Estate Abstract – Submitted on or before March 19th
2. Form 45P – Personal Property Abstract – Submitted on or before July 20th
3. Personal Property Schedules – Filing dates between Jan 1st and May 1st
4. Form 259P - Personal Property Tax Exemption Summary Certificate
5. Homestead Exemption Average Assessed Value of single-family residential property (458V) – Submitted on or before Sept. 1st
6. Sales information to PAD rosters and annual Assessed Value Update with Abstract
7. Scanned PDF copies of Real Estate Transfer Statements (Form 521 & 521MH) – Done monthly
8. Certification of Value Political Subdivisions
9. School District Taxable Value Report
10. Ensure the county's sales file date is accurate and all sales received for the current study period are transferred into the state sales file.
11. Homestead Exemption Tax Loss Report (in conjunction with Treasurer) – To be certified on or before Nov. 30th
12. Certificate of Taxes Levied Report – Submitted on or before Dec. 1st
13. Report of current values for properties owned by Board of Educational Lands and Funds
14. Report of all Exempt Property and Taxable Government Owned Property

15. Annual Plan of Assessment Report (for the next 3 Assessment years) – Submitted on or before July 31st
13. Notice of Valuation Change - Statute 77-1315
14. Attend County Board of Equalization meetings
15. TERC Appeals – prepare and attend hearings
16. TERC Statewide Equalization – attend hearings if applicable to county
17. Centralized Assessment – establishes assessment records and tax billing for tax list
18. Annual Inventory Statement – reported to County Board by July 25th
19. Tax Districts and Tax Rates
20. Tax List - prepared and certified to the county treasurer by November 22nd
21. Report on the review of ownership and use of all cemetery real property is to be presented to the county board of equalization on or before Aug. 1st

The data on the cadastral maps is 1973. Consideration should be given to replace them as all the highways have changed their right-of-ways since they were published. The edges of the cadastral maps are getting worn even though we have them in sturdy book binders. The cadastral maps are kept current as to ownership when we do monthly transfers. Implementing GIS Workshop has helped as our outdated cadastral maps are fragile and badly worn.

The property record cards contain all information required by Regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. The property record cards are updated continually. All rural, exempt, and IOLL property record cards have been replaced with new property record cards. The old commercial record cards have been replaced. We have put situs of property and cadastral map book and page on residential and commercial property and continually add information as we obtain information. We are still planning to meet with the Holt County contact that works with the 911 physical addresses and document the physical address on all recreational property in the Sleepy Hollow and Sunshine Bottom area when time allows.

All personal property is handled according to Regulation 20. The schedules are to be filed by May 1 to be considered timely filed. After May 1st and on or before June 30th all schedules received by the office receive a 10% penalty with no exemption. On or after July 1, a 25% penalty is assessed with no exemption. We have our local newspaper publish an ad for 2 weeks to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. We both do the personal property file maintenance. We maintain personal property books and also in the computer. Our office phones and/or sends out notices if schedules are late and apply penalties. A Personal Property Tax Exemption Summary Certificate and a Personal Property County Abstract of Assessment Report will be completed each year. Personal property abstract will be filed by July 20th

Tax list corrections are periodically submitted to the County Board of Equalization for approval, showing reasons for said corrections. Meetings of the County Board of Equalization are attended by the County Assessor.

The Assessor and Deputy Assessor maintains the homestead exemption files. Pre-typed applications with a letter of explanation and income guidelines are mailed to each applicant a week before the filing date. The Assessor and Deputy Assessor does the work with the applications to get them ready to be submitted to the state. We check the list to remind the ones who forgot to come in and submit applications. A courtesy phone call is made to remind them of the upcoming deadline date.

The Assessor and Deputy Assessor tends to the 521 Transfer Statements. There are 8 steps to complete the information on the transfers.

1. Change ownership on real estate books
2. Change ownership on the real estate cards
3. Change ownership in the PC Admin and CAMA
4. Update cadastral maps and GIS system
5. Update address index
6. Do state reports on each sale (electronically- effective July 1, 2008)
7. Send informational questionnaire to both the buyer and the seller on each sale
8. Map it on the wall maps and provide the information for public use

Physical review of residential property sales is done. If needed pictures of qualified residential, commercial and recreational sales are taken. Information is generally attained from realtors, attorneys, buyers and sellers previous to a sale. We send a questionnaire to the buyer and seller of the property and enclose a stamped self-addressed envelope for their convenience.

Real property is updated annually through maintenance and pickup work. We review the building permits obtained from the zoning administrator, village clerks, and informational statements received in our office. We do our pickup work in the fall. We hire a lister on a yearly basis for listing new construction. We have the calculations completed and put in the computer, on the cards, and in the books by January 1st.

The certification of the real estate assessment roll is done and published in the local newspapers on or before June 1st. Notices of Valuation Changes are mailed out by June 1st. Only those properties that have a change in value from the previous year will receive a notice. By June 6th, assessment/sales ratio statistics are mailed to the local newspaper and posted in the Assessor's office. Those ratio statistics are determined by the Tax Equalization and Review Commission.

Governmental subdivisions are notified by March 1st of the intent to tax property if not used for a public purpose and the entity does not pay an in-lieu-of-tax.

When we need to do re-appraisals we will hire a lister or an appraiser to physically inspect the property to verify all information in the property record card along with taking new photos. They will re-measure and re-list on a worksheet construction data where necessary. We will expect a sketch to show shapes and square footage of houses where there are changes or a new structure. These properties will be valued using Marshall & Swift's cost approach and using market derived depreciation.

MIPS is our vendor for CAMA software, administrative software and personal property software. We have since updated to the product version 3.0 in 2016.

We make new address and situs changes in the address index and in the computer when those changes occur.

The Assessor and Deputy Assessor continue to receive the New Sales File online training for the new web based system.

The assessor along with the clerk and treasurer are on the local Freeholder's Petition board. Hearings are held to approve or deny the freeholder petition(s) that are filed on or before June 1 of current year. **LB988**

The assessor provides all information for Boyd County Board of Equalization when they have protests during July. The Assessor and Deputy Assessor review all protested property and take current pictures.

The assessor, with assistance from county attorney, puts together all information for TERC board hearings and attends the hearings and testifies for the county board.

In 2013, MIPS, a Nebraska Computer Vendor Company, developed a basic website for Boyd County. MIPS told us that there is no cost for this service at this time. We have also developed a GIS website in 2017. This service to the public has helped save us valuable time as we receive many emails and phone calls requesting information from our office. Web site is www.nebraskaassessoronline.us and also www.boyd.gworks.com.

For 2021 a market analysis of agricultural sales by land classification group was conducted to determine any possible adjustment to comply with statistical measures. Sales were also plotted on a map to determine if the current market areas are supported by the current sales. Boyd County has one market area. We took a look at the sales throughout the county to determine if another market area should be implemented. Each year a market analysis is conducted in-house by utilizing the county's current MIPS system.

We also continued the six-year review process. To keep in compliance with the NE State Statute 77-1311.01, we contacted an individual to do a whole review and inspection of all the improved rural parcels. He measured and drew out any new buildings, homes, steel bins or additions. He also looked at all other buildings for condition. A picture was also taken of all homes (front and back) and any new improvements. These inspections were completed in May, 2021. Physical depreciation for rural homes used the same depreciation table as the rest of the homes in the county. Economic depreciation on a home is determined by a sales study. All new data collected was entered and adjusted in the CAMA system. These changes have been put on the tax roll for 2021. Sales review and pickup work were also completed for agricultural properties. We currently received the 2020 aerial imagery from G-Works last fall. We were then able to review all the previously flooded parcels throughout the county. The changes that were made to these flooded parcels have been implemented for 2021 tax year. All other rural parcels will be reviewed this fall and those changes will be then implemented for the 2022 tax year. The assessor's tab in G-Works has a land use layer that shows us the land use of each individual parcel. There are different colors that reflect each use of land.

Ag land sales were plotted on a map for taxpayers to review and see where land is selling in the county. We also have binders with copies of qualified 521's to review what land is selling for. Appraisers also find this map very useful. This map also helps us determine if land is selling for more or less in other parts of the county.

At this time, we have no mapping of CRP within the county. We have sent out letters to Boyd County landowners requesting: 1. Do you have any land that is currently in CRP; 2. How many acres are in the program; 3. On what legal description and where specifically on the legal is it placed; 4. When did this ground get placed into CRP; 5. How long of a time period was it placed into CRP. We enclosed a self-addressed stamped envelope to mail this information back to us before Jan. 1st, 2020. We have only received 35% of those letters back in the office. We will attempt to get those acres drawn out on g-works and tracked in the computer as soon as the information we need is received from the taxpayer.

We have looked at home sites and building sites of neighboring counties. Boyd county shows a need to increase those acre values. Previously homesites in Boyd County were valued at \$6,000 per acre and building sites are valued at \$1,000 per acre. Those values have been adjusted to \$7,500 per acre home site and \$2,000 per acre building site for tax year 2021. The last time the acre values for homesite and building site were adjusted was back in 2014.

Feedlots have also been reviewed again using the 2020 aerial imagery.

For 2021 a residential sales ratio study was done in all villages to keep in compliance with Nebraska Statute 77-1311.03. A lister was hired to do a total inspection of all improved residential properties within the county. His review was completed in July of 2021. These changes will be put into the computer and implemented for the 2022 tax year. Pictures of all homes (front and back) were taken along with pictures and measurements of new improvements. Sales review and pickup work will also be completed. We have approximately 760 improved village parcels. We continually keep property cards updated with the most current changes.

We continue to maintain acceptable sales qualification and verification practices. We currently have five distinct valuation groups: Valuation Group #1 – Anoka, Bristow, Gross, Monowi and Naper; #2 – Butte; #3 – Lynch; #4 – Rural; #5 – Spencer. We are in the process of implementing a lot study and also a depreciation study of all improved residential parcels throughout the county. We are receiving some guidance from our field liaison, Mike Krolikowski and Bryan Hill, both from the NE Department Of Revenue. We will also be implementing a new costing table within our CAMA system. Currently we are using 2016 pricings. For 2021 we will be using a costing table from Jan. of 2021. That is the most current pricing table available. After this depreciation study is complete, sales will then be studied using a correct land value, a correct physical depreciation table and a correct costing table. After the adjustments are made, the median sales ratio of each residential neighborhood should be within standards.

Residential homes that were damaged by last years flooding were reviewed again in our 6 year review cycle. Most of the homes have been completed. Those that are still in the process of remodeling will be reviewed each year till complete.

In 2022 a market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. Each year a market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. We received new 2020 aerial imagery from GIS in the fall of 2020. Land use changes will be made if needed.

In 2022 all changes from the 6 year residential review will be entered in the CAMA Program and be implemented for this tax year. New pictures were also taken and put in the parcel cards along with the drawing sketch. These were also put on the assessor's online website. We will be

implementing a depreciation study of homes, new lot pricings and new costing tables on all residential properties throughout the county.

In 2022 a sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. We will study the commercial sales to determine if the amount of economic depreciation needs to be adjusted. We have approximately 185 improved commercial parcels county-wide.

In 2022 all recreational property will need to be reviewed as continually there are changes. Staff will conduct a drive thru review using the property record cards. Any changes from the previous review will be implemented for the following tax year. Sales review and pickup work will also be completed. We have approximately 145 improved recreational parcels including IOLL parcels.

For 2023, a sales ratio study will be done in all villages to keep in compliance with the Nebraska Statute 77-1311.03. Sales review and pickup work will also be completed. We continually keep property cards updated and documented with the most current changes.

In 2023 a market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. The G Works system will be used to keep updated with all land use changes. We continually keep property cards updated and documented with the most current changes.

For 2023 we will begin to prepare for the 6-year commercial review. New packets will be made of each improved commercial parcel. These packets will be used by our lister in his review of those properties. He will begin his review mid-summer of 2023.

In 2024 Ag land sales will continue to be studied. Sales review and pickup work will also be completed for agricultural properties.

Sales ratio studies will be done in all residential villages to keep in compliance with the Nebraska Statute 77-1311.03. Sales review and pickup work will also be completed.

All changes from the commercial 6 year review will have been entered and priced out in CAMA.. Those changes will be implemented for the 2024 tax year. New pictures and drawings will also be added to each parcel card in the office and also online.

Pickup work for residential, agricultural, commercial and recreational throughout the county will be reviewed and changes implemented.

Boyd County real property is in compliance with Nebraska Statute 77-1311.03 All Boyd County real property parcels have been inspected and reviewed in the 6-year cycle.

Respectfully,

Tammy L. Haney
Boyd County Assessor

Date: _____