

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2023 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BOYD COUNTY**

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 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,

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

cc: Tammy Haney, Boyd County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

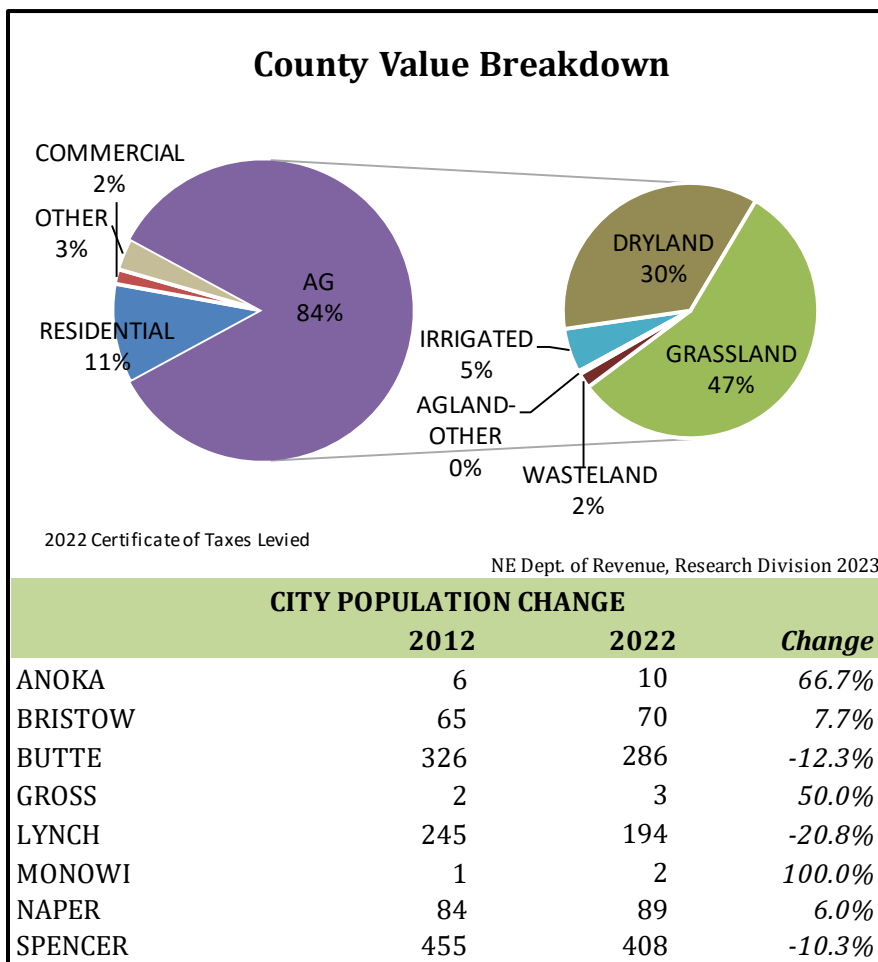
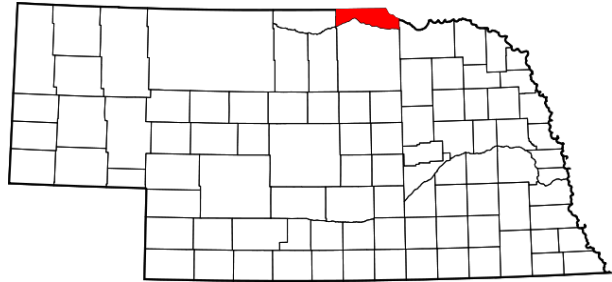
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

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



## County Overview

With a total area of 540 square miles, Boyd County has 1,789 residents, per the Census Bureau Quick Facts for 2021, a slight 1% population decline from the 2020 U.S. Census. Reports indicate that 82% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$45,255 (2022 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 64 employer establishments with total employment of 426, for a slight 6% 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).

## **2023 Residential Correlation for Boyd County**

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### ***Assessment Actions***

The county assessor performed a depreciation study and determined that in Valuation Group 5, 1960 and newer houses would be adjusted. The depreciation table was adjusted, giving less depreciation based on the recent market. The economic depreciation in Valuation Group 2 was adjusted from 15% to 10% based on the analysis.

Sales verification along with all pick-up work was performed.

### ***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 utilizes sales qualification questionnaires and reports a high percentage of returned questionnaires. Review of the qualified and non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Valuation Groups are reviewed to ensure that economic differences are adequately identified and grouped appropriately. The residential class identifies seven separate groups. Valuation Group 1 aligns with the five small villages, while Valuation 2, 3, 4, 5, 6, and 7 align with the assessor locations of Butte, Lynch, Rural residential, Spencer, Sleepy Hollow and Son-Shine Acres.

Frequency of the six-year inspection and review cycle of the county is examined. The county reviews and inspects all properties within the required six years. A systematic plan is in place to maintain compliance.

Lot values are reviewed and studied, in 2021, a market analysis of land sales along with lots were studied to determine a new square foot value. The appraisal tables are also reviewed to ensure they are current. The current costing is dated 2021, depreciation is 2022.

The county assessor has a written valuation methodology.

### ***Description of Analysis***

The residential property class consists of seven valuation groups each with a unique economic characteristic.

## 2023 Residential Correlation for Boyd County

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Valuation Group	Description
1	Anoka, Bristow, Gross, Monowi and Naper
2	Butte
3	Lynch
4	Rural
5	Spencer
6	Son-shine acres
7	Sleepy Hollow

There are 36 qualified sales representing the seven valuation groups. The median is the only measure within the range. The COD and PRD are above the prescribed parameters, the sale price substrata reflect that assessments are regressive. The county assessor attempted to correct the regressivity by adjusting the depreciation on newer homes in Valuation Group 5, however, analysis suggests that most remain below the acceptable range and should have had a larger adjustment. Further, analysis shows that while there are fewer sales built after 1960 outside of Valuation Group 5, most are low. The county assessor should make further adjustments to the depreciation tables for the next assessment year. Of the seven valuation groups, only valuation group five has a sample size large enough for statistical analysis and is within the acceptable range.

When comparing the statistical sample and the 2023 County Abstract of Assessment, Form 45 Compared with the 2022 Certificate Taxes Levied (CTL) Report indications show a larger change in the sample compared to the base. However, further review of the assessment actions indicates Valuation Group 2 and 5 had depreciation adjustments. The sales file sample represents 58% of these two groups and appears to be overrepresented, as overall parcels only comprise 48% of the abstract value for these two valuation groups.

### *Equalization and Quality of Assessment*

A review of the statistics with sufficient sales indicates the assessments within Boyd County are uniform and proportionate across the residential class of property. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

## 2023 Residential Correlation for Boyd County

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VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	93.50	100.01	111.80	23.01	89.45
2	8	96.24	111.17	92.87	27.96	119.70
3	8	93.23	97.71	84.40	35.59	115.77
4	1	53.60	53.60	53.60	00.00	100.00
5	13	91.72	109.80	92.10	30.67	119.22
6	1	67.13	67.13	67.13	00.00	100.00
7	1	112.93	112.93	112.93	00.00	100.00
<u>ALL</u>	<u>36</u>	92.35	103.67	86.67	30.64	119.61

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Boyd County is 92%.

# 2023 Commercial Correlation for Boyd County

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## *Assessment Actions*

Sales review, general maintenance, and pickup work were the only assessment actions in the commercial class.

## *Assessment Practice Review*

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

The county's sales and verification processes were reviewed. All arm's-length transactions have been made available for measurement purposes. The county assessor mails out sales questionnaires for all sales. In reviewing the non-qualified sales roster, the sales have reasons as to why they are non-qualified.

A review shows only one valuation group is utilized in the commercial class. The county assessor complies with the six-year inspection and review cycle for the commercial class. A review of the current commercial appraisal tables show that costing tables are dated 2016, lot values 2022, and depreciation tables 2018. While the costing date is 2016 in a rural commercial market, the county is still able to achieve market value. The cost tables should be updated for the next assessment year.

## *Description of Analysis*

The commercial profile shows seven qualified sales with no measures of central tendency in the range, the median is low while both the mean and weighted mean are high. The COD is 53% supporting that statistics from the small sample cannot be used to determine the level of value. The commercial properties are valued using the cost approach, lacking any other reliable data. The county assessor plans to start the physical review of the commercial class in 2023.

The statistical sample and the 2023 County Abstract of Assessment Form 45 Compared with the 2022 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.

# 2023 Agricultural Correlation for Boyd County

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## *Assessment Actions*

A market study of qualified agricultural sales was performed in a spreadsheet and values were determined to remain the same for 2023. Through land use review as well as certifications from NRD over 600 acres were changed from dry to irrigated.

Sales verification and pick-up work was performed.

## *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. The county assessor utilizes sales qualification questionnaires. Review of qualified and nonqualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the agricultural class.

Boyd County consists of one market area. Much of the county is grassland and dryland. The county assessor studies the market annually to monitor the need for multiple market areas.

The six-year inspection and review cycle are up to date and a plan is in place going forward.

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. The costing is dated 2021 while the depreciation is 2022.

Intensive use is reviewed with feedlots being the only intensive use in the county.

When determining the primary use of parcels, the county assessor reviews the entire use of the parcel.

## *Description of Analysis*

The agricultural sample consists of 24 qualified sales. The median measure of central tendency for the overall sample is in the acceptable range, while the mean is over by one point. The COD is acceptable for the agricultural class.

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) for irrigated and dryland subclasses. The largest MLU subclass is the grassland sample with 10 sales. There is very little irrigated land in the county. The dryland, with such few sales, makes it difficult to measure, but when comparing the counties schedule of values to the adjoining counties with similar markets it appears Boyd County's values

# 2023 Agricultural Correlation for Boyd County

are relatively similar and equalized. It is believed that Boyd County has achieved an acceptable level of value.

The reported assessment actions are reflected in the 2023 County Abstract of Assessment for Real Property, Form 45, compared with the 2022 Certificate of Taxes Levied Report (CTL). Based on the analysis and the comparison of surrounding county values, agricultural land in Boyd County is believed to be within the acceptable range.

***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.

<b>80%MLU By Market Area</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT.MEAN</b>	<b>COD</b>	<b>PRD</b>
<u>    Dry    </u>						
County	6	73.93	74.64	64.89	32.95	115.03
1	6	73.93	74.64	64.89	32.95	115.03
<u>    Grass    </u>						
County	10	72.51	76.57	70.35	21.91	108.84
1	10	72.51	76.57	70.35	21.91	108.84
<u>    ALL    </u>	24	72.59	75.66	66.14	28.31	114.39

***Level of Value***

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

## 2023 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
<b>Residential Real Property</b>	92	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	73	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2023.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2023 Commission Summary for Boyd County

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### Residential Real Property - Current

Number of Sales	36	Median	92.35
Total Sales Price	\$2,446,804	Mean	103.67
Total Adj. Sales Price	\$2,446,804	Wgt. Mean	86.67
Total Assessed Value	\$2,120,755	Average Assessed Value of the Base	\$33,039
Avg. Adj. Sales Price	\$67,967	Avg. Assessed Value	\$58,910

### Confidence Interval - Current

95% Median C.I	84.45 to 110.62
95% Wgt. Mean C.I	76.51 to 96.84
95% Mean C.I	89.61 to 117.73
% of Value of the Class of all Real Property Value in the County	7.15
% of Records Sold in the Study Period	2.86
% of Value Sold in the Study Period	5.10

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	39	96	95.62
2021	35	93	92.90
2020	35	97	96.65
2019	41	99	98.87

## 2023 Commission Summary for Boyd County

### Commercial Real Property - Current

Number of Sales	7	Median	83.00
Total Sales Price	\$273,000	Mean	109.98
Total Adj. Sales Price	\$273,000	Wgt. Mean	108.62
Total Assessed Value	\$296,530	Average Assessed Value of the Base	\$45,682
Avg. Adj. Sales Price	\$39,000	Avg. Assessed Value	\$42,361

### Confidence Interval - Current

95% Median C.I	52.30 to 203.50
95% Wgt. Mean C.I	83.79 to 133.45
95% Mean C.I	53.78 to 166.18
% of Value of the Class of all Real Property Value in the County	1.66
% of Records Sold in the Study Period	3.32
% of Value Sold in the Study Period	3.08

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	10	100	95.25
2021	10	100	105.30
2020	16	100	85.74
2019	10	100	85.74

**08 Boyd**  
**RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 36  
Total Sales Price : 2,446,804  
Total Adj. Sales Price : 2,446,804  
Total Assessed Value : 2,120,755  
Avg. Adj. Sales Price : 67,967  
Avg. Assessed Value : 58,910

MEDIAN : 92  
WGT. MEAN : 87  
MEAN : 104  
COD : 30.64  
PRD : 119.61

COV : 41.53  
STD : 43.05  
Avg. Abs. Dev : 28.30  
MAX Sales Ratio : 262.63  
MIN Sales Ratio : 42.59

95% Median C.I. : 84.45 to 110.62  
95% Wgt. Mean C.I. : 76.51 to 96.84  
95% Mean C.I. : 89.61 to 117.73

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	5	91.72	117.42	88.14	37.78	133.22	76.63	205.42	N/A	123,800	109,123
01-JAN-21 To 31-MAR-21	5	87.53	92.84	86.08	17.80	107.85	68.59	121.61	N/A	63,661	54,798
01-APR-21 To 30-JUN-21	5	91.75	105.30	115.00	29.90	91.57	57.61	158.13	N/A	44,100	50,717
01-JUL-21 To 30-SEP-21	4	89.90	121.25	78.26	68.28	154.93	42.59	262.63	N/A	48,750	38,154
01-OCT-21 To 31-DEC-21	8	101.35	101.90	91.88	21.74	110.91	65.25	168.45	65.25 to 168.45	51,438	47,259
01-JAN-22 To 31-MAR-22	3	65.33	77.29	63.32	30.28	122.06	53.60	112.93	N/A	135,500	85,803
01-APR-22 To 30-JUN-22	6	94.10	103.71	94.01	17.85	110.32	82.75	147.78	82.75 to 147.78	46,000	43,244
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	19	91.72	108.57	90.61	36.61	119.82	42.59	262.63	77.15 to 127.82	71,200	64,516
01-OCT-21 To 30-SEP-22	17	95.25	98.19	81.81	23.15	120.02	53.60	168.45	67.13 to 113.46	64,353	52,644
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	22	95.64	104.13	92.40	31.20	112.69	42.59	262.63	77.15 to 113.46	52,059	48,103
<u>ALL</u>	36	92.35	103.67	86.67	30.64	119.61	42.59	262.63	84.45 to 110.62	67,967	58,910

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	4	93.50	100.01	111.80	23.01	89.45	65.25	147.78	N/A	14,250	15,931
2	8	96.24	111.17	92.87	27.96	119.70	65.33	205.42	65.33 to 205.42	47,063	43,708
3	8	93.23	97.71	84.40	35.59	115.77	42.59	168.45	42.59 to 168.45	36,413	30,734
4	1	53.60	53.60	53.60	00.00	100.00	53.60	53.60	N/A	272,500	146,070
5	13	91.72	109.80	92.10	30.67	119.22	68.59	262.63	82.75 to 113.46	98,423	90,647
6	1	67.13	67.13	67.13	00.00	100.00	67.13	67.13	N/A	120,000	80,550
7	1	112.93	112.93	112.93	00.00	100.00	112.93	112.93	N/A	50,000	56,465
<u>ALL</u>	36	92.35	103.67	86.67	30.64	119.61	42.59	262.63	84.45 to 110.62	67,967	58,910

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	34	92.35	104.47	87.13	30.99	119.90	42.59	262.63	84.45 to 110.62	66,965	58,345
06	2	90.03	90.03	80.60	25.44	111.70	67.13	112.93	N/A	85,000	68,508
07											
<u>ALL</u>	36	92.35	103.67	86.67	30.64	119.61	42.59	262.63	84.45 to 110.62	67,967	58,910

**08 Boyd**  
**RESIDENTIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 36  
 Total Sales Price : 2,446,804  
 Total Adj. Sales Price : 2,446,804  
 Total Assessed Value : 2,120,755  
 Avg. Adj. Sales Price : 67,967  
 Avg. Assessed Value : 58,910

MEDIAN : 92  
 WGT. MEAN : 87  
 MEAN : 104  
 COD : 30.64  
 PRD : 119.61

COV : 41.53  
 STD : 43.05  
 Avg. Abs. Dev : 28.30  
 MAX Sales Ratio : 262.63  
 MIN Sales Ratio : 42.59

95% Median C.I. : 84.45 to 110.62  
 95% Wgt. Mean C.I. : 76.51 to 96.84  
 95% Mean C.I. : 89.61 to 117.73

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	2,000	1,905
Less Than 15,000	5	168.45	159.40	168.89	36.52	94.38	65.25	262.63	N/A	8,400	14,187
Less Than 30,000	15	118.48	125.02	119.51	31.98	104.61	57.61	262.63	91.75 to 147.78	17,400	20,795
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	35	91.75	103.91	86.67	31.62	119.89	42.59	262.63	84.45 to 110.62	69,852	60,539
Greater Than 14,999	31	91.72	94.68	85.24	22.07	111.07	42.59	158.13	82.75 to 105.68	77,574	66,123
Greater Than 29,999	21	87.53	88.42	82.75	19.74	106.85	42.59	158.13	76.63 to 102.64	104,086	86,135
<b>Incremental Ranges</b>											
0 TO 4,999	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	2,000	1,905
5,000 TO 14,999	4	186.94	175.44	172.58	31.34	101.66	65.25	262.63	N/A	10,000	17,258
15,000 TO 29,999	10	114.55	107.83	110.04	18.41	97.99	57.61	147.78	80.78 to 128.90	21,900	24,099
30,000 TO 59,999	5	103.17	104.79	104.88	03.19	99.91	99.52	112.93	N/A	50,561	53,028
60,000 TO 99,999	9	87.53	89.52	89.26	23.17	100.29	42.59	158.13	65.33 to 113.46	77,389	69,081
100,000 TO 149,999	3	68.59	73.58	73.73	08.69	99.80	67.13	85.02	N/A	124,000	91,420
150,000 TO 249,999	3	84.45	84.27	84.73	05.96	99.46	76.63	91.72	N/A	197,333	167,210
250,000 TO 499,999	1	53.60	53.60	53.60	00.00	100.00	53.60	53.60	N/A	272,500	146,070
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>36</b>	<b>92.35</b>	<b>103.67</b>	<b>86.67</b>	<b>30.64</b>	<b>119.61</b>	<b>42.59</b>	<b>262.63</b>	<b>84.45 to 110.62</b>	<b>67,967</b>	<b>58,910</b>

**08 Boyd  
COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 7  
 Total Sales Price : 273,000  
 Total Adj. Sales Price : 273,000  
 Total Assessed Value : 296,530  
 Avg. Adj. Sales Price : 39,000  
 Avg. Assessed Value : 42,361

MEDIAN : 83  
 WGT. MEAN : 109  
 MEAN : 110  
 COD : 53.33  
 PRD : 101.25

COV : 55.25  
 STD : 60.76  
 Avg. Abs. Dev : 44.26  
 MAX Sales Ratio : 203.50  
 MIN Sales Ratio : 52.30

95% Median C.I. : 52.30 to 203.50  
 95% Wgt. Mean C.I. : 83.79 to 133.45  
 95% Mean C.I. : 53.78 to 166.18

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<b>DATE OF SALE *</b>										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											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
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	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	7,000	5,810
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	6	94.80	114.48	109.29	54.46	104.75	52.30	203.50	52.30 to 203.50	44,333	48,453
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20											
01-OCT-20 To 30-SEP-21	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	7,000	5,810
01-OCT-21 To 30-SEP-22	6	94.80	114.48	109.29	54.46	104.75	52.30	203.50	52.30 to 203.50	44,333	48,453
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20											
01-JAN-21 To 31-DEC-21	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	7,000	5,810
<u>ALL</u>	7	83.00	109.98	108.62	53.33	101.25	52.30	203.50	52.30 to 203.50	39,000	42,361

<b>VALUATION GROUP</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	7	83.00	109.98	108.62	53.33	101.25	52.30	203.50	52.30 to 203.50	39,000	42,361
<u>ALL</u>	7	83.00	109.98	108.62	53.33	101.25	52.30	203.50	52.30 to 203.50	39,000	42,361

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	83.00	109.98	108.62	53.33	101.25	52.30	203.50	52.30 to 203.50	39,000	42,361
04											
<u>ALL</u>	7	83.00	109.98	108.62	53.33	101.25	52.30	203.50	52.30 to 203.50	39,000	42,361

**08 Boyd**  
**COMMERCIAL**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 7  
Total Sales Price : 273,000  
Total Adj. Sales Price : 273,000  
Total Assessed Value : 296,530  
Avg. Adj. Sales Price : 39,000  
Avg. Assessed Value : 42,361

MEDIAN : 83  
WGT. MEAN : 109  
MEAN : 110  
COD : 53.33  
PRD : 101.25

COV : 55.25  
STD : 60.76  
Avg. Abs. Dev : 44.26  
MAX Sales Ratio : 203.50  
MIN Sales Ratio : 52.30

95% Median C.I. : 52.30 to 203.50  
95% Wgt. Mean C.I. : 83.79 to 133.45  
95% Mean C.I. : 53.78 to 166.18

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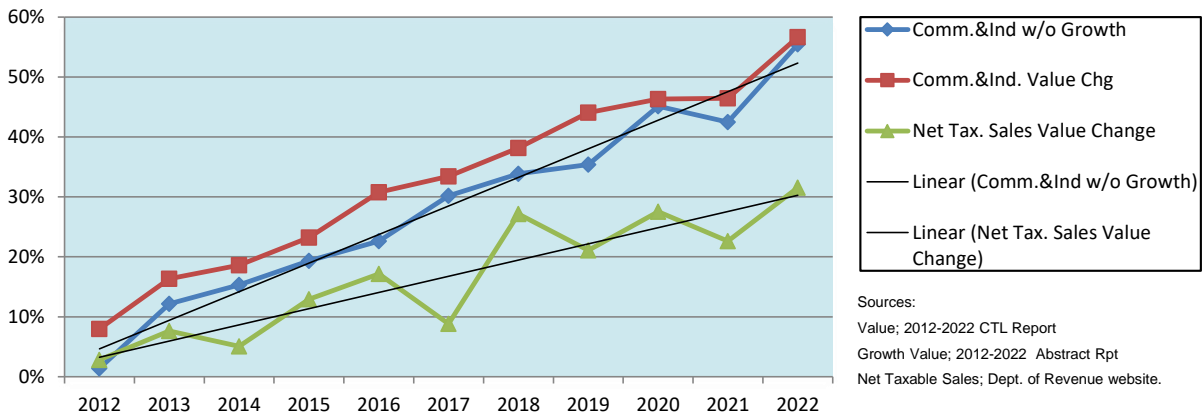
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	3	184.75	148.33	148.33	26.48	100.00	56.75	203.50	N/A	2,000	2,967
Less Than 15,000	6	81.25	109.97	92.61	57.99	118.75	52.30	203.50	52.30 to 203.50	3,833	3,550
Less Than 30,000	6	81.25	109.97	92.61	57.99	118.75	52.30	203.50	52.30 to 203.50	3,833	3,550
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	4	81.25	81.22	107.73	18.86	75.39	52.30	110.09	N/A	66,750	71,908
Greater Than 14,999	1	110.09	110.09	110.09	00.00	100.00	110.09	110.09	N/A	250,000	275,230
Greater Than 29,999	1	110.09	110.09	110.09	00.00	100.00	110.09	110.09	N/A	250,000	275,230
<b>Incremental Ranges</b>											
0 TO 4,999	3	184.75	148.33	148.33	26.48	100.00	56.75	203.50	N/A	2,000	2,967
5,000 TO 14,999	3	79.50	71.60	72.94	12.87	98.16	52.30	83.00	N/A	5,667	4,133
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	110.09	110.09	110.09	00.00	100.00	110.09	110.09	N/A	250,000	275,230
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 +											
<b>ALL</b>	<b>7</b>	<b>83.00</b>	<b>109.98</b>	<b>108.62</b>	<b>53.33</b>	<b>101.25</b>	<b>52.30</b>	<b>203.50</b>	<b>52.30 to 203.50</b>	<b>39,000</b>	<b>42,361</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	1	79.50	79.50	79.50	00.00	100.00	79.50	79.50	N/A	5,000	3,975
406	3	56.75	97.93	82.72	77.80	118.39	52.30	184.75	N/A	3,000	2,482
471	1	203.50	203.50	203.50	00.00	100.00	203.50	203.50	N/A	2,000	4,070
494	1	110.09	110.09	110.09	00.00	100.00	110.09	110.09	N/A	250,000	275,230
528	1	83.00	83.00	83.00	00.00	100.00	83.00	83.00	N/A	7,000	5,810
<b>ALL</b>	<b>7</b>	<b>83.00</b>	<b>109.98</b>	<b>108.62</b>	<b>53.33</b>	<b>101.25</b>	<b>52.30</b>	<b>203.50</b>	<b>52.30 to 203.50</b>	<b>39,000</b>	<b>42,361</b>

### 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%
2022	\$ 9,077,080	\$ 69,900	0.77%	\$ 9,007,180	6.15%	\$ 13,433,807	7.28%
<b>Ann %chg</b>	<b>3.79%</b>			<b>Average</b>	<b>0.61%</b>	2.49%	<b>2.73%</b>

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%
2022	55.46%	56.67%	31.55%

County Number	8
County Name	Boyd



**08 Boyd**  
**AGRICULTURAL LAND**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 24  
Total Sales Price : 11,176,767  
Total Adj. Sales Price : 11,176,767  
Total Assessed Value : 7,392,800  
Avg. Adj. Sales Price : 465,699  
Avg. Assessed Value : 308,033

MEDIAN : 73  
WGT. MEAN : 66  
MEAN : 76  
COD : 28.31  
PRD : 114.39

COV : 36.80  
STD : 27.84  
Avg. Abs. Dev : 20.55  
MAX Sales Ratio : 153.02  
MIN Sales Ratio : 30.51

95% Median C.I. : 54.70 to 89.90  
95% Wgt. Mean C.I. : 53.32 to 78.97  
95% Mean C.I. : 63.90 to 87.42

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-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	3	105.90	91.69	85.19	15.31	107.63	60.26	108.90	N/A	214,763	182,955
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
01-OCT-21 To 31-DEC-21	4	84.85	74.76	67.77	26.29	110.31	30.51	98.82	N/A	412,300	279,409
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22	2	51.05	51.05	50.94	00.94	100.22	50.57	51.52	N/A	645,344	328,708
01-JUL-22 To 30-SEP-22	2	42.05	42.05	36.17	23.50	116.26	32.17	51.92	N/A	986,719	356,915
<u>Study Yrs</u>											
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	7	76.10	78.32	72.94	21.62	107.38	52.57	108.90	52.57 to 108.90	313,710	228,819
01-OCT-21 To 30-SEP-22	8	51.72	60.65	50.66	37.63	119.72	30.51	98.82	30.51 to 98.82	614,165	311,110
<u>Calendar Yrs</u>											
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
01-JAN-21 To 31-DEC-21	10	75.24	76.84	69.87	26.81	109.98	30.51	108.90	52.57 to 105.90	348,181	243,287
<u>ALL</u>	24	72.59	75.66	66.14	28.31	114.39	30.51	153.02	54.70 to 89.90	465,699	308,033

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	72.59	75.66	66.14	28.31	114.39	30.51	153.02	54.70 to 89.90	465,699	308,033
<u>ALL</u>	24	72.59	75.66	66.14	28.31	114.39	30.51	153.02	54.70 to 89.90	465,699	308,033

**08 Boyd**  
**AGRICULTURAL LAND**

**PAD 2023 R&O Statistics (Using 2023 Values)**

Qualified

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 Avg. Adj. Sales Price : 465,699  
 Avg. Assessed Value : 308,033

MEDIAN : 73  
 WGT. MEAN : 66  
 MEAN : 76  
 COD : 28.31  
 PRD : 114.39

COV : 36.80  
 STD : 27.84  
 Avg. Abs. Dev : 20.55  
 MAX Sales Ratio : 153.02  
 MIN Sales Ratio : 30.51

95% Median C.I. : 54.70 to 89.90  
 95% Wgt. Mean C.I. : 53.32 to 78.97  
 95% Mean C.I. : 63.90 to 87.42

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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
<u>    Dry    </u>											
County	5	82.20	76.44	64.64	31.53	118.25	30.51	108.90	N/A	272,623	176,232
1	5	82.20	76.44	64.64	31.53	118.25	30.51	108.90	N/A	272,623	176,232
<u>    Grass    </u>											
County	7	70.63	80.08	70.82	25.94	113.08	50.57	114.94	50.57 to 114.94	420,565	297,839
1	7	70.63	80.08	70.82	25.94	113.08	50.57	114.94	50.57 to 114.94	420,565	297,839
<u>    ALL    </u>	24	72.59	75.66	66.14	28.31	114.39	30.51	153.02	54.70 to 89.90	465,699	308,033

**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
<u>    Dry    </u>											
County	6	73.93	74.64	64.89	32.95	115.03	30.51	108.90	30.51 to 108.90	302,186	196,098
1	6	73.93	74.64	64.89	32.95	115.03	30.51	108.90	30.51 to 108.90	302,186	196,098
<u>    Grass    </u>											
County	10	72.51	76.57	70.35	21.91	108.84	50.57	114.94	51.92 to 98.82	442,731	311,457
1	10	72.51	76.57	70.35	21.91	108.84	50.57	114.94	51.92 to 98.82	442,731	311,457
<u>    ALL    </u>	24	72.59	75.66	66.14	28.31	114.39	30.51	153.02	54.70 to 89.90	465,699	308,033

## Boyd County 2023 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	<b>3,106</b>
Keya Paha	1	3,085	3,085	3,085	3,085	3,050	3,050	2,720	3,000	<b>3,060</b>
Rock	3	n/a	3,700	3,600	3,600	3,444	3,499	3,248	2,836	<b>3,430</b>
Knox	2	4,314	4,140	4,014	3,981	3,735	3,640	3,353	3,215	<b>3,891</b>
Holt	3	2,400	2,400	2,325	2,325	2,147	2,225	2,100	2,100	<b>2,208</b>

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	<b>1,921</b>
Keya Paha	1	1,135	1,135	1,135	1,135	1,115	1,115	1,115	1,115	<b>1,129</b>
Rock	3	n/a	1,100	1,070	1,070	960	920	860	800	<b>951</b>
Knox	2	2,460	2,395	2,020	1,880	1,825	1,755	1,735	1,725	<b>2,005</b>
Holt	3	2,600	2,600	2,400	2,400	2,200	2,200	2,000	2,000	<b>2,307</b>

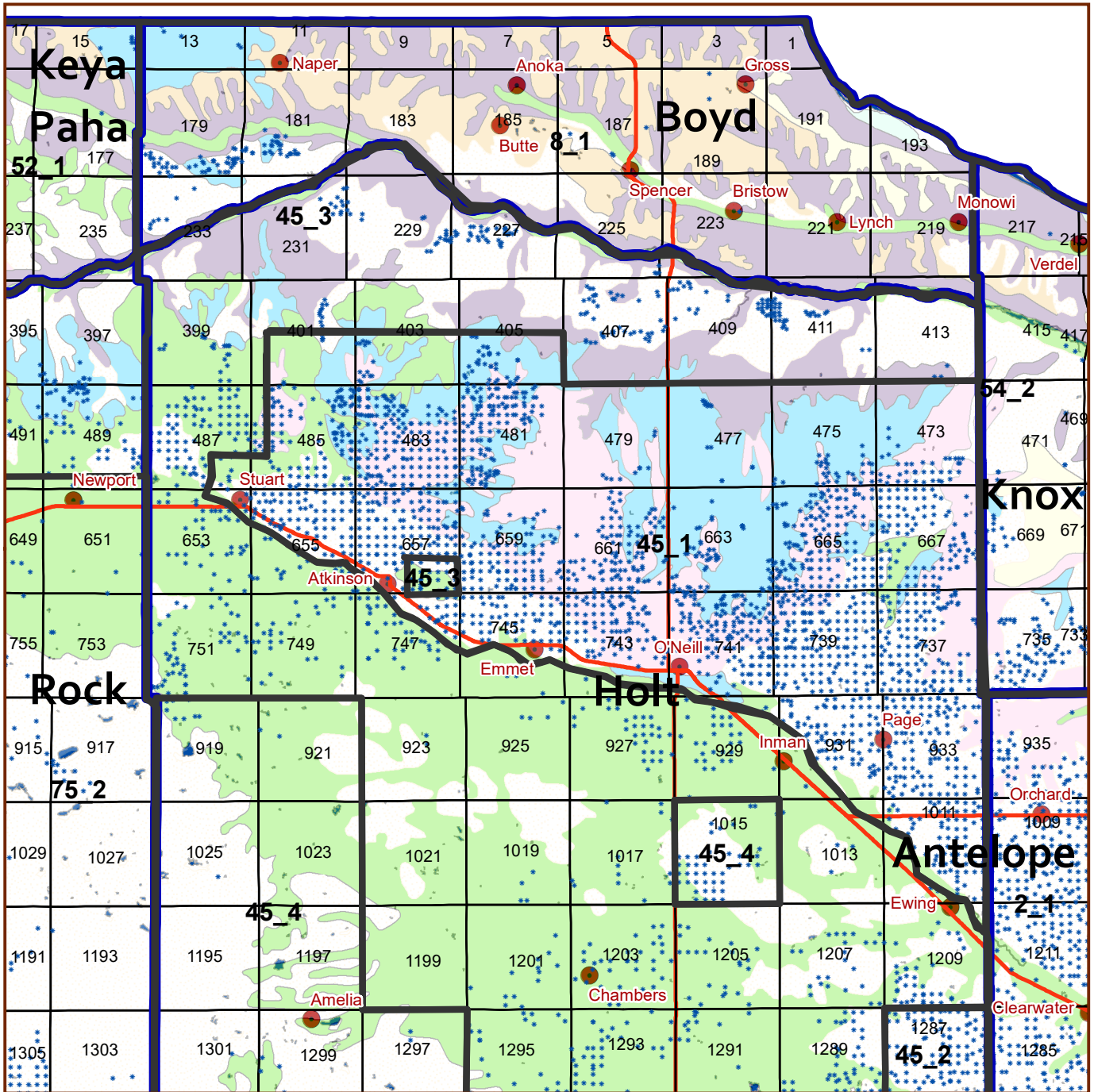
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1,360	1,360	1,290	1,290	1,270	1,270	1,250	1,250	<b>1,280</b>
Keya Paha	1	915	915	915	915	905	905	895	883	<b>907</b>
Rock	3	890	903	830	831	765	642	635	619	<b>768</b>
Knox	2	1,567	1,566	1,568	1,565	1,550	1,550	1,559	1,550	<b>1,562</b>
Holt	3	1,346	1,581	1,168	1,288	982	967	952	1,065	<b>1,215</b>

County	Mkt Area	CRP	TIMBER	WASTE
Boyd	1	n/a	n/a	591
Keya Paha	1	n/a	n/a	79
Rock	3	775	350	100
Knox	2	1,564	600	250
Holt	3	1,445	500	250

Source: 2023 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



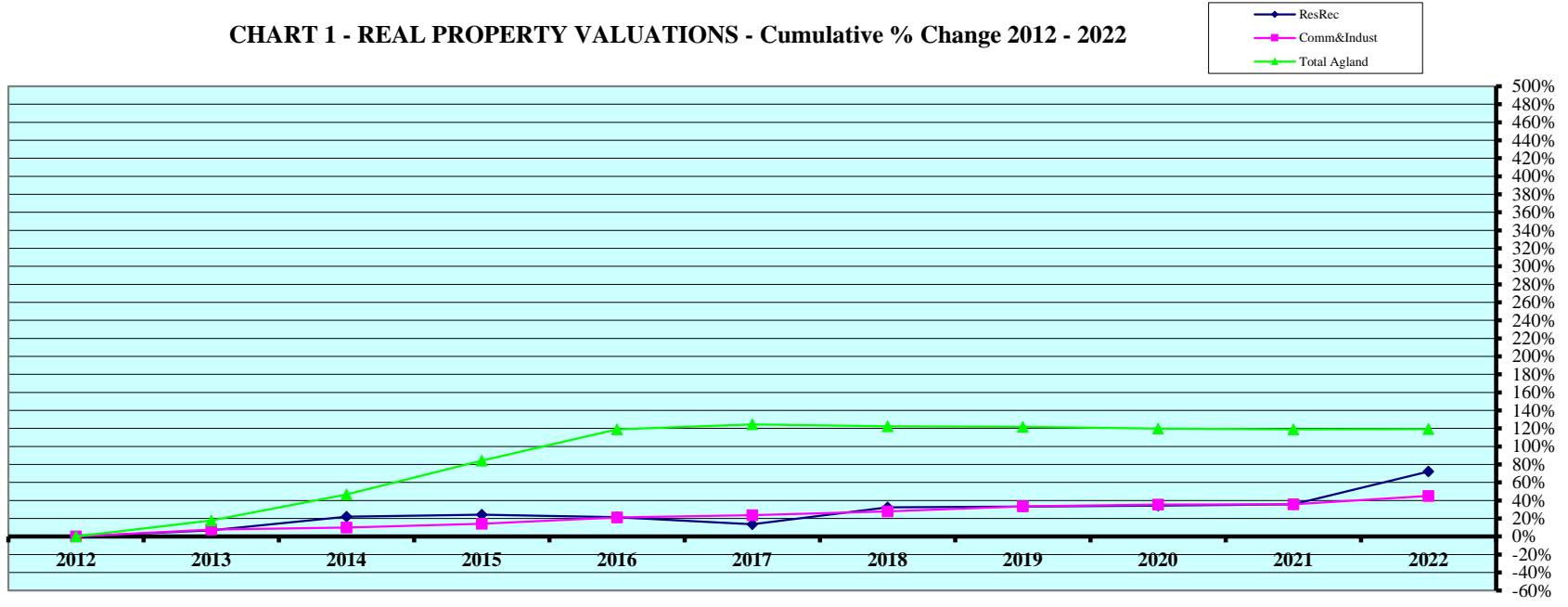
**Legend**

- 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 2012 - 2022**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2012	22,812,095	-	-	-	6,256,300	-	-	-	221,144,815	-	-	-
2013	24,358,185	1,546,090	6.78%	6.78%	6,739,865	483,565	7.73%	7.73%	260,430,935	39,286,120	17.76%	17.76%
2014	27,813,305	3,455,120	14.18%	21.92%	6,872,370	132,505	1.97%	9.85%	324,319,990	63,889,055	24.53%	46.66%
2015	28,362,820	549,515	1.98%	24.33%	7,140,315	267,945	3.90%	14.13%	407,387,955	83,067,965	25.61%	84.22%
2016	27,710,410	-652,410	-2.30%	21.47%	7,576,635	436,320	6.11%	21.10%	484,573,580	77,185,625	18.95%	119.12%
2017	25,890,675	-1,819,735	-6.57%	13.50%	7,729,865	153,230	2.02%	23.55%	496,385,750	11,812,170	2.44%	124.46%
2018	30,221,470	4,330,795	16.73%	32.48%	8,005,745	275,880	3.57%	27.96%	491,451,160	-4,934,590	-0.99%	122.23%
2019	30,396,869	175,399	0.58%	33.25%	8,347,850	342,105	4.27%	33.43%	490,518,565	-932,595	-0.19%	121.81%
2020	30,625,500	228,631	0.75%	34.25%	8,477,635	129,785	1.55%	35.51%	486,055,685	-4,462,880	-0.91%	119.79%
2021	30,950,795	325,295	1.06%	35.68%	8,485,205	7,570	0.09%	35.63%	484,424,735	-1,630,950	-0.34%	119.05%
2022	39,265,235	8,314,440	26.86%	72.12%	9,077,080	591,875	6.98%	45.09%	484,857,625	432,890	0.09%	119.25%

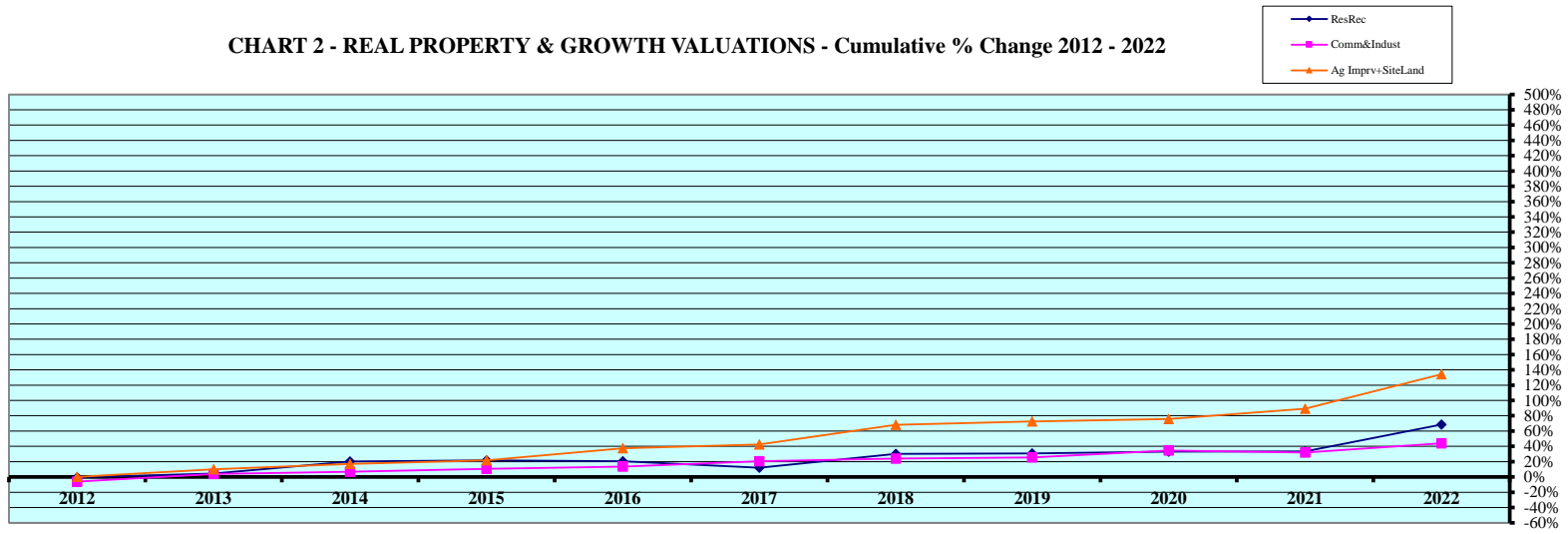
Rate Annual %chg: Residential & Recreational **5.58%** Commercial & Industrial **3.79%** Agricultural Land **8.17%**

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 2012 - 2022



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2012	22,812,095	132,800	0.58%	22,679,295	-	-0.58%	6,256,300	381,225	6.09%	5,875,075	-	-6.09%						
2013	24,358,185	543,875	2.23%	23,814,310	4.39%	4.39%	6,739,865	241,960	3.59%	6,497,905	3.86%	3.86%						
2014	27,813,305	405,875	1.46%	27,407,430	12.52%	20.14%	6,872,370	190,370	2.77%	6,682,000	-0.86%	6.80%						
2015	28,362,820	630,985	2.22%	27,731,835	-0.29%	21.57%	7,140,315	225,695	3.16%	6,914,620	0.61%	10.52%						
2016	27,710,410	226,810	0.82%	27,483,600	-3.10%	20.48%	7,576,635	472,525	6.24%	7,104,110	-0.51%	13.55%						
2017	25,890,675	349,865	1.35%	25,540,810	-7.83%	11.96%	7,729,865	186,745	2.42%	7,543,120	-0.44%	20.57%						
2018	30,221,470	515,890	1.71%	29,705,580	14.73%	30.22%	8,005,745	249,550	3.12%	7,756,195	0.34%	23.97%						
2019	30,396,869	581,090	1.91%	29,815,779	-1.34%	30.70%	8,347,850	502,245	6.02%	7,845,605	-2.00%	25.40%						
2020	30,625,500	250,365	0.82%	30,375,135	-0.07%	33.15%	8,477,635	68,940	0.81%	8,408,695	0.73%	34.40%						
2021	30,950,795	549,720	1.78%	30,401,075	-0.73%	33.27%	8,485,205	228,920	2.70%	8,256,285	-2.61%	31.97%						
2022	39,265,235	826,460	2.10%	38,438,775	24.19%	68.50%	9,077,080	69,900	0.77%	9,007,180	6.15%	43.97%						
Rate Ann%chg	5.58%			Resid & Recreat w/o growth			4.25%			3.79%			C & I w/o growth			0.53%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2012	10,326,435	7,717,795	18,044,230	1,128,395	6.25%	16,915,835	-	-		
2013	12,195,680	8,284,235	20,479,915	651,037	3.18%	19,828,878	9.89%	9.89%		
2014	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	3.06%	16.97%		
2015	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	21.61%		
2016	14,568,680	11,116,855	25,685,535	863,225	3.36%	24,822,310	6.23%	37.56%		
2017	13,397,310	12,973,245	26,370,555	671,575	2.55%	25,698,980	0.05%	42.42%		
2018	17,572,865	13,244,145	30,817,010	498,520	1.62%	30,318,490	14.97%	68.02%		
2019	17,808,260	13,912,750	31,721,010	565,515	1.78%	31,155,495	1.10%	72.66%		
2020	17,998,285	14,130,855	32,129,140	392,025	1.22%	31,737,115	0.05%	75.89%		
2021	19,452,010	16,893,180	36,345,190	2,224,240	6.12%	34,120,950	6.20%	89.10%		
2022	22,795,895	19,905,020	42,700,915	432,150	1.01%	42,268,765	16.30%	134.25%		
Rate Ann%chg	8.24%		9.94%		9.00%		Ag Imprv+Site w/o growth		5.63%	

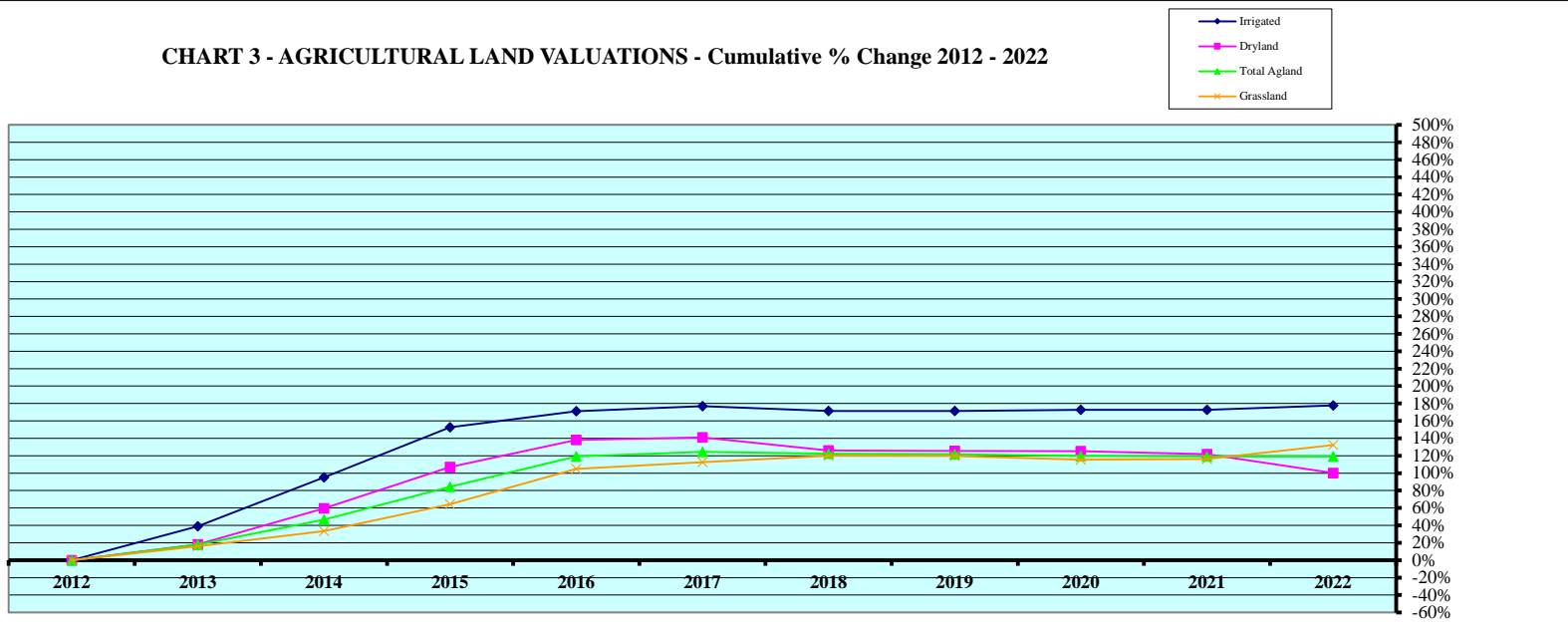
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 8  
County BOYD

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	9,780,005	-	-	-	86,864,520	-	-	-	117,401,240	-	-	-
2013	13,599,215	3,819,210	39.05%	39.05%	102,528,350	15,663,830	18.03%	18.03%	136,173,845	18,772,605	15.99%	15.99%
2014	19,079,315	5,480,100	40.30%	95.08%	138,673,200	36,144,850	35.25%	59.64%	156,754,500	20,580,655	15.11%	33.52%
2015	24,720,225	5,640,910	29.57%	152.76%	179,833,580	41,160,380	29.68%	107.03%	192,979,725	36,225,225	23.11%	64.38%
2016	26,527,905	1,807,680	7.31%	171.25%	206,882,340	27,048,760	15.04%	138.17%	240,695,325	47,715,600	24.73%	105.02%
2017	27,093,035	565,130	2.13%	177.02%	209,377,630	2,495,290	1.21%	141.04%	249,432,465	8,737,140	3.63%	112.46%
2018	26,531,530	-561,505	-2.07%	171.28%	196,243,235	-13,134,395	-6.27%	125.92%	258,165,775	8,733,310	3.50%	119.90%
2019	26,531,530	0	0.00%	171.28%	195,766,045	-477,190	-0.24%	125.37%	257,944,265	-221,510	-0.09%	119.71%
2020	26,659,865	128,335	0.48%	172.60%	195,729,335	-36,710	-0.02%	125.33%	252,972,970	-4,971,295	-1.93%	115.48%
2021	26,662,495	2,630	0.01%	172.62%	192,733,035	-2,996,300	-1.53%	121.88%	253,964,580	991,610	0.39%	116.32%
2022	27,166,990	504,495	1.89%	177.78%	173,759,270	-18,973,765	-9.84%	100.03%	272,702,245	18,737,665	7.38%	132.28%

Rate Ann.%chg: Irrigated **10.76%** Dryland **7.18%** Grassland **8.79%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	5,963,225	-	-	-	1,135,825	-	-	-	221,144,815	-	-	-
2013	6,969,070	1,005,845	16.87%	16.87%	1,160,455	24,630	2.17%	2.17%	260,430,935	39,286,120	17.76%	17.76%
2014	8,010,795	1,041,725	14.95%	34.34%	1,802,180	641,725	55.30%	58.67%	324,319,990	63,889,055	24.53%	46.66%
2015	8,010,430	-365	0.00%	34.33%	1,843,995	41,815	2.32%	62.35%	407,387,955	83,067,965	25.61%	84.22%
2016	9,180,315	1,169,885	14.60%	53.95%	1,287,695	-556,300	-30.17%	13.37%	484,573,580	77,185,625	18.95%	119.12%
2017	9,179,445	-870	-0.01%	53.93%	1,303,175	15,480	1.20%	14.73%	496,385,750	11,812,170	2.44%	124.46%
2018	9,186,350	6,905	0.08%	54.05%	1,324,270	21,095	1.62%	16.59%	491,451,160	-4,934,590	-0.99%	122.23%
2019	9,186,340	-10	0.00%	54.05%	1,090,385	-233,885	-17.66%	-4.00%	490,518,565	-932,595	-0.19%	121.81%
2020	9,291,735	105,395	1.15%	55.82%	1,401,780	311,395	28.56%	23.42%	486,055,685	-4,462,880	-0.91%	119.79%
2021	9,217,060	-74,675	-0.80%	54.57%	1,847,565	445,785	31.80%	62.66%	484,424,735	-1,630,950	-0.34%	119.05%
2022	9,235,375	18,315	0.20%	54.87%	1,993,745	146,180	7.91%	75.53%	484,857,625	432,890	0.09%	119.25%

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

Rate Ann.%chg: Total Agric Land **8.17%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (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
2012	9,780,005	5,928	1,650			86,977,070	100,615	864			117,201,550	207,846	564		
2013	13,475,770	7,566	1,781	7.96%	7.96%	102,645,805	100,619	1,020	18.01%	18.01%	136,098,595	206,378	659	16.95%	16.95%
2014	18,427,840	7,790	2,365	32.80%	43.38%	139,184,070	101,043	1,377	35.03%	59.35%	156,672,315	205,460	763	15.63%	35.23%
2015	23,875,100	8,083	2,954	24.87%	79.04%	179,987,080	100,434	1,792	30.10%	107.31%	193,185,670	205,779	939	23.11%	66.49%
2016	26,312,235	8,526	3,086	4.48%	87.07%	206,934,455	100,346	2,062	15.07%	138.56%	240,753,035	205,412	1,172	24.85%	107.85%
2017	27,091,965	8,775	3,087	0.04%	87.14%	209,879,240	99,935	2,100	1.84%	142.95%	249,112,525	205,486	1,212	3.43%	114.99%
2018	26,531,530	8,602	3,084	-0.10%	86.95%	196,346,145	92,747	2,117	0.80%	144.90%	258,101,875	212,722	1,213	0.08%	115.17%
2019	26,531,530	8,602	3,084	0.00%	86.95%	195,821,940	92,495	2,117	0.01%	144.91%	257,943,530	212,603	1,213	-0.01%	115.16%
2020	26,659,865	8,589	3,104	0.64%	88.14%	195,818,225	91,642	2,137	0.93%	147.18%	253,024,270	211,482	1,196	-1.39%	112.18%
2021	26,662,495	8,590	3,104	0.00%	88.14%	192,732,850	91,574	2,105	-1.50%	143.47%	253,955,995	212,255	1,196	0.00%	112.18%
2022	27,166,985	8,753	3,104	-0.01%	88.13%	173,760,360	90,474	1,921	-8.75%	122.17%	272,719,620	213,013	1,280	7.01%	127.05%

Rate Annual %chg Average Value/Acre: 6.52%

8.31%

8.55%

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
2012	5,963,250	14,549	410			892,955	1,530	583			220,814,830	330,469	668		
2013	6,969,700	14,547	479	16.89%	16.89%	922,550	1,527	604	3.54%	3.54%	260,112,420	330,637	787	17.74%	17.74%
2014	8,009,835	14,513	552	15.20%	34.66%	1,164,890	1,875	621	2.84%	6.49%	323,458,950	330,681	978	24.34%	46.39%
2015	8,010,430	14,524	552	-0.07%	34.57%	1,208,335	1,875	644	3.73%	10.46%	406,266,615	330,695	1,229	25.60%	83.86%
2016	9,177,205	14,524	632	14.56%	54.16%	1,287,965	1,872	688	6.76%	17.92%	484,464,895	330,679	1,465	19.25%	119.26%
2017	9,179,260	14,536	632	-0.06%	54.07%	1,301,630	1,870	696	1.14%	19.27%	496,564,620	330,603	1,502	2.52%	124.79%
2018	9,186,350	14,657	627	-0.75%	52.92%	1,322,860	1,922	688	-1.09%	17.97%	491,488,760	330,651	1,486	-1.04%	122.46%
2019	9,186,350	14,657	627	0.00%	52.92%	1,325,660	1,922	690	0.21%	18.22%	490,809,010	330,279	1,486	-0.03%	122.40%
2020	9,304,915	16,473	565	-9.88%	37.81%	1,401,775	2,153	651	-5.60%	11.60%	486,209,050	330,340	1,472	-0.96%	120.27%
2021	9,217,060	15,622	590	4.45%	43.95%	1,847,565	2,602	710	9.03%	21.68%	484,415,965	330,644	1,465	-0.46%	119.26%
2022	9,235,375	15,637	591	0.11%	44.10%	1,993,970	2,750	725	2.13%	24.28%	484,876,310	330,627	1,467	0.10%	119.48%

8  
**BOYD**

Rate Annual %chg Average Value/Acre: 8.18%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4



CHART 5 - 2022 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	25,416,896	542,708	118,233	31,043,550	9,077,080	0	8,221,685	484,857,625	22,795,895	19,905,020	0	601,978,692
cnty sectorvalue % of total value:		4.22%	0.09%	0.02%	5.16%	1.51%		1.37%	80.54%	3.79%	3.31%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6	ANOKA	71,360	411	202	215,875	0	0	0	258,035	25,975	4,940	0	576,798
0.33%	%sector of county sector	0.28%	0.08%	0.17%	0.70%				0.05%	0.11%	0.02%		0.10%
	%sector of municipality	12.37%	0.07%	0.04%	37.43%				44.74%	4.50%	0.86%		100.00%
65	BRISTOW	10,778	22,979	11,325	1,263,110	106,495	0	0	3,430	0	24,735	0	1,442,852
3.59%	%sector of county sector	0.04%	4.23%	9.58%	4.07%	1.17%			0.00%		0.12%		0.24%
	%sector of municipality	0.75%	1.59%	0.78%	87.54%	7.38%			0.24%		1.71%		100.00%
326	BUTTE	364,605	74,953	0	6,554,360	2,348,290	0	0	209,510	0	13,160	0	9,564,878
18.01%	%sector of county sector	1.43%	13.81%		21.11%	25.87%			0.04%		0.07%		1.59%
	%sector of municipality	3.81%	0.78%		68.53%	24.55%			2.19%		0.14%		100.00%
2	GROSS	4,970	0	0	100,930	14,270	0	0	0	0	0	0	120,170
0.11%	%sector of county sector	0.02%			0.33%	0.16%							0.02%
	%sector of municipality	4.14%			83.99%	11.87%							100.00%
245	LYNCH	127,460	591	291	5,751,960	782,165	0	0	0	0	0	0	6,662,467
13.54%	%sector of county sector	0.50%	0.11%	0.25%	18.53%	8.62%							1.11%
	%sector of municipality	1.91%	0.01%	0.00%	86.33%	11.74%							100.00%
1	MONOWI	4,175	0	0	16,900	3,225	0	0	12,610	0	2,660	0	39,570
0.06%	%sector of county sector	0.02%			0.05%	0.04%			0.00%		0.01%		0.01%
	%sector of municipality	10.55%			42.71%	8.15%			31.87%		6.72%		100.00%
84	NAPER	78,684	0	0	1,587,695	113,745	0	0	0	0	0	0	1,780,124
4.64%	%sector of county sector	0.31%			5.11%	1.25%							0.30%
	%sector of municipality	4.42%			89.19%	6.39%							100.00%
455	SPENCER	1,393,685	101,812	100,934	12,982,375	3,979,595	0	0	0	0	0	0	18,558,401
25.14%	%sector of county sector	5.48%	18.76%	85.37%	41.82%	43.84%							3.08%
	%sector of municipality	7.51%	0.55%	0.54%	69.95%	21.44%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
1,185	Total Municipalities	2,055,718	200,746	112,753	28,473,212	7,347,787	0	0	483,586	25,975	45,495	0	38,745,268
65.45%	%all municip.sectors of cnty	8.09%	36.99%	95.37%	91.72%	80.95%			0.10%	0.11%	0.23%		6.44%

8 BOYD

Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,751</b>	<b>Value : 580,913,695</b>	<b>Growth 2,889,955</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	302	638,550	23	133,540	3	42,895	328	814,985	
<b>02. Res Improve Land</b>	739	1,922,560	30	89,790	1	7,500	770	2,019,850	
<b>03. Res Improvements</b>	741	27,299,955	30	1,898,680	13	974,065	784	30,172,700	
<b>04. Res Total</b>	1,043	29,861,065	53	2,122,010	16	1,024,460	1,112	33,007,535	544,875
<b>% of Res Total</b>	93.79	90.47	4.77	6.43	1.44	3.10	29.65	5.68	18.85
<b>05. Com UnImp Land</b>	26	76,730	3	25,450	3	9,195	32	111,375	
<b>06. Com Improve Land</b>	143	447,595	18	119,525	1	85,255	162	652,375	
<b>07. Com Improvements</b>	154	7,096,645	18	1,125,560	7	652,955	179	8,875,160	
<b>08. Com Total</b>	180	7,620,970	21	1,270,535	10	747,405	211	9,638,910	466,390
<b>% of Com Total</b>	85.31	79.06	9.95	13.18	4.74	7.75	5.63	1.66	16.14
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	15	861,905	15	861,905	
<b>14. Rec Improve Land</b>	0	0	0	0	42	1,411,185	42	1,411,185	
<b>15. Rec Improvements</b>	0	0	0	0	131	6,282,105	131	6,282,105	
<b>16. Rec Total</b>	0	0	0	0	146	8,555,195	146	8,555,195	381,940
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	3.89	1.47	13.22
<b>Res &amp; Rec Total</b>	1,043	29,861,065	53	2,122,010	162	9,579,655	1,258	41,562,730	926,815
<b>% of Res &amp; Rec Total</b>	82.91	71.85	4.21	5.11	12.88	23.05	33.54	7.15	32.07
<b>Com &amp; Ind Total</b>	180	7,620,970	21	1,270,535	10	747,405	211	9,638,910	466,390
<b>% of Com &amp; Ind Total</b>	85.31	79.06	9.95	13.18	4.74	7.75	5.63	1.66	16.14
<b>17. Taxable Total</b>	1,223	37,482,035	74	3,392,545	172	10,327,060	1,469	51,201,640	1,393,205
<b>% of Taxable Total</b>	83.25	73.20	5.04	6.63	11.71	20.17	39.16	8.81	48.21

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	149	1	33	183

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	1,674	335,647,060	1,682	335,949,395
28. Ag-Improved Land	1	13,670	5	67,795	573	156,908,680	579	156,990,145
29. Ag Improvements	2	6,920	5	66,165	593	36,699,430	600	36,772,515

30. Ag Total				2,282	529,712,055
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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	88	87.76	658,200	88	87.76	658,200	
32. HomeSite Improv Land	356	366.75	2,750,625	358	368.39	2,759,180	
33. HomeSite Improvements	374	0.00	19,747,370	376	0.00	19,776,615	539,045
34. HomeSite Total				<b>464</b>	<b>456.15</b>	<b>23,193,995</b>	
35. FarmSite UnImp Land	115	166.32	332,640	116	166.62	333,240	
36. FarmSite Improv Land	456	1,467.29	2,934,580	462	1,472.86	2,945,720	
37. FarmSite Improvements	564	0.00	16,952,060	571	0.00	16,995,900	957,705
38. FarmSite Total				<b>687</b>	<b>1,639.48</b>	<b>20,274,860</b>	
39. Road & Ditches	1,589	4,253.12	0	1,595	4,257.75	0	
40. Other- Non Ag Use	2	16.95	635,625	2	16.95	635,625	
41. Total Section VI				<b>1,151</b>	<b>6,370.33</b>	<b>44,104,480</b>	<b>1,496,750</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	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	1,022.07	10.91%	3,475,045	11.95%	3,400.01
46. 1A	363.82	3.89%	1,236,990	4.25%	3,400.01
47. 2A1	897.27	9.58%	2,871,260	9.87%	3,200.00
48. 2A	2,742.87	29.29%	8,777,185	30.18%	3,200.00
49. 3A1	1,199.66	12.81%	3,598,980	12.38%	3,000.00
50. 3A	1,507.10	16.09%	4,521,300	15.55%	3,000.00
51. 4A1	562.09	6.00%	1,585,110	5.45%	2,820.03
52. 4A	1,069.54	11.42%	3,016,130	10.37%	2,820.03
<b>53. Total</b>	<b>9,364.42</b>	<b>100.00%</b>	<b>29,082,000</b>	<b>100.00%</b>	<b>3,105.58</b>
<b>Dry</b>					
54. 1D1	2,381.12	2.65%	4,809,855	2.79%	2,020.00
55. 1D	33,432.46	37.20%	67,533,585	39.12%	2,020.00
56. 2D1	5,009.76	5.57%	9,518,545	5.51%	1,900.00
57. 2D	30,894.82	34.38%	58,702,595	34.01%	1,900.08
58. 3D1	1,627.07	1.81%	2,961,295	1.72%	1,820.02
59. 3D	2,390.01	2.66%	4,349,815	2.52%	1,820.00
60. 4D1	9,934.90	11.05%	17,387,390	10.07%	1,750.13
61. 4D	4,198.15	4.67%	7,348,500	4.26%	1,750.41
<b>62. Total</b>	<b>89,868.29</b>	<b>100.00%</b>	<b>172,611,580</b>	<b>100.00%</b>	<b>1,920.72</b>
<b>Grass</b>					
63. 1G1	10,213.63	4.80%	13,892,245	5.09%	1,360.17
64. 1G	4,564.76	2.14%	6,208,055	2.28%	1,360.00
65. 2G1	40,853.73	19.18%	52,707,015	19.33%	1,290.14
66. 2G	23,405.86	10.99%	30,203,620	11.08%	1,290.43
67. 3G1	68,687.49	32.25%	87,249,670	32.00%	1,270.24
68. 3G	42,355.51	19.89%	53,796,435	19.73%	1,270.12
69. 4G1	17,290.84	8.12%	21,614,300	7.93%	1,250.04
70. 4G	5,611.28	2.63%	7,014,385	2.57%	1,250.05
<b>71. Total</b>	<b>212,983.10</b>	<b>100.00%</b>	<b>272,685,725</b>	<b>100.00%</b>	<b>1,280.32</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>9,364.42</b>	<b>2.83%</b>	<b>29,082,000</b>	<b>5.99%</b>	<b>3,105.58</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>89,868.29</b>	<b>27.18%</b>	<b>172,611,580</b>	<b>35.55%</b>	<b>1,920.72</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>212,983.10</b>	<b>64.42%</b>	<b>272,685,725</b>	<b>56.15%</b>	<b>1,280.32</b>
72. Waste	15,636.84	4.73%	9,235,375	1.90%	590.62
73. Other	2,747.94	0.83%	1,992,895	0.41%	725.23
74. Exempt	102.11	0.03%	82,315	0.02%	806.14
<b>75. Market Area Total</b>	<b>330,600.59</b>	<b>100.00%</b>	<b>485,607,575</b>	<b>100.00%</b>	<b>1,468.86</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	9,364.42	29,082,000	9,364.42	29,082,000
<b>77. Dry Land</b>	24.10	47,950	79.28	149,375	89,764.91	172,414,255	89,868.29	172,611,580
<b>78. Grass</b>	7.42	9,570	119.19	155,795	212,856.49	272,520,360	212,983.10	272,685,725
<b>79. Waste</b>	0.00	0	11.94	815	15,624.90	9,234,560	15,636.84	9,235,375
<b>80. Other</b>	0.00	0	0.00	0	2,747.94	1,992,895	2,747.94	1,992,895
<b>81. Exempt</b>	0.00	0	0.00	0	102.11	82,315	102.11	82,315
<b>82. Total</b>	<b>31.52</b>	<b>57,520</b>	<b>210.41</b>	<b>305,985</b>	<b>330,358.66</b>	<b>485,244,070</b>	<b>330,600.59</b>	<b>485,607,575</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	9,364.42	2.83%	29,082,000	5.99%	3,105.58
<b>Dry Land</b>	89,868.29	27.18%	172,611,580	35.55%	1,920.72
<b>Grass</b>	212,983.10	64.42%	272,685,725	56.15%	1,280.32
<b>Waste</b>	15,636.84	4.73%	9,235,375	1.90%	590.62
<b>Other</b>	2,747.94	0.83%	1,992,895	0.41%	725.23
<b>Exempt</b>	102.11	0.03%	82,315	0.02%	806.14
<b>Total</b>	<b>330,600.59</b>	<b>100.00%</b>	<b>485,607,575</b>	<b>100.00%</b>	<b>1,468.86</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Anoka	31	12,220	5	1,075	5	202,580	36	215,875	0
83.2 Bristow	23	37,310	59	80,100	59	1,145,700	82	1,263,110	0
83.3 Butte	48	198,245	193	541,895	193	6,311,745	241	7,051,885	159,830
83.4 Gross	20	8,245	2	770	2	54,845	22	63,860	0
83.5 Lynch	87	245,060	167	384,670	178	5,773,460	265	6,403,190	317,835
83.6 Monowi	32	2,595	1	115	1	14,190	33	16,900	0
83.7 Naper	21	20,280	65	67,550	66	1,562,970	87	1,650,800	17,085
83.8 Rural Residential	41	1,047,780	72	1,498,255	162	8,712,700	203	11,258,735	376,030
83.9 Spencer	40	105,155	248	856,605	249	12,676,615	289	13,638,375	56,035
84 Residential Total	343	1,676,890	812	3,431,035	915	36,454,805	1,258	41,562,730	926,815



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	199,745	1	201,510	0
85.2	Commercial-bristow	3	2,455	15	10,400	15	93,640	18	106,495	0
85.3	Commercial-butte	9	26,175	40	108,785	41	2,051,480	50	2,186,440	161,100
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	763,315	37	828,780	38,955
85.6	Commercial-monowi	0	0	1	30	1	3,195	1	3,225	0
85.7	Commercial-naper	1	245	9	3,935	10	98,330	11	102,510	0
85.8	Commercial-rural Res.	5	31,205	19	204,780	22	1,744,340	27	1,980,325	266,335
85.9	Commercial-spencer	5	32,140	47	266,210	54	3,634,810	59	3,933,160	0
85.10	Rural Residential	1	3,440	1	6,580	5	272,175	6	282,195	0
86	Commercial Total	32	111,375	162	652,375	179	8,875,160	211	9,638,910	466,390

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	10,213.63	4.80%	13,892,245	5.09%	1,360.17
88. 1G	4,564.76	2.14%	6,208,055	2.28%	1,360.00
89. 2G1	40,853.73	19.18%	52,707,015	19.33%	1,290.14
90. 2G	23,405.86	10.99%	30,203,620	11.08%	1,290.43
91. 3G1	68,687.49	32.25%	87,249,670	32.00%	1,270.24
92. 3G	42,355.51	19.89%	53,796,435	19.73%	1,270.12
93. 4G1	17,290.84	8.12%	21,614,300	7.93%	1,250.04
94. 4G	5,611.28	2.63%	7,014,385	2.57%	1,250.05
95. Total	212,983.10	100.00%	272,685,725	100.00%	1,280.32
<b>CRP</b>					
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
<b>Timber</b>					
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	212,983.10	100.00%	272,685,725	100.00%	1,280.32
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	212,983.10	100.00%	272,685,725	100.00%	1,280.32

**2023 County Abstract of Assessment for Real Property, Form 45**  
**Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

**08 Boyd**

	<b>2022 CTL County Total</b>	<b>2023 Form 45 County Total</b>	<b>Value Difference (2023 form 45 - 2022 CTL)</b>	<b>Percent Change</b>	<b>2023 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	31,043,550	33,007,535	1,963,985	6.33%	544,875	4.57%
02. Recreational	8,221,685	8,555,195	333,510	4.06%	381,940	-0.59%
03. Ag-Homesite Land, Ag-Res Dwelling	22,795,895	23,193,995	398,100	1.75%	539,045	-0.62%
<b>04. Total Residential (sum lines 1-3)</b>	<b>62,061,130</b>	<b>64,756,725</b>	<b>2,695,595</b>	<b>4.34%</b>	<b>1,465,860</b>	<b>1.98%</b>
05. Commercial	9,077,080	9,638,910	561,830	6.19%	466,390	1.05%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>9,077,080</b>	<b>9,638,910</b>	<b>561,830</b>	<b>6.19%</b>	<b>466,390</b>	<b>1.05%</b>
08. Ag-Farmsite Land, Outbuildings	19,269,395	20,274,860	1,005,465	5.22%	957,705	0.25%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	635,625	635,625	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>19,905,020</b>	<b>20,910,485</b>	<b>1,005,465</b>	<b>5.05%</b>	<b>957,705</b>	<b>0.24%</b>
12. Irrigated	27,166,990	29,082,000	1,915,010	7.05%		
13. Dryland	173,759,270	172,611,580	-1,147,690	-0.66%		
14. Grassland	272,702,245	272,685,725	-16,520	-0.01%		
15. Wasteland	9,235,375	9,235,375	0	0.00%		
16. Other Agland	1,993,745	1,992,895	-850	-0.04%		
<b>17. Total Agricultural Land</b>	<b>484,857,625</b>	<b>485,607,575</b>	<b>749,950</b>	<b>0.15%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>575,900,855</b>	<b>580,913,695</b>	<b>5,012,840</b>	<b>0.87%</b>	<b>2,889,955</b>	<b>0.37%</b>

## 2023 Assessment Survey for Boyd County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	None
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$120,986 this includes \$9,986 for GIS
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as above
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$9,500
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$9,200, plus \$500 computer consultant
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,500, plus \$2,000 for travel expenses
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	None

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS INC
2.	<b>CAMA software:</b>
	MIPS INC V 3.0
3.	<b>Personal Property software:</b>
	MIPS INC V 3.0
4.	<b>Are cadastral maps currently being used?</b>
	Yes
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Deputy
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	GIS is available to the public. <a href="https://boyd.gworks.com">https://boyd.gworks.com</a> and we have <a href="https://nebraska.assessorsonline.us">nebraska.assessorsonline.us</a> .
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks is 100% support. The assessor and deputy also assist
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GIS aerial imagery
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Butte
<b>4.</b>	<b>When was zoning implemented?</b>
	2003

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	None

**E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	None
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	N/A
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2023 Residential Assessment Survey for Boyd County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Assessor, Deputy, and lister																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
	<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, and storage units.</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 boutique's, 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;">6</td> <td>Son-shine acres - recreational area along the Missouri River that includes both mobile homes and stick built houses. The land and improvement are owned by the property owner.</td> </tr> <tr> <td style="text-align: center;">7</td> <td>Sleepy Hollow - recreational area along the Missouri River that includes both mobile homes and stick built houses. The improvement is owned by the property owner while the land is leased.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</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, and storage units.	2	Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. 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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				

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.

**10.**

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
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
6	2022	2021	2014	2022
7	2022	2021	2014	2022
AG DW	2022	2021	2021	2020
AG OB	2018	2021	2021	2020



## 2023 Commercial Assessment Survey for Boyd County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Assessor, Deputy Assessor and lister													
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>													
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	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.													
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>													
	The county would hire a licensed appraiser, compare with adjoining counties, then state wide.													
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>													
	The County develops depreciation studies based on local market information.													
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>													
	No, but an economic depreciation is applied to individual groupings based on the study													
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>													
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<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	2018	2016	2022	2017										

## 2023 Agricultural Assessment Survey for Boyd County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor, Deputy Assessor and lister						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>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.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	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.						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	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.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes, they carry the same value.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Feedlots are drawn out on GIS and valued at \$1,000 an acre.						
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	WRP is flat valued at \$1,000 per acre based on a sales study of the surrounding area.						
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>						
	No						
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>						
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>						
	N/A						
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>						
	N/A						

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

## **2022 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 sub class of real property.

**General Description of Real Property in Boyd County**

Per the 2022 County Abstract, Boyd County consists of the following real property types:

	Parcels	% of Total
<b>Residential</b>	1,107	30%
<b>Commercial</b>	216	6%
<b>Recreational</b>	147	4%
<b>Agricultural</b>	<u>2,273</u>	<u>60%</u>
	3,743	100%

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

	Total Taxable Acres	% of Total Acres
<b>Irrigated</b>	8,753.08	3%
<b>Dry land</b>	90,473.74	27%
<b>Grassland</b>	213,012.99	64%
<b>Waste</b>	15,636.82	5%
<b>Other Ag land</b>	<u>2,749.92</u>	<u>1%</u>
<b>Total</b>	<b>330,626.55</b>	<b>100%</b>

New Property: For assessment year 2022, an estimated 7 building permits and /or information statements were filed for new property construction/additions in the county.

**2022 Level of Value**

<b><u>Property Class</u></b>	<b><u>Median</u></b>	<b><u>*C.O.D</u></b>	<b><u>*P.R.D.</u></b>
<b>Residential</b>	96	27.13	121.20
<b>Agricultural</b>	71	23.84	106.38
<b>Commercial</b>	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 continue taking IAAO and other courses of instruction for the assessment field to complete the required hours to maintain them. The Assessor has completed IAAO courses #101 & #300 which are required by law to be taken by the end of the first term. The Assessor and Deputy Assessor will continue to attend workshops, either in person or via web-ex, 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 attends monthly district meetings when able.

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. Personal Property Schedules – Filing dates between Jan 1<sup>st</sup> and May 1st
3. Form 259P - Personal Property Tax Exemption Summary Certificate
4. Homestead Exemption Average Assessed Value of single-family residential property (458V) – Submitted on or before Sept. 1st
5. Sales information to PAD rosters and annual Assessed Value Update with Abstract
6. Scanned PDF copies of Real Estate Transfer Statements (Form 521 & 521MH) – Done monthly
7. Certification of Value Political Subdivisions
8. School District Taxable Value Report
9. 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.
10. Homestead Exemption Tax Loss Report (in conjunction with Treasurer) – To be certified on or before Nov. 30th
11. Certificate of Taxes Levied Report – Submitted on or before Dec. 1st
12. Report of current values for properties owned by Board of Educational Lands and Funds
13. Report of all Exempt Property and Taxable Government Owned Property
14. Annual Plan of Assessment Report (for the next 3 Assessment years) – Submitted on or before July 31st

15. Notice of Valuation Change - Statute 77-1315
16. Attend County Board of Equalization meetings
17. TERC Appeals – prepare and attend hearings
18. TERC Statewide Equalization – attend hearings if applicable to county
19. Centralized Assessment – establishes assessment records and tax billing for tax list
20. Annual Inventory Statement – reported to County Board by July 25<sup>th</sup>
21. Tax Districts and Tax Rates
22. Tax List - prepared and certified to the county treasurer by November 22<sup>nd</sup>
23. 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-way's 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, commercial and IOLL property record cards have been replaced with new property record cards. We have put situs addresses of property and cadastral map book and page on residential and commercial property and continually add information as it is obtained. We continue communicating 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 as they become available.

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.

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-printed 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 do 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 1<sup>st</sup>.

The certification of the real estate assessment roll is done and published in the local newspapers on or before June 1<sup>st</sup>. Notices of Valuation Changes are mailed out by June 1<sup>st</sup>. Only those properties that have a change in value from the previous year will receive a notice. By June 6<sup>th</sup>, 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 1<sup>st</sup> 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 3.134 in 2022.

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](http://www.nebraskaassessoronline.us) and also [boyd.gworks.com](http://boyd.gworks.com).

For 2022 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 continue to 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 conducted a depreciation study on all residential homes throughout the county. This table was used for both residential and rural homes. Economic depreciation on a home is determined by a sales study. All new data collected is entered and adjusted in the CAMA system. These changes have been put on the tax roll for 2022

We also continue to conduct sales review and pickup work for agricultural properties as needed, either when a building permit is filed or when we are notified of changes. These new structures or additions are measured and drawn out and new photos are taken and placed in the record file in office and in the computer records. In 2021 we reviewed land use throughout the county using the 2020 Imagery. Those changes were implemented for 2022. We are currently awaiting the 2022 aerial imagery from G-Works, usually taken in the late summer or early fall. We will then be able to review the land use throughout the county this winter, and if time allows, those changes will be then implemented for the 2023 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. 1<sup>st</sup>, 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.

Feedlots were reviewed again using the 2020 aerial imagery. These areas now have their own soil code separate from building site, as requested by our liaison and the state. The value per acre for feedlots, at this time, did not change.

For 2022 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 were 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 in the fall. We have approximately 750 improved village parcels. We continually keep property cards updated with the most current changes.

At the same time we conducted our 6-year review, we completed a lot study and a depreciation study for all homes and lots in the villages throughout the county. We also implemented a new costing table within our CAMA system. Previously we were using 2016 costing tables. Now for 2022, we implemented the Jan. 2021 costing table, which is the most current table available to us. Both the lot study and the depreciation study were done using sales with a correct land value, correct physical depreciation table and correct costing table. After the adjustments were made, the median sales ratio of each residential neighborhood was within standards. As a result of this study and according to the market, lot prices in Lynch, Bristow, Spencer, Butte and Naper increased. The depreciation was adjusted accordingly bringing our values in line with the market throughout the county. We received guidance from our field liaison, Mike Krolikowski, our field liaison with the NE Department of Revenue and Bryan Hill, with Lake Mac Blue (previously worked for the NE Department of Revenue).

We will 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.

Residential homes that were damaged by 2019 flood 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 the fall of 2022, we will be hiring a lister to conduct a review of all recreational property in the county. This is done more frequently than the agricultural and residential properties as it is always changing. This helps the Assessor keep better track of what has been added or removed in these recreational areas. Our lister will take pictures of all improvements, measurements of new construction or additions, and gather as much information possible to ensure an accurate valuation for the property/improvement owner. These changes will then be entered into the computer and in the record files for 2023. We have approximately 145 improved recreational parcels including IOLL parcels.

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 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 will receive new 2022 aerial imagery from GIS in the fall or winter of 2022. Land use changes will be made if needed as a result of this updated imagery as time allows.

In 2023 a market analysis of residential sales by valuation grouping will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be reviewed 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 residential properties.

In 2023 all changes from the 6-year recreational 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 be put on the assessor's online website. Staff will conduct a drive thru review using the property record cards, if needed, as this area is always changing. Sales review and pickup work will also be completed and if any changes are found, they will be implemented for the following tax year.

In 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. After this review is completed, 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.

For 2024, 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 2024 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 2024, 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.

In 2025, Ag land sales will continue to be studied to keep in compliance with the Nebraska Statute 77-1311.03. Sales review and pickup work will also be completed for agricultural properties.

In 2025, residential sales ratio studies 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. Residential sales will continue to be studied. Sales review and pickup work will also be completed for agricultural properties.

In 2025, pickup work for 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 with-in the 6-year cycle.

Respectfully,

Tammy L. Haney  
Boyd County Assessor

Date: \_\_\_\_\_