

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**BOYD COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

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

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

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

cc: Tammy Haney, Boyd County Assessor

Property Assessment Division  
Sarah Scott, Administrator  
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# Table of Contents

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## **2024 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

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

- Market Area Map
- Valuation History Charts

### ***County Reports:***

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

## Introduction

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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.

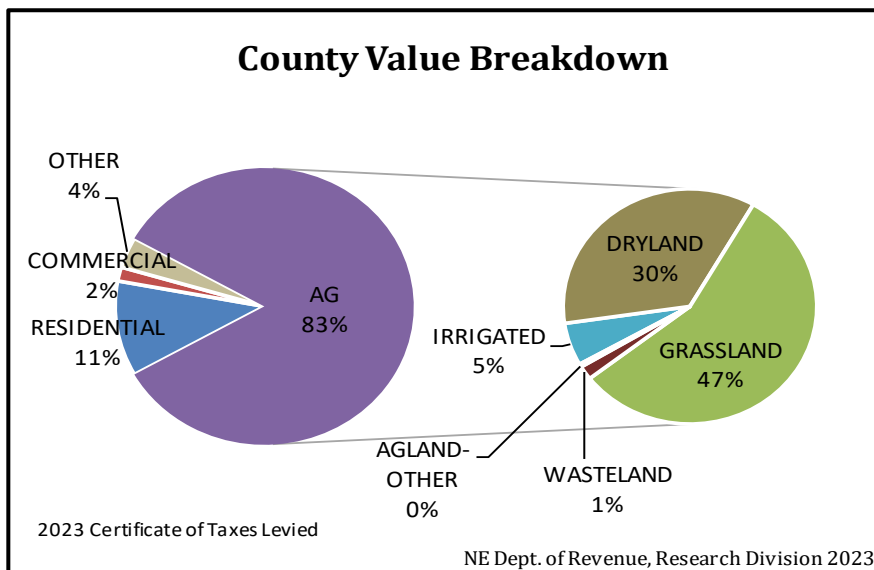
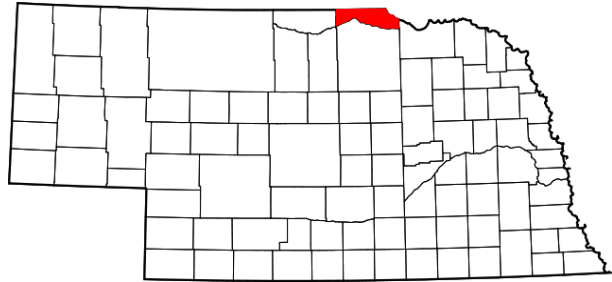
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures 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 1,741 residents, per the Census Bureau Quick Facts for 2024, a slight 4% population decline from the 2020 U.S. Census. Reports indicate that 83% 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 \$47,180 (2023 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 57 employer establishments with total employment of 400, for a 6% decrease in employment since 2019.

CITY POPULATION CHANGE			
	2013	2023	Change
ANOKA	6	10	66.7%
BRISTOW	65	70	7.7%
BUTTE	326	286	-12.3%
GROSS	2	3	50.0%
LYNCH	245	194	-20.8%
MONOWI	1	2	100.0%
NAPER	84	89	6.0%
SPENCER	455	408	-10.3%

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).

# 2024 Residential Correlation for Boyd County

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## *Assessment Actions*

For 2024 the contract appraiser conducted a depreciation study on mobile homes countywide. Spencer lot values were updated based on a land study. A deprecation study was performed for Spencer based on a sales study by the county assessor, along with the economic depreciation removed from houses in Butte. Pick-up work was completed and placed on the assessment roll.

## *Assessment Practice Review*

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

Sales verification and qualification is reviewed. The usability percentage for residential is below the statewide average, however, review of the non-qualified sales rosters supports all arm's-length sales have been utilized for the measurement of the class. Sales verification is also reviewed. The county assessor utilizes sales questionnaires for each sale and reports a high return.

Lot values have been updated for all valuation groups from 2021 to 2024. A market analysis of land sales along with lots are studied to determine square foot value. Land to building ratios have improved when lots are updated with new values.

The costing is dated 2021 while the depreciation is 2022 for all residential improvements, with exception to Spencer depreciation dated 2024.

Valuation Groups are reviewed to ensure that economic differences are adequately identified and stratified. Valuation Group 1 aligns with the five small unincorporated villages, while Valuation Groups 2 through 7 are based on the geographic location of that town. Each of these have their own unique characteristics and market.

The six-year inspection and review cycle of the county is examined. The county hires a lister to physically review all properties within the county within six years and is in compliance with the statutory requirements.

The county assessor has a written valuation methodology on file and updates this each year.

## *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	Anoka, Bristow, Gross, Monowi and Naper

## 2024 Residential Correlation for Boyd County

2	Butte
3	Lynch
4	Rural
5	Spencer
6	Son-shine acres
7	Sleepy Hollow

There are 39 qualified sales representing all seven valuation groups, with the overall median measure of central tendency within the acceptable range. The mean is high and can be attributed to outlier sales. The weighted mean is below the range and correlates with the high PRD. The sale price substrata further reflect that assessments are regressive. Of the seven valuation groups, only Valuation Group 2 and 5 have samples large enough for statistical analysis and are within the acceptable range. The county assessor attempted to adjust the depreciation in Valuation Group 5 to improve equalization. While the adjustments were warranted, additional analysis shows the county assessor should make further adjustments to the depreciation tables for the next assessment year. The Department will work with the county assessor going forward.

Comparing the statistical sample and the 2024 County Abstract of Assessment, Form 45 Compared with the 2023 Certificate Taxes Levied (CTL) Report indicate similar changes. Changes to the abstract and sold parcels reflect the stated assessment actions.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments in Boyd County are uniform and proportionate across the residential class. Even though Valuation Groups 1, 3, 4, 6 and 7 have an insufficient number of sales for measurement, these groups are subject to the same appraisal techniques as the acceptable valuation groups and are at an acceptable level of value. The quality of assessment of the residential class complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	8	118.76	120.01	80.42	36.75	149.23
2	10	95.99	111.62	88.55	34.59	126.05
3	4	84.45	103.00	88.18	31.94	116.81
4	1	56.48	56.48	56.48	00.00	100.00
5	14	91.57	101.91	87.68	35.75	116.23
6	1	67.05	67.05	67.05	00.00	100.00
7	1	112.93	112.93	112.93	00.00	100.00
<u>ALL</u>	<u>39</u>	95.25	106.45	83.67	36.41	127.23

## 2024 Residential Correlation for Boyd County

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### *Level of Value*

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

# 2024 Commercial Correlation for Boyd County

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## *Assessment Actions*

Commercial properties were physically reviewed and inspected with updated costing and depreciation applied for 2024. All pick-up work was completed by the assessor and staff and placed on the assessment roll.

## *Assessment Practice Review*

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

Sales verification and qualification is reviewed. The usability percentage for commercial is below the statewide average. In reviewing the non-qualified sales roster, the disqualified sales have reasons as to why they are non-qualified. Sales questionnaires are utilized for each sale.

Lot values for the commercial class were updated in 2022. Lots were studied to determine a new square foot value. The costing is dated 2021 and depreciation 2024 for all commercial improvements.

Review of valuation groups shows one for the entire class, which is sufficient due to the low volume of commercial sales. The six-year inspection and review cycle has been met with a lister physically reviewing all properties within six years.

## *Description of Analysis*

The three measures of central tendency and the qualitative statistics are out of the acceptable range for eight qualified sales in the commercial class, with no correlation between the measures. The COD is extremely high, demonstrating that the sample cannot be relied upon. The commercial properties are valued using the cost approach. The costing and depreciation have been updated. Further review of the historical valuation changes compared to the surrounding counties; it appears the values have increased over the past decade at a similar rate.

The statistical sample and the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 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.

## 2024 Commercial Correlation for Boyd County

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### *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.

## 2024 Agricultural Correlation for Boyd County

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### *Assessment Actions*

For the 2024 assessment year a market study of qualified agricultural sales was performed in a spreadsheet. From the analysis irrigated and dryland increased approximately 15%, grassland 18% and wasteland 11%. Land use was reviewed and updated throughout the county using aerial imagery. All pick-up work was placed on the assessment roll.

### *Assessment Practice Review*

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

Sales verification and qualification is reviewed. The sales usability percentage for agricultural transactions is below the statewide average, however, review of the non-qualified sales rosters supports all arm's-length sales have been utilized for measurement purposes. Sales verification is reviewed, the county assessor utilizes sales questionnaires for each sale and reports a high return.

Boyd County consists of one market area. The county is 47% grassland and 30% dryland. The county assessor studies the market annually to monitor the need for multiple market areas.

The six-year inspection and review cycle is up to date. A lister physically reviews all agricultural improvements. The costing is dated 2021 while the depreciation is 2022. The county assessor keeps land use updated by aerial imagery comparisons with property records and information from the public. The last review of land use was completed in 2023. Boyd County does have acres enrolled in the Conservation Reserve Program (CRP). However, letters have been mailed to contract owners with little response. Feedlots are considered intensive use and are identified on the land use layer.

### *Description of Analysis*

The agricultural sales show 25 have been qualified for the three-year study period. The median measure is within the acceptable range, with the mean slightly over by one point. The COD is low enough to support the use of the median as an indicator of the level of value.

In Boyd County 64% of the acres are grassland, 27% dryland and 3% irrigated. Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into the 80% Majority Land Use (MLU) for irrigated and dryland subclasses. The largest MLU subclass is the grassland sample with 12 sales. However, when comparing the counties schedule of values to the adjoining counties with similar markets it appears Boyd County's values are relatively similar and equalized. Boyd County has achieved an acceptable level of value.

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

# 2024 Agricultural Correlation for Boyd County

***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 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>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Irrigated ____						
County	1	71.66	71.66	71.66	00.00	100.00
1	1	71.66	71.66	71.66	00.00	100.00
____ Dry ____						
County	5	76.27	87.21	70.80	36.21	123.18
1	5	76.27	87.21	70.80	36.21	123.18
____ Grass ____						
County	12	75.19	79.93	75.24	20.11	106.23
1	12	75.19	79.93	75.24	20.11	106.23
____ ALL ____	25	71.13	76.45	67.01	25.46	114.09

***Level of Value***

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



## 2024 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>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Boyd County

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### Residential Real Property - Current

Number of Sales	39	Median	95.25
Total Sales Price	\$2,702,075	Mean	106.45
Total Adj. Sales Price	\$2,702,075	Wgt. Mean	83.67
Total Assessed Value	\$2,260,725	Average Assessed Value of the Base	\$36,375
Avg. Adj. Sales Price	\$69,284	Avg. Assessed Value	\$57,967

### Confidence Interval - Current

95% Median C.I	75.57 to 110.03
95% Wgt. Mean C.I	72.55 to 94.78
95% Mean C.I	90.52 to 122.38
% of Value of the Class of all Real Property Value in the County	6.79
% of Records Sold in the Study Period	3.11
% of Value Sold in the Study Period	4.96

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	36	92	92.35
2022	39	96	95.62
2021	35	93	92.90
2020	35	97	96.65

## 2024 Commission Summary for Boyd County

### Commercial Real Property - Current

Number of Sales	8	Median	87.37
Total Sales Price	\$211,100	Mean	118.35
Total Adj. Sales Price	\$211,100	Wgt. Mean	111.00
Total Assessed Value	\$234,315	Average Assessed Value of the Base	\$52,113
Avg. Adj. Sales Price	\$26,388	Avg. Assessed Value	\$29,289

### Confidence Interval - Current

95% Median C.I	64.75 to 202.25
95% Wgt. Mean C.I	42.46 to 179.54
95% Mean C.I	69.39 to 167.31
% of Value of the Class of all Real Property Value in the County	1.61
% of Records Sold in the Study Period	3.85
% of Value Sold in the Study Period	2.16

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	7	100	83.00
2022	10	100	95.25
2021	10	100	105.30
2020	16	100	85.74

**08 Boyd**  
**RESIDENTIAL**

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

Qualified

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

Number of Sales : 39  
Total Sales Price : 2,702,075  
Total Adj. Sales Price : 2,702,075  
Total Assessed Value : 2,260,725  
Avg. Adj. Sales Price : 69,284  
Avg. Assessed Value : 57,967

MEDIAN : 95  
WGT. MEAN : 84  
MEAN : 106  
COD : 36.41  
PRD : 127.23

COV : 47.69  
STD : 50.77  
Avg. Abs. Dev : 34.68  
MAX Sales Ratio : 284.95  
MIN Sales Ratio : 43.88

95% Median C.I. : 75.57 to 110.03  
95% Wgt. Mean C.I. : 72.55 to 94.78  
95% Mean C.I. : 90.52 to 122.38

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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-21 To 31-DEC-21	8	117.79	118.70	104.71	28.88	113.36	65.25	179.80	65.25 to 179.80	51,438	53,863	
01-JAN-22 To 31-MAR-22	3	72.00	80.47	66.63	26.14	120.77	56.48	112.93	N/A	135,500	90,280	
01-APR-22 To 30-JUN-22	6	98.78	121.44	106.05	31.03	114.51	87.87	223.54	87.87 to 223.54	46,000	48,783	
01-JUL-22 To 30-SEP-22												
01-OCT-22 To 31-DEC-22	7	77.40	81.71	81.85	16.50	99.83	60.69	104.92	60.69 to 104.92	47,429	38,819	
01-JAN-23 To 31-MAR-23	2	82.71	82.71	66.88	20.90	123.67	65.42	100.00	N/A	78,313	52,375	
01-APR-23 To 30-JUN-23	3	93.89	148.93	102.21	77.04	145.71	67.96	284.95	N/A	53,133	54,310	
01-JUL-23 To 30-SEP-23	10	96.34	104.76	75.71	43.28	138.37	43.88	200.50	44.96 to 148.86	96,005	72,687	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	17	102.30	112.92	90.90	32.10	124.22	56.48	223.54	72.00 to 137.10	64,353	58,496	
01-OCT-22 To 30-SEP-23	22	91.70	101.45	78.75	38.43	128.83	43.88	284.95	67.24 to 104.92	73,094	57,558	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	16	90.37	96.38	82.33	25.65	117.07	56.48	223.54	72.00 to 104.92	63,406	52,205	
<u>ALL</u>	39	95.25	106.45	83.67	36.41	127.23	43.88	284.95	75.57 to 110.03	69,284	57,967	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	8	118.76	120.01	80.42	36.75	149.23	44.96	223.54	44.96 to 223.54	29,641	23,836	
2	10	95.99	111.62	88.55	34.59	126.05	65.42	284.95	67.24 to 130.44	61,650	54,594	
3	4	84.45	103.00	88.18	31.94	116.81	74.66	168.45	N/A	26,000	22,928	
4	1	56.48	56.48	56.48	00.00	100.00	56.48	56.48	N/A	272,500	153,895	
5	14	91.57	101.91	87.68	35.75	116.23	43.88	200.50	60.69 to 137.10	92,996	81,541	
6	1	67.05	67.05	67.05	00.00	100.00	67.05	67.05	N/A	120,000	80,460	
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>	39	95.25	106.45	83.67	36.41	127.23	43.88	284.95	75.57 to 110.03	69,284	57,967	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	37	95.25	107.34	83.88	37.07	127.97	43.88	284.95	77.40 to 104.92	68,434	57,400	
06	2	89.99	89.99	80.54	25.49	111.73	67.05	112.93	N/A	85,000	68,463	
07												
<u>ALL</u>	39	95.25	106.45	83.67	36.41	127.23	43.88	284.95	75.57 to 110.03	69,284	57,967	

**08 Boyd  
RESIDENTIAL**

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

Qualified

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

Number of Sales : 39  
 Total Sales Price : 2,702,075  
 Total Adj. Sales Price : 2,702,075  
 Total Assessed Value : 2,260,725  
 Avg. Adj. Sales Price : 69,284  
 Avg. Assessed Value : 57,967

MEDIAN : 95  
 WGT. MEAN : 84  
 MEAN : 106  
 COD : 36.41  
 PRD : 127.23

COV : 47.69  
 STD : 50.77  
 Avg. Abs. Dev : 34.68  
 MAX Sales Ratio : 284.95  
 MIN Sales Ratio : 43.88

95% Median C.I. : 75.57 to 110.03  
 95% Wgt. Mean C.I. : 72.55 to 94.78  
 95% Mean C.I. : 90.52 to 122.38

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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	148.86	148.20	159.32	23.57	93.02	95.25	200.50	N/A	3,167	5,045
Less Than 15,000	9	144.67	142.81	150.85	35.70	94.67	65.25	284.95	77.40 to 200.50	6,347	9,575
Less Than 30,000	16	133.98	138.65	138.68	35.37	99.98	65.25	284.95	91.50 to 179.80	14,289	19,817
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	36	92.89	102.97	83.40	35.61	123.47	43.88	284.95	74.66 to 104.92	74,794	62,378
Greater Than 14,999	30	91.70	95.54	82.22	29.77	116.20	43.88	223.54	72.00 to 102.30	88,165	72,485
Greater Than 29,999	23	87.87	84.05	78.58	23.32	106.96	43.88	137.10	67.05 to 96.38	107,541	84,507
<b>Incremental Ranges</b>											
0 TO 4,999	3	148.86	148.20	159.32	23.57	93.02	95.25	200.50	N/A	3,167	5,045
5,000 TO 14,999	6	122.34	140.12	149.17	48.42	93.93	65.25	284.95	65.25 to 284.95	7,938	11,840
15,000 TO 29,999	7	130.44	133.29	134.63	30.57	99.00	67.96	223.54	67.96 to 223.54	24,500	32,984
30,000 TO 59,999	5	110.03	104.58	105.84	15.85	98.81	67.24	137.10	N/A	43,300	45,827
60,000 TO 99,999	8	81.27	85.13	84.80	22.81	100.39	59.01	125.54	59.01 to 125.54	78,000	66,144
100,000 TO 149,999	5	89.24	83.53	83.63	09.67	99.88	67.05	93.89	N/A	122,780	102,680
150,000 TO 249,999	3	44.96	51.42	51.10	15.97	100.63	43.88	65.42	N/A	157,183	80,313
250,000 TO 499,999	2	78.63	78.63	78.73	28.17	99.87	56.48	100.78	N/A	273,750	215,518
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>39</b>	<b>95.25</b>	<b>106.45</b>	<b>83.67</b>	<b>36.41</b>	<b>127.23</b>	<b>43.88</b>	<b>284.95</b>	<b>75.57 to 110.03</b>	<b>69,284</b>	<b>57,967</b>

**08 Boyd**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 8  
Total Sales Price : 211,100  
Total Adj. Sales Price : 211,100  
Total Assessed Value : 234,315  
Avg. Adj. Sales Price : 26,388  
Avg. Assessed Value : 29,289

MEDIAN : 87  
WGT. MEAN : 111  
MEAN : 118  
COD : 53.19  
PRD : 106.62

COV : 49.47  
STD : 58.55  
Avg. Abs. Dev : 46.47  
MAX Sales Ratio : 202.25  
MIN Sales Ratio : 64.75

95% Median C.I. : 64.75 to 202.25  
95% Wgt. Mean C.I. : 42.46 to 179.54  
95% Mean C.I. : 69.39 to 167.31

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	1	96.29	96.29	96.29	00.00	100.00	96.29	96.29	N/A	7,000	6,740
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	4	127.53	130.51	114.09	49.39	114.39	64.75	202.25	N/A	2,750	3,138
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	176.00	176.00	176.00	00.00	100.00	176.00	176.00	N/A	68,000	119,680
01-JUL-23 To 30-SEP-23	2	76.24	76.24	76.22	02.90	100.03	74.03	78.44	N/A	62,550	47,673
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	1	96.29	96.29	96.29	00.00	100.00	96.29	96.29	N/A	7,000	6,740
01-OCT-21 To 30-SEP-22	4	127.53	130.51	114.09	49.39	114.39	64.75	202.25	N/A	2,750	3,138
01-OCT-22 To 30-SEP-23	3	78.44	109.49	111.35	43.33	98.33	74.03	176.00	N/A	64,367	71,675
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	1	96.29	96.29	96.29	00.00	100.00	96.29	96.29	N/A	7,000	6,740
01-JAN-22 To 31-DEC-22	4	127.53	130.51	114.09	49.39	114.39	64.75	202.25	N/A	2,750	3,138
<u>ALL</u>	8	87.37	118.35	111.00	53.19	106.62	64.75	202.25	64.75 to 202.25	26,388	29,289

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	8	87.37	118.35	111.00	53.19	106.62	64.75	202.25	64.75 to 202.25	26,388	29,289
<u>ALL</u>	8	87.37	118.35	111.00	53.19	106.62	64.75	202.25	64.75 to 202.25	26,388	29,289

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	8	87.37	118.35	111.00	53.19	106.62	64.75	202.25	64.75 to 202.25	26,388	29,289
04											
<u>ALL</u>	8	87.37	118.35	111.00	53.19	106.62	64.75	202.25	64.75 to 202.25	26,388	29,289

**08 Boyd**  
**COMMERCIAL**

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

Qualified

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

Number of Sales : 8  
 Total Sales Price : 211,100  
 Total Adj. Sales Price : 211,100  
 Total Assessed Value : 234,315  
 Avg. Adj. Sales Price : 26,388  
 Avg. Assessed Value : 29,289

MEDIAN : 87  
 WGT. MEAN : 111  
 MEAN : 118  
 COD : 53.19  
 PRD : 106.62

COV : 49.47  
 STD : 58.55  
 Avg. Abs. Dev : 46.47  
 MAX Sales Ratio : 202.25  
 MIN Sales Ratio : 64.75

95% Median C.I. : 64.75 to 202.25  
 95% Wgt. Mean C.I. : 42.46 to 179.54  
 95% Mean C.I. : 69.39 to 167.31

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**SALE PRICE \***

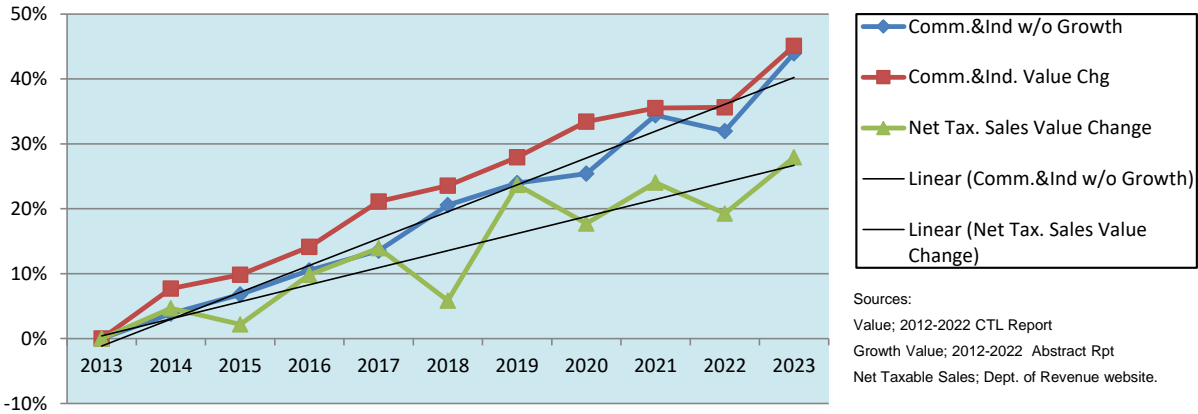
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	3	184.75	150.58	150.58	24.81	100.00	64.75	202.25	N/A	2,000	3,012
Less Than 15,000	5	96.29	123.67	107.17	52.33	115.40	64.75	202.25	N/A	3,600	3,858
Less Than 30,000	5	96.29	123.67	107.17	52.33	115.40	64.75	202.25	N/A	3,600	3,858
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	5	78.44	99.01	109.84	32.62	90.14	70.30	176.00	N/A	41,020	45,056
Greater Than 14,999	3	78.44	109.49	111.35	43.33	98.33	74.03	176.00	N/A	64,367	71,675
Greater Than 29,999	3	78.44	109.49	111.35	43.33	98.33	74.03	176.00	N/A	64,367	71,675
<b>Incremental Ranges</b>											
0 TO 4,999	3	184.75	150.58	150.58	24.81	100.00	64.75	202.25	N/A	2,000	3,012
5,000 TO 14,999	2	83.30	83.30	85.46	15.61	97.47	70.30	96.29	N/A	6,000	5,128
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	3	78.44	109.49	111.35	43.33	98.33	74.03	176.00	N/A	64,367	71,675
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<b>ALL</b>	<b>8</b>	<b>87.37</b>	<b>118.35</b>	<b>111.00</b>	<b>53.19</b>	<b>106.62</b>	<b>64.75</b>	<b>202.25</b>	<b>64.75 to 202.25</b>	<b>26,388</b>	<b>29,289</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
106	1	78.44	78.44	78.44	00.00	100.00	78.44	78.44	N/A	62,000	48,630
344	1	176.00	176.00	176.00	00.00	100.00	176.00	176.00	N/A	68,000	119,680
406	3	70.30	106.60	94.50	56.90	112.80	64.75	184.75	N/A	3,000	2,835
442	1	74.03	74.03	74.03	00.00	100.00	74.03	74.03	N/A	63,100	46,715
471	1	202.25	202.25	202.25	00.00	100.00	202.25	202.25	N/A	2,000	4,045
528	1	96.29	96.29	96.29	00.00	100.00	96.29	96.29	N/A	7,000	6,740
<b>ALL</b>	<b>8</b>	<b>87.37</b>	<b>118.35</b>	<b>111.00</b>	<b>53.19</b>	<b>106.62</b>	<b>64.75</b>	<b>202.25</b>	<b>64.75 to 202.25</b>	<b>26,388</b>	<b>29,289</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
2012	\$ 6,256,300	\$ 381,225	6.09%	\$ 5,875,075		\$ 10,499,960	
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%
2023	\$ 9,638,910	\$ 466,390	4.84%	\$ 9,172,520	1.05%	\$ 13,373,640	-0.45%
<b>Ann %chg</b>	<b>3.64%</b>			<b>Average</b>	<b>0.58%</b>	1.98%	<b>2.44%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	3.86%	7.73%	4.68%
2014	6.80%	9.85%	2.18%
2015	10.52%	14.13%	9.84%
2016	13.55%	21.10%	13.95%
2017	20.57%	23.55%	5.86%
2018	23.97%	27.96%	23.67%
2019	25.40%	33.43%	17.75%
2020	34.40%	35.51%	24.03%
2021	31.97%	35.63%	19.25%
2022	43.97%	45.09%	27.94%
2023	46.61%	54.07%	27.37%

County Number	8
County Name	Boyd

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

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

Qualified

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

Number of Sales : 25  
 Total Sales Price : 12,358,172  
 Total Adj. Sales Price : 12,358,172  
 Total Assessed Value : 8,280,930  
 Avg. Adj. Sales Price : 494,327  
 Avg. Assessed Value : 331,237

MEDIAN : 71  
 WGT. MEAN : 67  
 MEAN : 76  
 COD : 25.46  
 PRD : 114.09

COV : 31.16  
 STD : 23.82  
 Avg. Abs. Dev : 18.11  
 MAX Sales Ratio : 126.40  
 MIN Sales Ratio : 38.28

95% Median C.I. : 59.87 to 87.68  
 95% Wgt. Mean C.I. : 57.71 to 76.31  
 95% Mean C.I. : 66.62 to 86.28

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2	86.53	86.53	86.27	07.12	100.30	80.37	92.68	N/A	379,444	327,330
01-JAN-21 To 31-MAR-21	1	76.27	76.27	76.27	00.00	100.00	76.27	76.27	N/A	450,000	343,220
01-APR-21 To 30-JUN-21	3	122.55	106.69	99.32	15.03	107.42	71.13	126.40	N/A	214,763	213,308
01-JUL-21 To 30-SEP-21	2	78.69	78.69	78.23	12.35	100.59	68.97	88.40	N/A	369,163	288,810
01-OCT-21 To 31-DEC-21	6	78.50	81.90	80.10	30.69	102.25	45.96	117.27	45.96 to 117.27	354,667	284,095
01-JAN-22 To 31-MAR-22	2	81.33	81.33	78.78	11.89	103.24	71.66	90.99	N/A	406,770	320,438
01-APR-22 To 30-JUN-22	3	59.69	59.20	59.17	01.02	100.05	58.03	59.87	N/A	665,108	393,562
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	3	70.48	67.36	60.85	12.73	110.70	52.34	79.25	N/A	613,268	373,153
01-JAN-23 To 31-MAR-23	1	52.69	52.69	52.69	00.00	100.00	52.69	52.69	N/A	950,000	500,575
01-APR-23 To 30-JUN-23	1	59.92	59.92	59.92	00.00	100.00	59.92	59.92	N/A	640,000	383,465
01-JUL-23 To 30-SEP-23	1	38.28	38.28	38.28	00.00	100.00	38.28	38.28	N/A	1,400,000	535,875
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	8	84.39	90.85	85.49	19.74	106.27	68.97	126.40	68.97 to 126.40	323,938	276,928
01-OCT-21 To 30-SEP-22	11	69.31	75.60	71.42	26.09	105.85	45.96	117.27	58.03 to 113.02	448,806	320,557
01-OCT-22 To 30-SEP-23	6	56.31	58.83	52.58	19.64	111.89	38.28	79.25	38.28 to 79.25	804,968	423,229
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	12	81.98	87.09	82.45	26.99	105.63	45.96	126.40	68.97 to 117.27	330,051	272,111
01-JAN-22 To 31-DEC-22	8	65.18	67.79	63.27	15.82	107.14	52.34	90.99	52.34 to 90.99	581,084	367,628
<u>ALL</u>	25	71.13	76.45	67.01	25.46	114.09	38.28	126.40	59.87 to 87.68	494,327	331,237

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	25	71.13	76.45	67.01	25.46	114.09	38.28	126.40	59.87 to 87.68	494,327	331,237
<u>ALL</u>	25	71.13	76.45	67.01	25.46	114.09	38.28	126.40	59.87 to 87.68	494,327	331,237

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

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

Qualified

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

Number of Sales : 25  
 Total Sales Price : 12,358,172  
 Total Adj. Sales Price : 12,358,172  
 Total Assessed Value : 8,280,930  
 Avg. Adj. Sales Price : 494,327  
 Avg. Assessed Value : 331,237

MEDIAN : 71  
 WGT. MEAN : 67  
 MEAN : 76  
 COD : 25.46  
 PRD : 114.09

COV : 31.16  
 STD : 23.82  
 Avg. Abs. Dev : 18.11  
 MAX Sales Ratio : 126.40  
 MIN Sales Ratio : 38.28

95% Median C.I. : 59.87 to 87.68  
 95% Wgt. Mean C.I. : 57.71 to 76.31  
 95% Mean C.I. : 66.62 to 86.28

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	71.66	71.66	71.66	00.00	100.00	71.66	71.66	N/A	514,052	368,370
1	1	71.66	71.66	71.66	00.00	100.00	71.66	71.66	N/A	514,052	368,370
<b>Dry</b>											
County	2	124.48	124.48	124.10	01.55	100.31	122.55	126.40	N/A	171,459	212,773
1	2	124.48	124.48	124.10	01.55	100.31	122.55	126.40	N/A	171,459	212,773
<b>Grass</b>											
County	8	70.22	78.68	70.45	23.48	111.68	59.69	117.27	59.69 to 117.27	388,507	273,694
1	8	70.22	78.68	70.45	23.48	111.68	59.69	117.27	59.69 to 117.27	388,507	273,694
<b>ALL</b>	<b>25</b>	<b>71.13</b>	<b>76.45</b>	<b>67.01</b>	<b>25.46</b>	<b>114.09</b>	<b>38.28</b>	<b>126.40</b>	<b>59.87 to 87.68</b>	<b>494,327</b>	<b>331,237</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	1	71.66	71.66	71.66	00.00	100.00	71.66	71.66	N/A	514,052	368,370
1	1	71.66	71.66	71.66	00.00	100.00	71.66	71.66	N/A	514,052	368,370
<b>Dry</b>											
County	5	76.27	87.21	70.80	36.21	123.18	52.69	126.40	N/A	404,584	286,434
1	5	76.27	87.21	70.80	36.21	123.18	52.69	126.40	N/A	404,584	286,434
<b>Grass</b>											
County	12	75.19	79.93	75.24	20.11	106.23	59.69	117.27	59.92 to 92.68	414,439	311,831
1	12	75.19	79.93	75.24	20.11	106.23	59.69	117.27	59.92 to 92.68	414,439	311,831
<b>ALL</b>	<b>25</b>	<b>71.13</b>	<b>76.45</b>	<b>67.01</b>	<b>25.46</b>	<b>114.09</b>	<b>38.28</b>	<b>126.40</b>	<b>59.87 to 87.68</b>	<b>494,327</b>	<b>331,237</b>

## Boyd County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	3,875	3,675	3,675	3,675	3,425	3,425	3,250	3,250	<b>3,556</b>
Keya Paha	1	3,095	3,090	3,090	3,090	3,065	3,065	3,010	3,010	<b>3,073</b>
Rock	3	3,700	3,675	3,675	3,675	3,580	3,600	3,399	2,942	<b>3,544</b>
Knox	2	4,570	4,385	4,257	4,293	3,960	3,860	3,556	3,500	<b>4,159</b>
Holt	3	2,800	2,800	2,800	2,800	2,575	2,679	2,500	2,500	<b>2,647</b>

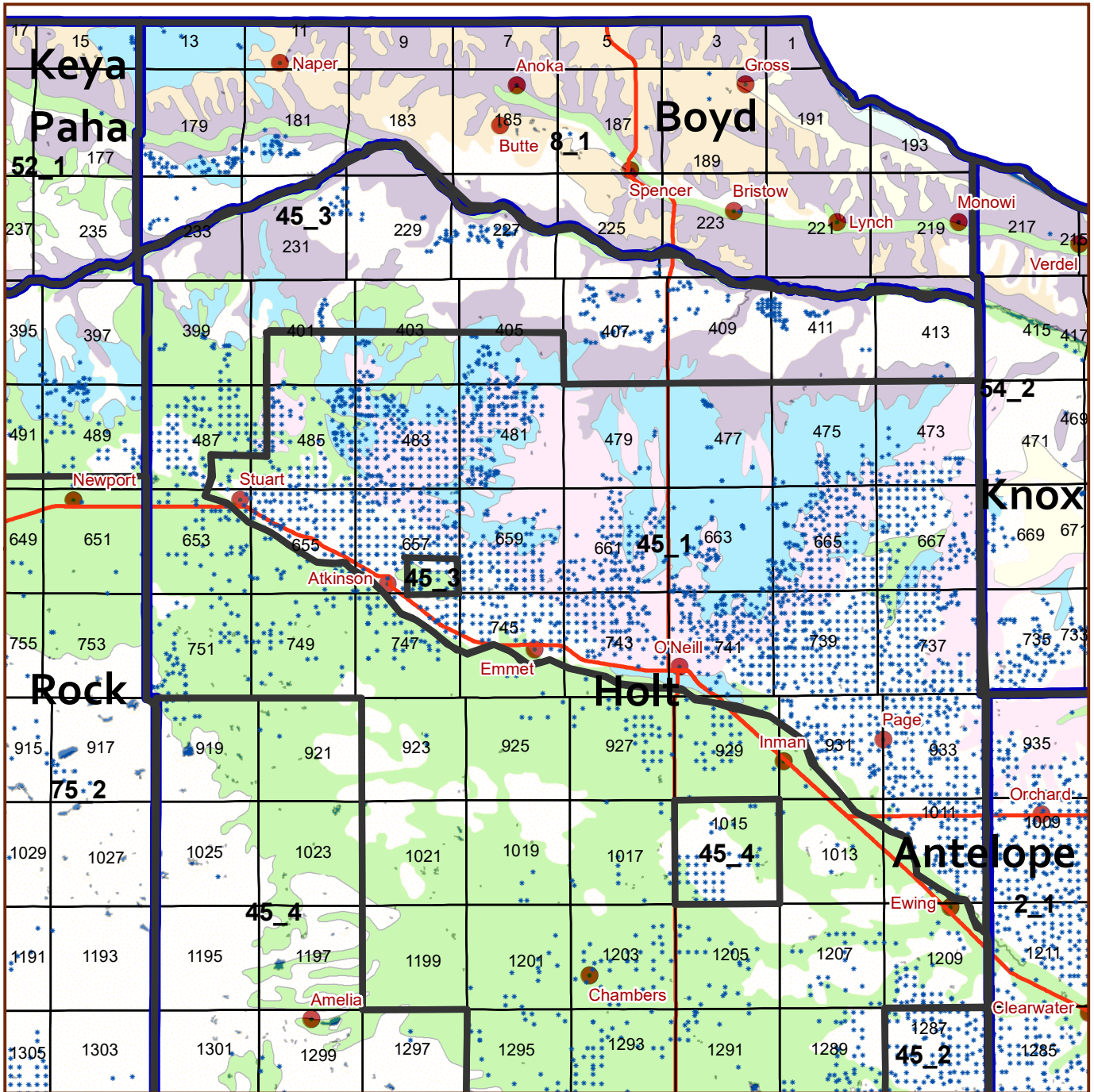
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2,350	2,350	2,200	2,200	2,100	2,100	1,975	1,975	<b>2,220</b>
Keya Paha	1	1,150	1,150	1,145	1,145	1,135	1,135	1,130	1,130	<b>1,142</b>
Rock	3	n/a	1,100	1,070	1,070	960	920	860	800	<b>951</b>
Knox	2	2,705	2,635	2,220	2,070	2,010	1,930	1,910	1,900	<b>2,206</b>
Holt	3	2,700	2,700	2,600	2,600	2,340	2,350	2,100	2,100	<b>2,455</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1,625	1,625	1,550	1,550	1,500	1,500	1,450	1,450	<b>1,519</b>
Keya Paha	1	930	930	930	930	925	925	920	907	<b>925</b>
Rock	3	890	935	830	851	704	685	665	458	<b>768</b>
Knox	2	1,901	1,901	1,901	1,900	1,900	1,900	1,909	1,900	<b>1,901</b>
Holt	3	1,513	1,698	1,360	1,447	1,208	1,206	1,201	1,203	<b>1,401</b>

County	Mkt Area	CRP	TIMBER	WASTE
Boyd	1		n/a	658
Keya Paha	1		n/a	79
Rock	3	775	350	100
Knox	2	#N/A	#N/A	250
Holt	3	1,531	500	250

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# BOYD COUNTY



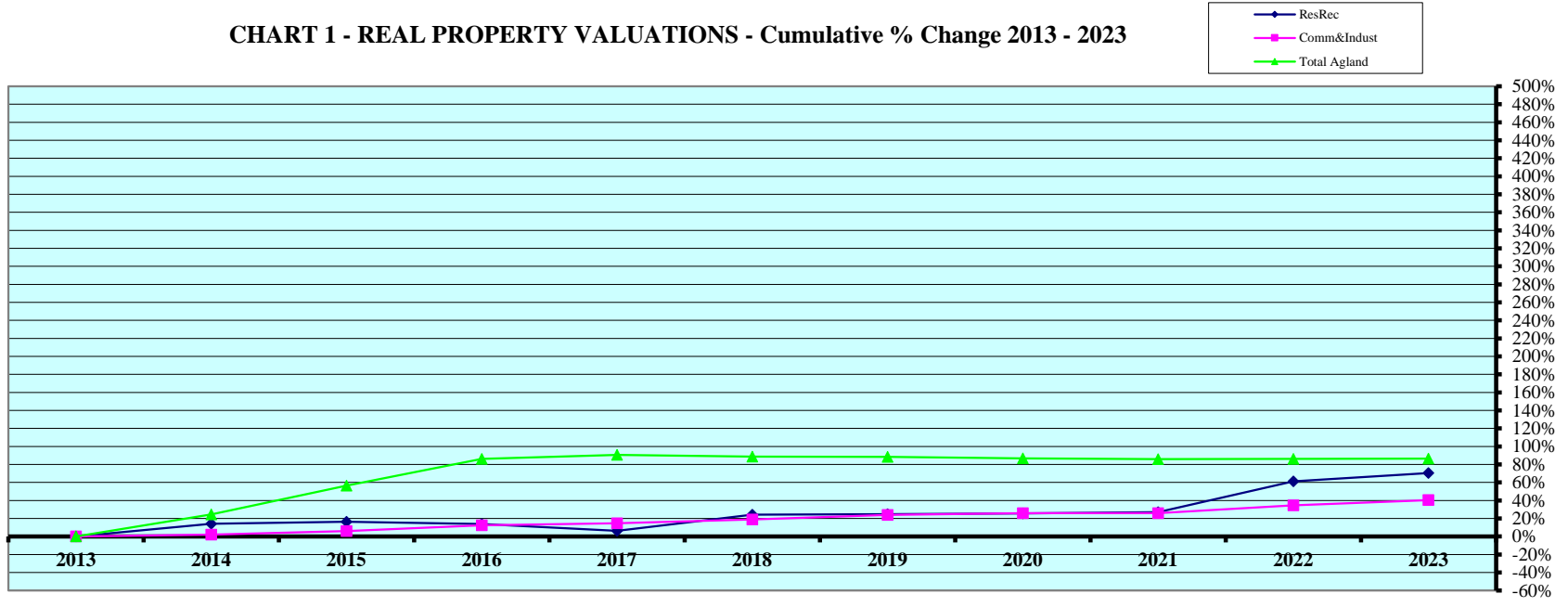
**Legend**

- 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 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	24,358,185	-	-	-	6,739,865	-	-	-	260,430,935	-	-	-
2014	27,813,305	3,455,120	14.18%	14.18%	6,872,370	132,505	1.97%	1.97%	324,319,990	63,889,055	24.53%	24.53%
2015	28,362,820	549,515	1.98%	16.44%	7,140,315	267,945	3.90%	5.94%	407,387,955	83,067,965	25.61%	56.43%
2016	27,710,410	-652,410	-2.30%	13.76%	7,576,635	436,320	6.11%	12.42%	484,573,580	77,185,625	18.95%	86.07%
2017	25,890,675	-1,819,735	-6.57%	6.29%	7,729,865	153,230	2.02%	14.69%	496,385,750	11,812,170	2.44%	90.60%
2018	30,221,470	4,330,795	16.73%	24.07%	8,005,745	275,880	3.57%	18.78%	491,451,160	-4,934,590	-0.99%	88.71%
2019	30,396,869	175,399	0.58%	24.79%	8,347,850	342,105	4.27%	23.86%	490,518,565	-932,595	-0.19%	88.35%
2020	30,625,500	228,631	0.75%	25.73%	8,477,635	129,785	1.55%	25.78%	486,055,685	-4,462,880	-0.91%	86.64%
2021	30,950,795	325,295	1.06%	27.07%	8,485,205	7,570	0.09%	25.90%	484,424,735	-1,630,950	-0.34%	86.01%
2022	39,265,235	8,314,440	26.86%	61.20%	9,077,080	591,875	6.98%	34.68%	484,857,625	432,890	0.09%	86.18%
2023	41,514,205	2,248,970	5.73%	70.43%	9,459,445	382,365	4.21%	40.35%	485,378,225	520,600	0.11%	86.38%

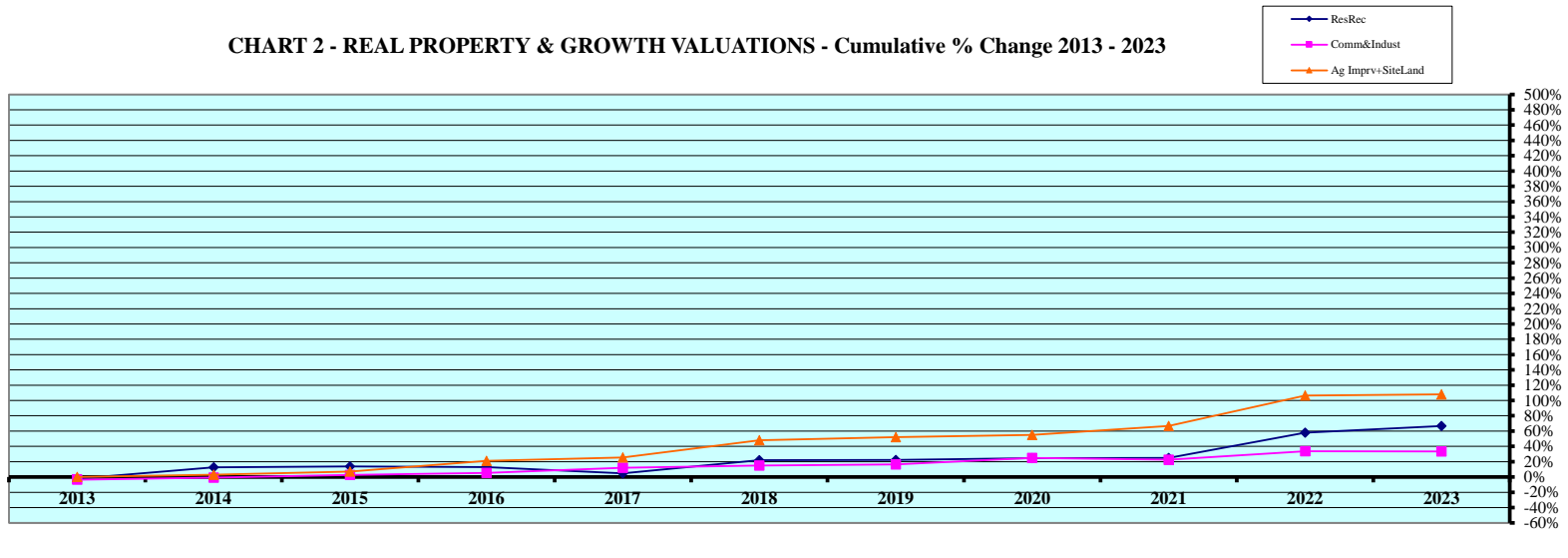
Rate Annual %chg: Residential & Recreational **5.48%** Commercial & Industrial **3.45%** Agricultural Land **6.42%**

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 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>											
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth						
2013	24,358,185	543,875	2.23%	23,814,310	-	-2.23%	6,739,865	241,960	3.59%	6,497,905	-	-3.59%						
2014	27,813,305	405,875	1.46%	27,407,430	12.52%	12.52%	6,872,370	190,370	2.77%	6,682,000	-0.86%	-0.86%						
2015	28,362,820	630,985	2.22%	27,731,835	-0.29%	13.85%	7,140,315	225,695	3.16%	6,914,620	0.61%	2.59%						
2016	27,710,410	226,810	0.82%	27,483,600	-3.10%	12.83%	7,576,635	472,525	6.24%	7,104,110	-0.51%	5.40%						
2017	25,890,675	349,865	1.35%	25,540,810	-7.83%	4.86%	7,729,865	186,745	2.42%	7,543,120	-0.44%	11.92%						
2018	30,221,470	515,890	1.71%	29,705,580	14.73%	21.95%	8,005,745	249,550	3.12%	7,756,195	0.34%	15.08%						
2019	30,396,869	581,090	1.91%	29,815,779	-1.34%	22.41%	8,347,850	502,245	6.02%	7,845,605	-2.00%	16.41%						
2020	30,625,500	250,365	0.82%	30,375,135	-0.07%	24.70%	8,477,635	68,940	0.81%	8,408,695	0.73%	24.76%						
2021	30,950,795	549,720	1.78%	30,401,075	-0.73%	24.81%	8,485,205	228,920	2.70%	8,256,285	-2.61%	22.50%						
2022	39,265,235	826,460	2.10%	38,438,775	24.19%	57.81%	9,077,080	69,900	0.77%	9,007,180	6.15%	33.64%						
2023	41,514,205	926,815	2.23%	40,587,390	3.37%	66.63%	9,459,445	466,390	4.93%	8,993,055	-0.93%	33.43%						
Rate Ann%chg	5.48%			Resid & Recreat w/o growth			4.14%			3.45%			C & I w/o growth			0.05%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>									
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2013	12,195,680	8,284,235	20,479,915	651,037	3.18%	19,828,878	-	-		
2014	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	3.06%	3.06%		
2015	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	7.15%		
2016	14,568,680	11,116,855	25,685,535	863,225	3.36%	24,822,310	6.23%	21.20%		
2017	13,397,310	12,973,245	26,370,555	671,575	2.55%	25,698,980	0.05%	25.48%		
2018	17,572,865	13,244,145	30,817,010	498,520	1.62%	30,318,490	14.97%	48.04%		
2019	17,808,260	13,912,750	31,721,010	565,515	1.78%	31,155,495	1.10%	52.13%		
2020	17,998,285	14,130,855	32,129,140	392,025	1.22%	31,737,115	0.05%	54.97%		
2021	19,452,010	16,893,180	36,345,190	2,224,240	6.12%	34,120,950	6.20%	66.61%		
2022	22,795,895	19,905,020	42,700,915	432,150	1.01%	42,268,765	16.30%	106.39%		
2023	23,193,995	20,902,215	44,096,210	1,496,750	3.39%	42,599,460	-0.24%	108.01%		
Rate Ann%chg	6.64%		9.70%		7.97%		Ag Imprv+Site w/o growth		4.62%	

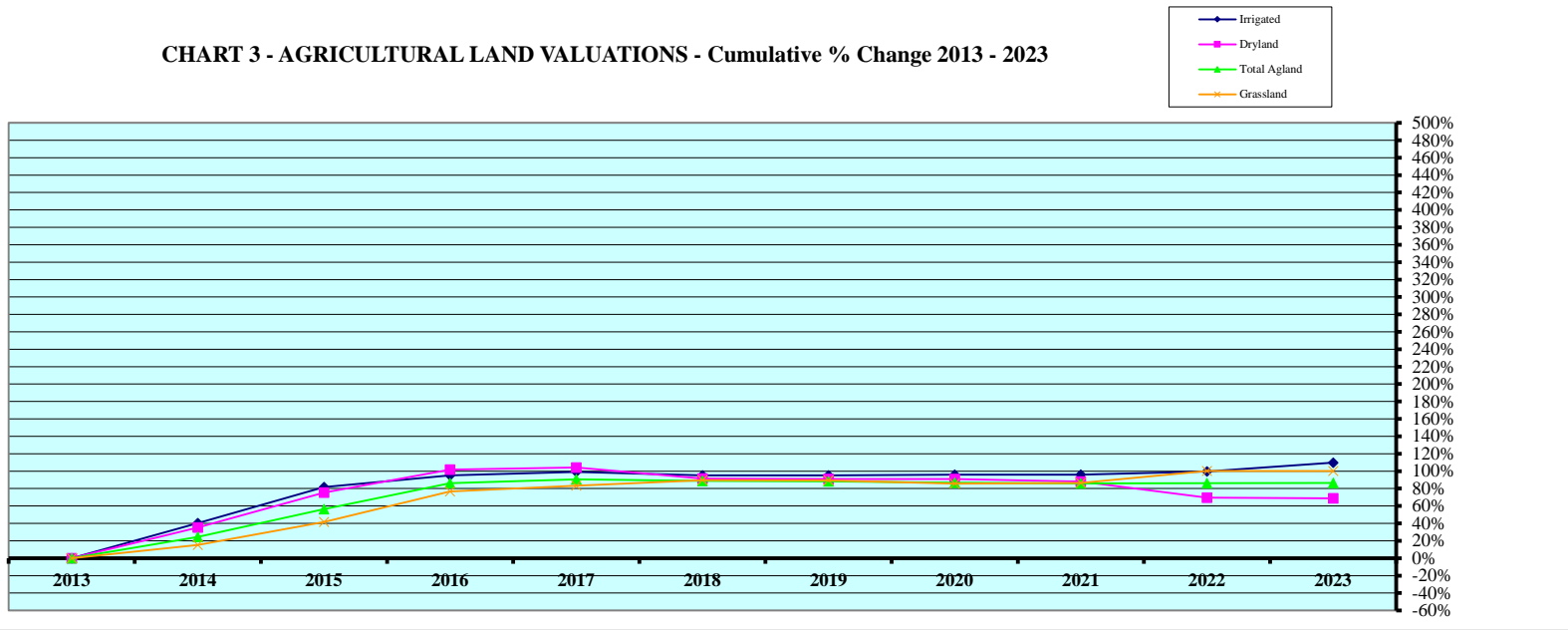
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

Cnty# 8  
County BOYD

CHART 2

NE Dept. of Revenue, Property Assessment Division

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	13,599,215	-	-	-	102,528,350	-	-	-	136,173,845	-	-	-
2014	19,079,315	5,480,100	40.30%	40.30%	138,673,200	36,144,850	35.25%	35.25%	156,754,500	20,580,655	15.11%	15.11%
2015	24,720,225	5,640,910	29.57%	81.78%	179,833,580	41,160,380	29.68%	75.40%	192,979,725	36,225,225	23.11%	41.72%
2016	26,527,905	1,807,680	7.31%	95.07%	206,882,340	27,048,760	15.04%	101.78%	240,695,325	47,715,600	24.73%	76.76%
2017	27,093,035	565,130	2.13%	99.22%	209,377,630	2,495,290	1.21%	104.21%	249,432,465	8,737,140	3.63%	83.17%
2018	26,531,530	-561,505	-2.07%	95.10%	196,243,235	-13,134,395	-6.27%	91.40%	258,165,775	8,733,310	3.50%	89.59%
2019	26,531,530	0	0.00%	95.10%	195,766,045	-477,190	-0.24%	90.94%	257,944,265	-221,510	-0.09%	89.42%
2020	26,659,865	128,335	0.48%	96.04%	195,729,335	-36,710	-0.02%	90.90%	252,972,970	-4,971,295	-1.93%	85.77%
2021	26,662,495	2,630	0.01%	96.06%	192,733,035	-2,996,300	-1.53%	87.98%	253,964,580	991,610	0.39%	86.50%
2022	27,166,990	504,495	1.89%	99.77%	173,759,270	-18,973,765	-9.84%	69.47%	272,702,245	18,737,665	7.38%	100.26%
2023	28,529,330	1,362,340	5.01%	109.79%	172,938,540	-820,730	-0.47%	68.67%	272,682,140	-20,105	-0.01%	100.25%

Rate Ann.%chg: Irrigated  Dryland  Grassland

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	6,969,070	-	-	-	1,160,455	-	-	-	260,430,935	-	-	-
2014	8,010,795	1,041,725	14.95%	14.95%	1,802,180	641,725	55.30%	55.30%	324,319,990	63,889,055	24.53%	24.53%
2015	8,010,430	-365	0.00%	14.94%	1,843,995	41,815	2.32%	58.90%	407,387,955	83,067,965	25.61%	56.43%
2016	9,180,315	1,169,885	14.60%	31.73%	1,287,695	-556,300	-30.17%	10.96%	484,573,580	77,185,625	18.95%	86.07%
2017	9,179,445	-870	-0.01%	31.72%	1,303,175	15,480	1.20%	12.30%	496,385,750	11,812,170	2.44%	90.60%
2018	9,186,350	6,905	0.08%	31.82%	1,324,270	21,095	1.62%	14.12%	491,451,160	-4,934,590	-0.99%	88.71%
2019	9,186,340	-10	0.00%	31.82%	1,090,385	-233,885	-17.66%	-6.04%	490,518,565	-932,595	-0.19%	88.35%
2020	9,291,735	105,395	1.15%	33.33%	1,401,780	311,395	28.56%	20.80%	486,055,685	-4,462,880	-0.91%	86.64%
2021	9,217,060	-74,675	-0.80%	32.26%	1,847,565	445,785	31.80%	59.21%	484,424,735	-1,630,950	-0.34%	86.01%
2022	9,235,375	18,315	0.20%	32.52%	1,993,745	146,180	7.91%	71.81%	484,857,625	432,890	0.09%	86.18%
2023	9,235,325	-50	0.00%	32.52%	1,992,890	-855	-0.04%	71.73%	485,378,225	520,600	0.11%	86.38%

Cnty#   
 County

Rate Ann.%chg: Total Agric Land



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	13,475,770	7,566	1,781			102,645,805	100,619	1,020			136,098,595	206,378	659		
2014	18,427,840	7,790	2,365	32.80%	32.80%	139,184,070	101,043	1,377	35.03%	35.03%	156,672,315	205,460	763	15.63%	15.63%
2015	23,875,100	8,083	2,954	24.87%	65.83%	179,987,080	100,434	1,792	30.10%	75.67%	193,185,670	205,779	939	23.11%	42.36%
2016	26,312,235	8,526	3,086	4.48%	73.27%	206,934,455	100,346	2,062	15.07%	102.15%	240,753,035	205,412	1,172	24.85%	77.73%
2017	27,091,965	8,775	3,087	0.04%	73.33%	209,879,240	99,935	2,100	1.84%	105.87%	249,112,525	205,486	1,212	3.43%	83.83%
2018	26,531,530	8,602	3,084	-0.10%	73.16%	196,346,145	92,747	2,117	0.80%	107.52%	258,101,875	212,722	1,213	0.08%	83.99%
2019	26,531,530	8,602	3,084	0.00%	73.16%	195,821,940	92,495	2,117	0.01%	107.53%	257,943,530	212,603	1,213	-0.01%	83.98%
2020	26,659,865	8,589	3,104	0.64%	74.26%	195,818,225	91,642	2,137	0.93%	109.46%	253,024,270	211,482	1,196	-1.39%	81.43%
2021	26,662,495	8,590	3,104	0.00%	74.26%	192,732,850	91,574	2,105	-1.50%	106.31%	253,955,995	212,255	1,196	0.00%	81.43%
2022	27,166,985	8,753	3,104	-0.01%	74.25%	173,760,360	90,474	1,921	-8.75%	88.26%	272,719,620	213,013	1,280	7.01%	94.14%
2023	29,082,000	9,364	3,106	0.06%	74.36%	172,611,580	89,868	1,921	0.01%	88.28%	272,685,725	212,983	1,280	0.00%	94.15%

Rate Annual %chg Average Value/Acre: 5.72%

6.53%

6.86%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2013	6,969,700	14,547	479			922,550	1,527	604			260,112,420	330,637	787		
2014	8,009,835	14,513	552	15.20%	15.20%	1,164,890	1,875	621	2.84%	2.84%	323,458,950	330,681	978	24.34%	24.34%
2015	8,010,430	14,524	552	-0.07%	15.12%	1,208,335	1,875	644	3.73%	6.68%	406,266,615	330,695	1,229	25.60%	56.16%
2016	9,177,205	14,524	632	14.56%	31.88%	1,287,965	1,872	688	6.76%	13.89%	484,464,895	330,679	1,465	19.25%	86.23%
2017	9,179,260	14,536	632	-0.06%	31.81%	1,301,630	1,870	696	1.14%	15.19%	496,564,620	330,603	1,502	2.52%	90.92%
2018	9,186,350	14,657	627	-0.75%	30.82%	1,322,860	1,922	688	-1.09%	13.93%	491,488,760	330,651	1,486	-1.04%	88.94%
2019	9,186,350	14,657	627	0.00%	30.82%	1,325,660	1,922	690	0.21%	14.17%	490,809,010	330,279	1,486	-0.03%	88.90%
2020	9,304,915	16,473	565	-9.88%	17.90%	1,401,775	2,153	651	-5.60%	7.78%	486,209,050	330,340	1,472	-0.96%	87.09%
2021	9,217,060	15,622	590	4.45%	23.14%	1,847,565	2,602	710	9.03%	17.52%	484,415,965	330,644	1,465	-0.46%	86.23%
2022	9,235,375	15,637	591	0.11%	23.27%	1,993,970	2,750	725	2.13%	20.02%	484,876,310	330,627	1,467	0.10%	86.42%
2023	9,235,375	15,637	591	0.00%	23.27%	1,992,895	2,748	725	0.02%	20.04%	485,607,575	330,601	1,469	0.16%	86.71%

8  
BOYD

Rate Annual %chg Average Value/Acre: 6.44%

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

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,810	BOYD	27,086,403	518,625	103,154	32,961,355	9,459,445	0	8,552,850	485,378,225	23,193,995	20,902,215	0	608,156,267
cnty sectorvalue % of total value:		4.45%	0.09%	0.02%	5.42%	1.56%		1.41%	79.81%	3.81%	3.44%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
10	ANOKA	56,000	390	88	215,875	0	0	0	258,035	25,975	4,940	0	561,303
0.55%	%sector of county sector	0.21%	0.08%	0.09%	0.65%				0.05%	0.11%	0.02%		0.09%
	%sector of municipality	9.98%	0.07%	0.02%	38.46%				45.97%	4.63%	0.88%		100.00%
70	BRISTOW	13,154	21,801	4,918	1,263,110	106,495	0	0	3,430	0	24,735	0	1,437,643
3.87%	%sector of county sector	0.05%	4.20%	4.77%	3.83%	1.13%			0.00%		0.12%		0.24%
	%sector of municipality	0.91%	1.52%	0.34%	87.86%	7.41%			0.24%		1.72%		100.00%
286	BUTTE	371,356	66,599	0	7,073,100	2,449,355	0	0	209,510	0	13,160	0	10,183,080
15.80%	%sector of county sector	1.37%	12.84%		21.46%	25.89%			0.04%		0.06%		1.67%
	%sector of municipality	3.65%	0.65%		69.46%	24.05%			2.06%		0.13%		100.00%
3	GROSS	5,559	0	0	100,930	14,270	0	0	0	0	0	0	120,759
0.17%	%sector of county sector	0.02%			0.31%	0.15%							0.02%
	%sector of municipality	4.60%			83.58%	11.82%							100.00%
194	LYNCH	228,155	561	127	6,051,145	821,120	0	0	0	0	0	0	7,101,108
10.72%	%sector of county sector	0.84%	0.11%	0.12%	18.36%	8.68%							1.17%
	%sector of municipality	3.21%	0.01%	0.00%	85.21%	11.56%							100.00%
2	MONOWI	4,670	0	0	16,900	3,225	0	0	12,610	0	2,660	0	40,065
0.11%	%sector of county sector	0.02%			0.05%	0.03%			0.00%		0.01%		0.01%
	%sector of municipality	11.66%			42.18%	8.05%			31.47%		6.64%		100.00%
89	NAPER	172,847	0	0	1,604,570	102,510	0	0	0	0	0	0	1,879,927
4.92%	%sector of county sector	0.64%			4.87%	1.08%							0.31%
	%sector of municipality	9.19%			85.35%	5.45%							100.00%
408	SPENCER	1,204,279	124,757	95,641	13,767,985	3,963,620	0	0	0	0	0	0	19,156,282
22.54%	%sector of county sector	4.45%	24.06%	92.72%	41.77%	41.90%							3.15%
	%sector of municipality	6.29%	0.65%	0.50%	71.87%	20.69%							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												
1,063	Total Municipalities	2,056,021	214,108	100,775	30,093,622	7,460,597	0	0	483,586	25,975	45,495	0	40,480,175
58.71%	%all municip.sectors of cnty	7.59%	41.28%	97.69%	91.30%	78.87%			0.10%	0.11%	0.22%		6.66%

8 BOYD

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

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,755</b>	<b>Value : 671,698,355</b>	<b>Growth 3,030,368</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>	300	667,570	23	151,655	3	50,450	326	869,675	
<b>02. Res Improve Land</b>	738	2,431,810	30	89,790	1	7,500	769	2,529,100	
<b>03. Res Improvements</b>	740	29,992,135	30	2,018,140	12	1,138,520	782	33,148,795	
<b>04. Res Total</b>	1,040	33,091,515	53	2,259,585	15	1,196,470	1,108	36,547,570	419,088
<b>% of Res Total</b>	93.86	90.54	4.78	6.18	1.35	3.27	29.51	5.44	13.83
<b>05. Com UnImp Land</b>	30	99,270	3	25,450	3	14,415	36	139,135	
<b>06. Com Improve Land</b>	138	598,005	15	123,875	1	102,220	154	824,100	
<b>07. Com Improvements</b>	150	7,761,985	15	1,383,710	7	730,545	172	9,876,240	
<b>08. Com Total</b>	180	8,459,260	18	1,533,035	10	847,180	208	10,839,475	389,695
<b>% of Com Total</b>	86.54	78.04	8.65	14.14	4.81	7.82	5.54	1.61	12.86
<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	878,560	15	878,560	
<b>14. Rec Improve Land</b>	0	0	0	0	42	1,416,730	42	1,416,730	
<b>15. Rec Improvements</b>	0	0	0	0	131	6,771,415	131	6,771,415	
<b>16. Rec Total</b>	0	0	0	0	146	9,066,705	146	9,066,705	260,230
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	3.89	1.35	8.59
<b>Res &amp; Rec Total</b>	1,040	33,091,515	53	2,259,585	161	10,263,175	1,254	45,614,275	679,318
<b>% of Res &amp; Rec Total</b>	82.93	72.55	4.23	4.95	12.84	22.50	33.40	6.79	22.42
<b>Com &amp; Ind Total</b>	180	8,459,260	18	1,533,035	10	847,180	208	10,839,475	389,695
<b>% of Com &amp; Ind Total</b>	86.54	78.04	8.65	14.14	4.81	7.82	5.54	1.61	12.86
<b>17. Taxable Total</b>	1,220	41,550,775	71	3,792,620	171	11,110,355	1,462	56,453,750	1,069,013
<b>% of Taxable Total</b>	83.45	73.60	4.86	6.72	11.70	19.68	38.93	8.40	35.28

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	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	151	1	34	186

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	83,320	6	298,095	1,680	393,748,030	1,689	394,129,445
28. Ag-Improved Land	3	17,485	6	80,760	576	181,433,925	585	181,532,170
29. Ag Improvements	4	503,875	6	117,255	594	38,961,860	604	39,582,990

30. Ag Total				2,293	615,244,605
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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	1	2.00	3,300	
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	3	2.99	5,980	5	3.52	7,040	
37. FarmSite Improvements	4	0.00	503,875	6	0.00	88,010	
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	85	84.76	635,700	86	86.76	639,000	
32. HomeSite Improv Land	362	372.75	2,795,625	364	374.39	2,804,180	
33. HomeSite Improvements	377	0.00	21,790,640	379	0.00	21,819,885	1,297,115
34. HomeSite Total				<b>465</b>	<b>461.15</b>	<b>25,263,065</b>	
35. FarmSite UnImp Land	121	176.53	353,060	122	176.83	353,660	
36. FarmSite Improv Land	457	1,479.85	2,959,700	465	1,486.36	2,972,720	
37. FarmSite Improvements	565	0.00	17,171,220	575	0.00	17,763,105	664,240
38. FarmSite Total				<b>697</b>	<b>1,663.19</b>	<b>21,089,485</b>	
39. Road & Ditches	1,597	4,251.33	0	1,603	4,255.96	0	
40. Other- Non Ag Use	2	16.95	635,625	2	16.95	635,625	
41. Total Section VI				<b>1,162</b>	<b>6,397.25</b>	<b>46,988,175</b>	<b>1,961,355</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	205,795	3	230.24	205,795

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	969.95	10.50%	3,758,585	11.44%	3,875.03
46. 1A	363.82	3.94%	1,409,810	4.29%	3,875.02
47. 2A1	897.27	9.71%	3,297,455	10.04%	3,674.99
48. 2A	2,666.44	28.87%	9,799,170	29.84%	3,675.00
49. 3A1	1,199.66	12.99%	4,108,835	12.51%	3,425.00
50. 3A	1,510.57	16.35%	5,173,700	15.75%	3,425.00
51. 4A1	558.57	6.05%	1,815,400	5.53%	3,250.09
52. 4A	1,071.11	11.60%	3,481,250	10.60%	3,250.13
53. Total	9,237.39	100.00%	32,844,205	100.00%	3,555.57
<b>Dry</b>					
54. 1D1	2,381.51	2.65%	5,596,580	2.80%	2,350.01
55. 1D	33,524.67	37.24%	78,783,235	39.42%	2,350.01
56. 2D1	5,020.48	5.58%	11,045,030	5.53%	2,199.99
57. 2D	30,919.43	34.34%	68,021,300	34.03%	2,199.95
58. 3D1	1,617.18	1.80%	3,396,060	1.70%	2,099.99
59. 3D	2,388.94	2.65%	5,016,730	2.51%	2,099.98
60. 4D1	9,957.05	11.06%	19,665,285	9.84%	1,975.01
61. 4D	4,221.32	4.69%	8,337,525	4.17%	1,975.10
62. Total	90,030.58	100.00%	199,861,745	100.00%	2,219.93
<b>Grass</b>					
63. 1G1	10,194.97	4.79%	16,569,505	5.13%	1,625.26
64. 1G	4,573.80	2.15%	7,432,715	2.30%	1,625.06
65. 2G1	40,812.22	19.18%	63,265,475	19.58%	1,550.16
66. 2G	23,322.91	10.96%	36,158,625	11.19%	1,550.35
67. 3G1	68,648.34	32.26%	102,990,945	31.88%	1,500.27
68. 3G	42,312.34	19.89%	63,473,815	19.64%	1,500.13
69. 4G1	17,298.59	8.13%	25,083,120	7.76%	1,450.01
70. 4G	5,608.16	2.64%	8,131,880	2.52%	1,450.01
71. Total	212,771.33	100.00%	323,106,080	100.00%	1,518.56
<b>Irrigated Total</b>					
	9,237.39	2.79%	32,844,205	5.78%	3,555.57
<b>Dry Total</b>					
	90,030.58	27.23%	199,861,745	35.17%	2,219.93
<b>Grass Total</b>					
	212,771.33	64.36%	323,106,080	56.86%	1,518.56
72. Waste	15,633.44	4.73%	10,292,965	1.81%	658.39
73. Other	2,915.32	0.88%	2,151,435	0.38%	737.98
74. Exempt	102.11	0.03%	96,370	0.02%	943.79
75. Market Area Total	330,588.06	100.00%	568,256,430	100.00%	1,718.93

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	9,237.39	32,844,205	9,237.39	32,844,205
<b>77. Dry Land</b>	24.10	55,725	79.28	172,370	89,927.20	199,633,650	90,030.58	199,861,745
<b>78. Grass</b>	25.70	39,100	119.19	186,175	212,626.44	322,880,805	212,771.33	323,106,080
<b>79. Waste</b>	0.00	0	11.94	815	15,621.50	10,292,150	15,633.44	10,292,965
<b>80. Other</b>	0.00	0	0.00	0	2,915.32	2,151,435	2,915.32	2,151,435
<b>81. Exempt</b>	0.00	0	0.00	0	102.11	96,370	102.11	96,370
<b>82. Total</b>	<b>49.80</b>	<b>94,825</b>	<b>210.41</b>	<b>359,360</b>	<b>330,327.85</b>	<b>567,802,245</b>	<b>330,588.06</b>	<b>568,256,430</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	9,237.39	2.79%	32,844,205	5.78%	3,555.57
<b>Dry Land</b>	90,030.58	27.23%	199,861,745	35.17%	2,219.93
<b>Grass</b>	212,771.33	64.36%	323,106,080	56.86%	1,518.56
<b>Waste</b>	15,633.44	4.73%	10,292,965	1.81%	658.39
<b>Other</b>	2,915.32	0.88%	2,151,435	0.38%	737.98
<b>Exempt</b>	102.11	0.03%	96,370	0.02%	943.79
<b>Total</b>	<b>330,588.06</b>	<b>100.00%</b>	<b>568,256,430</b>	<b>100.00%</b>	<b>1,718.93</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	58	78,625	58	934,100	81	1,050,035	0
83.3 Butte	47	194,950	192	540,005	192	7,028,960	239	7,763,915	29,625
83.4 Gross	20	8,245	2	770	2	54,845	22	63,860	0
83.5 Lynch	86	229,135	168	392,130	179	6,418,215	265	7,039,480	135,960
83.6 Monowi	32	2,595	1	115	1	14,775	33	17,485	0
83.7 Naper	22	21,260	64	66,570	65	1,642,920	87	1,730,750	0
83.8 Rural Residential	41	1,092,745	72	1,503,800	162	9,335,025	203	11,931,570	245,398
83.9 Spencer	39	149,775	249	1,362,740	249	14,288,790	288	15,801,305	225,215
84 Residential Total	341	1,748,235	811	3,945,830	913	39,920,210	1,254	45,614,275	636,198

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Butte	0	0	1	1,890	1	1,275	1	3,165	0
85.2	Commercial-bristow	4	3,430	13	8,450	13	101,480	17	113,360	4,700
85.3	Commercial-butte	10	26,680	39	108,280	40	2,213,490	50	2,348,450	29,005
85.4	Commercial-gross	0	0	1	140	1	15,675	1	15,815	0
85.5	Commercial-lynch	8	15,715	28	49,750	29	1,087,865	37	1,153,330	187,050
85.6	Commercial-monowi	0	0	1	30	1	3,180	1	3,210	0
85.7	Commercial-naper	1	245	9	3,935	10	112,200	11	116,380	1,500
85.8	Commercial-rural Res.	5	31,205	17	232,675	20	2,304,975	25	2,568,855	95,010
85.9	Commercial-spencer	7	53,200	45	418,950	53	3,988,820	60	4,460,970	72,430
85.10	Rural Residential	1	8,660	0	0	4	47,280	5	55,940	0
86	Commercial Total	36	139,135	154	824,100	172	9,876,240	208	10,839,475	389,695

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	10,194.97	4.79%	16,569,505	5.13%	1,625.26
88. 1G	4,573.80	2.15%	7,432,715	2.30%	1,625.06
89. 2G1	40,812.22	19.18%	63,265,475	19.58%	1,550.16
90. 2G	23,322.91	10.96%	36,158,625	11.19%	1,550.35
91. 3G1	68,648.34	32.26%	102,990,945	31.88%	1,500.27
92. 3G	42,312.34	19.89%	63,473,815	19.64%	1,500.13
93. 4G1	17,298.59	8.13%	25,083,120	7.76%	1,450.01
94. 4G	5,608.16	2.64%	8,131,880	2.52%	1,450.01
95. Total	212,771.33	100.00%	323,106,080	100.00%	1,518.56
<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	212,771.33	100.00%	323,106,080	100.00%	1,518.56
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	212,771.33	100.00%	323,106,080	100.00%	1,518.56

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

**08 Boyd**

	<b>2023 CTL County Total</b>	<b>2024 Form 45 County Total</b>	<b>Value Difference (2024 form 45 - 2023 CTL)</b>	<b>Percent Change</b>	<b>2024 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	32,961,355	36,547,570	3,586,215	10.88%	419,088	9.61%
02. Recreational	8,552,850	9,066,705	513,855	6.01%	260,230	2.97%
03. Ag-Homesite Land, Ag-Res Dwelling	23,193,995	25,263,065	2,069,070	8.92%	1,297,115	3.33%
<b>04. Total Residential (sum lines 1-3)</b>	<b>64,708,200</b>	<b>70,877,340</b>	<b>6,169,140</b>	<b>9.53%</b>	<b>1,976,433</b>	<b>6.48%</b>
05. Commercial	9,459,445	10,839,475	1,380,030	14.59%	389,695	10.47%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>9,459,445</b>	<b>10,839,475</b>	<b>1,380,030</b>	<b>14.59%</b>	<b>389,695</b>	<b>10.47%</b>
08. Ag-Farmsite Land, Outbuildings	20,266,590	21,089,485	822,895	4.06%	664,240	0.78%
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>20,902,215</b>	<b>21,725,110</b>	<b>822,895</b>	<b>3.94%</b>	<b>664,240</b>	<b>0.76%</b>
12. Irrigated	28,529,330	32,844,205	4,314,875	15.12%		
13. Dryland	172,938,540	199,861,745	26,923,205	15.57%		
14. Grassland	272,682,140	323,106,080	50,423,940	18.49%		
15. Wasteland	9,235,325	10,292,965	1,057,640	11.45%		
16. Other Agland	1,992,890	2,151,435	158,545	7.96%		
<b>17. Total Agricultural Land</b>	<b>485,378,225</b>	<b>568,256,430</b>	<b>82,878,205</b>	<b>17.07%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>580,448,085</b>	<b>671,698,355</b>	<b>91,250,270</b>	<b>15.72%</b>	<b>3,030,368</b>	<b>15.20%</b>

## 2024 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>
	\$130,550 this includes \$10,500 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>
	\$11,500
<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>
	\$9,500, 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>
	\$8,593.77

## 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>
	Lake Mac Assessment LLC
<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>
	Lake Mac Assessment LLC
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Meet the qualifications of the NE Real Property Appraiser Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraisal service provides values subject to assessor's opinion.

## 2024 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, Daycare center, 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 OB</td> <td>Agricultural outbuildings</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Agricultural dwellings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center, Consignment store, NE Dept. of Roads shop, Beauty Shop/Coffee Shop, 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. A mobile home depreciation study was implemented for the 2024 assessment year.

**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 Spencer, while the rest of the towns are using a separate table. However, economic depreciation is applied to individual groupings based on the study.

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

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

**7. How are rural residential site values developed?**

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

**8. Are there form 191 applications on file?**

No

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

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

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2022	2021	2021	2021
2	2022	2021	2021	2021
3	2022	2021	2021	2021
4	2022	2021	2021	2020
5	2024	2021	2024	2021
6	2022	2021	2022	2022
7	2022	2021	2022	2022
AG OB	2022	2021	2021	2020
AG DW	2022	2021	2021	2020

## 2024 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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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>													
	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>													
	Market analysis of vacant land sales to determine square foot value.													
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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	2024	2021	2022	2023										

## 2024 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;">2024</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.	2024
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2024					
	Agricultural land use was reviewed in the county for 2024, for all parcels 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

# 2023 BOYD COUNTY PLAN OF ASSESSMENT

July 25, 2023

## APPROACHES TO VALUE

**-APPROACHES TO VALUE ARE USED IN ACCORDANCE WITH IAAO  
MASS APPRAISAL TECHNIQUES**

### 1. Market Approach

- ✓ Sales of like properties are analyzed and used to establish values. Examples include: dryland sales, grassland sales, irrigated land sales, etc., throughout the county are studied used to set assessed values. Residential and commercial properties are separated by Assessor Locations to set values. Sales help to establish market depreciation for each Assessor Location.

### 2. Cost Approach

- ✓ Marshall & Swift cost index is currently being utilized in Boyd County. This approach is best suited for new construction. An updated cost index is utilized as they become available from the vendor.

## 3 YEAR APPRAISAL PLAN

### 2024

#### 1. Residential

- ✓ Spencer and Butte Villages will be reviewed using questionnaires and an updated depreciation model with the help of our field liaison and the Nebraska Department of Property Assessment Division employees.

A depreciation study will be conducted on all mobile homes within the county. We will be reviewing all mobile homes either in or out of the office. Using all the information

gathered, we will develop an appraisal model to ensure we are in line with the current market and make those adjustments.

A market analysis of residential sales in the other assessor locations will be conducted to determine if any adjustment is needed in order to comply with statistical measures. Sales will also be reviewed to determine if the current market areas are supported by the current sales.

All building permits and pickup work will also be checked, verified, and completed as accurately as construction allows for all residential properties.

- ✓ Recreational properties were reviewed in 2022 for the 6 year review by our lister. That information, along with new pictures, was reviewed and entered into CAMA. Those changes were implemented for 2023 tax year.

We will randomly conduct a drive-thru review using the property record cards as this area is always changing. Sales review, building permit verification, and pickup work will also be completed and if any changes are found, they will be implemented for the following tax year.

## 2. Commercial

- ✓ All commercial properties were reviewed in accordance with 6-year review requirement. New packets were made of each improved commercial parcel. This review began mid-summer of 2023. The new information gathered, along with updated photos, will be entered in to the computer system by the end 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 and to determine if adjustments need to be made. All building permits will be verified and reviewed to determine what changes have been made.

## 3. Agricultural

- ✓ A market analysis of agricultural sales by land classification group will be conducted to determine if any adjustment is needed to comply with statistical measures. Sales will also be plated 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 purposes.

We have received new 2022 aerial imagery from GIS. Land use changes will be made if needed as a result of this updated imagery or from owners reporting changes.

## **2025**

### **1. Residential**

- ✓ All villages will be reviewed using questionnaires, building permit review and notification of changes made by owners. Properties will be physically inspected as needed to account for any changes made. Sales will be studied to determine if adjustments need to be made.
- ✓ Recreational properties will be updated with all changes from building permit information or from notifications from owners. As needed, staff will conduct a drive thru review when needed using the property record cards as this area is always changing. Sales review, building permit verification, and pickup work will also be completed and if any changes are found, they will be implemented for the following tax year.

### **2. Commercial**

- ✓ Sales will be studied to determine if any adjustments need to be made. Commercial properties will be reappraised using questionnaires, building permit review and notification of changes made by owners.

### **3. Agricultural**

- ✓ A market analysis of agricultural sales by land classification group will be conducted to determine if any adjustment is needed 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.

## **2026**

### **4. Residential**

- ✓ All villages will be reviewed using questionnaires, building permit review and notification of changes made by owners. Properties will be physically inspected as needed to account for any changes made. Sales will be studied to determine if adjustments need to be made.

- ✓ Recreational properties will be updated with all changes from building permit review or from notifications from owners. As needed, staff will conduct a drive thru review using the property record cards as this area is always changing. Sales review, building permit verification, and pickup work will also be completed and if any changes are found, they will be implemented for the following tax year.

## 5. Commercial

- ✓ Sales will be studied to determine if any adjustments need to be made. Commercial properties will be reappraised using questionnaires, building permit review and notification of changes made by owners.

## 6. Agricultural

- ✓ All agricultural properties will be reviewed in accordance with 6-year review requirement. Review packets will be made of each improved agricultural parcel. At this time, all building permits will be verified and reviewed to determine what changes have been made. This review will begin mid-summer of 2026, with new information gathered along with updated photos being returned and entered in to the computer system by March of 2027.

After this review is completed, a sales ratio study will be done on the agricultural properties to be certain our values are in compliance with required statistical measures.

## CONCLUSION

The Boyd County Assessor's Office strives to serve its citizens in a professional manner in accordance with the laws of the great State of Nebraska. The Assessor and their employees (including Deputy Assessor, listers, etc.) aim to work efficiently in an ethical manner to provide the highest quality of work that is fair and just. The Assessor's responsibility is to value and assess real estate and personal property located within the county.

The assessor's work is subject to review by the Board of Equalization and the State Tax Commission. The State Tax Commission is the state agency charged with general supervision of assessors and with enforcing property tax laws.