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DEPARTMENT OF REVENUE

**2025 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOYD COUNTY



April 7, 2025

Jim Pillen, Governor

Commissioner Hotz :

The 2025 Reports and Opinions of the Property Tax Administrator have been compiled for Boyd County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Boyd County.

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

For the Tax Commissioner

Sincerely,

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Tammy Haney, Boyd County Assessor

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Introduction

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.

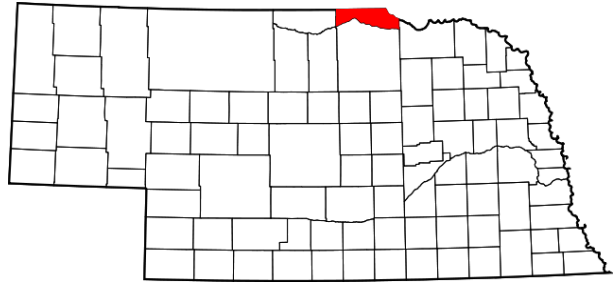
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

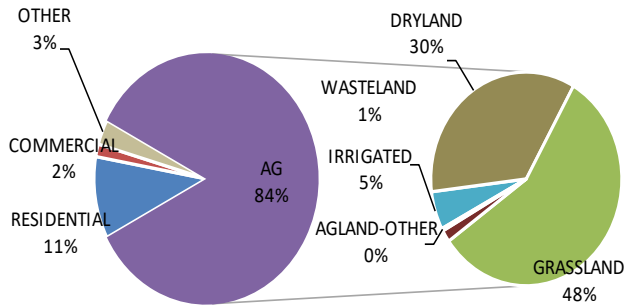
**Further information may be found in Exhibit 94*

County Overview

With a total area of 540 square miles, Boyd County has 1,741 residents, per the Census Bureau Quick Facts for 2023, a 5% decrease of the population 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 \$51,925 (2024 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



County Value Breakdown



2024 Certificate of Taxes Levied

NE Dept. of Revenue, Research Division 2024

CITY POPULATION CHANGE

| | 2014 | 2024 | 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% |

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 55 employer establishments with total employment of 406, for a 2% increase in employment since 2019.

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

2025 Residential Correlation for Boyd County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales verification and qualification processes are reviewed. The county assessor's office utilizes sales questionnaires with occasional phone calls made if the returned questionnaire isn't clear or further questions are needed. The usability percentage for residential is below the statewide average. Review of the non-qualified sales rosters supports that all arm's-length sales have been utilized for the measurement of the residential class.

Valuation groups are reviewed to ensure that economic differences are adequately identified and stratified. There are seven separate valuation groups. Valuation Group 1 aligns with the five small villages, Valuation Groups 2-5 align with the assessor locations of a town. Valuation Group 6 and 7 are recreational areas that border the Missouri River.

Frequency of the six-year inspection and review cycle of the county is examined. The county assessor reviews and inspects all properties within the required six-years. The review and inspection process includes a physical review of improvements, new measurements are taken if warranted, as are new pictures and review of quality and conditions. A systematic plan is in place to maintain compliance.

The Boyd County Assessor has a written valuation methodology on file.

2025 Residential Correlation for Boyd County

| 2025 Residential Assessment Details for Boyd County | | | | | | |
|--|---|-------------------------|--------------|----------------------|-------------------------|--|
| Valuation Group | Assessor Locations within Valuation Group | Depreciation Table Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year |
| 1 | Anoka, Bristow, Gross, Monowi, Naper | 2022 | 2021 | 2021 | 2021 | |
| 2 | Butte | *2024 | 2021 | 2021 | 2021 | |
| 3 | Lynch | *2024 | 2021 | 2021 | 2021 | |
| 4 | Rural | 2022 | 2021 | 2021 | 2020 | |
| 5 | Spencer | 2024 | 2021 | 2024 | 2021 | desk review of quality & conditions |
| 6 | Son-shine acres | 2022 | 2021 | 2022 | 2022 | |
| 7 | Sleepy Hollow | 2022 | 2021 | 2022 | 2022 | |
| <u>Additional comments:</u> All pick up work was completed and placed on the assessment roll. * = assessment action for current year | | | | | | |

Description of Analysis

There are 38 qualified sales representing five of the seven valuation groups. The median and mean measures of central tendency are within the acceptable range. The COD and PRD are above the prescribed parameters. The sale price substrata reflect that assessments are regressive. Comparing the preliminary COD and PRD to the final statistics does show some improvement. The county assessor and deputy county assessor reviewed the quality and conditions of all properties in Valuation Group 5. However, further review of all quality and conditions as well as additional analysis and adjustments to the depreciation tables is still needed for improvements to the assessment uniformity in the residential class.

Of the five valuation groups, only Valuation Group 5 has a sample large enough for statistical analysis and is within the acceptable range. Valuation Group 1 includes eight sales and has a median and mean above the range. The sale ratios range from 50% to 145%. The COD and PRD are above the range. Due to the low number of sales and the variability in the sample a recommendation is not warranted.

Comparing the statistical sample and the 2025 County Abstract of Assessment, Form 45 Compared with the 2024 Certificate Taxes Levied (CTL) Report indicate similar changes. Changes to the abstract and sold parcels reflect the stated assessment actions, and support that there is uniformity in assessment.

Equalization and Quality of Assessment

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

2025 Residential Correlation for Boyd County

| VALUATION GROUP | | | | | | |
|-----------------|-------|--------|--------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| 1 | 8 | 113.71 | 103.24 | 70.44 | 23.20 | 146.56 |
| 2 | 8 | 91.84 | 100.03 | 91.27 | 22.59 | 109.60 |
| 3 | 6 | 94.09 | 94.90 | 74.44 | 36.31 | 127.49 |
| 5 | 15 | 95.02 | 100.79 | 87.17 | 28.09 | 115.62 |
| 6 | 1 | 38.01 | 38.01 | 38.01 | 00.00 | 100.00 |
| ____ALL____ | 38 | 95.31 | 98.56 | 80.03 | 29.33 | 123.15 |

Level of Value

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

2025 Commercial Correlation for Boyd County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The county assessor's sales and verification processes are reviewed. All arm's-length transactions have been made available for measurement purposes even though the percent of sales used is below the statewide average. A review of the non-qualified sales roster determined the non-qualified sales all had legitimate reasons as to why they are non-qualified sales.

A review shows only one valuation group is utilized in the commercial class. The county assessor complies with the six-year inspection and review requirements for the commercial class. Each property is physically reviewed with new measurements and pictures taken.

| 2025 Commercial Assessment Details for Boyd County | | | | | | |
|--|---|-------------------------|--------------|----------------------|-------------------------|--|
| Valuation Group | Assessor Locations within Valuation Group | Depreciation Table Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year |
| 1 | Anoka, Bristow, Gross, Monowi, Naper, Butte, Lynch, Spencer and Rural | 2024 | 2021 | 2022 | 2023 | |
| <u>Additional comments:</u> Pick-up work was completed and placed on the assessment roll. * = assessment action for current year | | | | | | |

Description of Analysis

The commercial profile shows 14 qualified sales with no measures of central tendency in the range. The median is slightly low at 91 while both the weighted mean and mean are high. The COD is 53% supporting that statistics have too much dispersion to rely upon the median from the small sample to determine the level of value. The commercial properties are valued using the cost approach, lacking any other reliable data.

A historical review of assessment practices supports the county assessor has kept the lot values, costing and depreciation tables updated. Historically, when comparing valuation changes in History Chart 2 to surrounding counties Keya Paha, Knox, and Holt County, values have increased over the past 10 years at a similar rate.

The statistical sample and the 2025 County Abstract of Assessment Form 45 Compared with the 2024 Certificate of Taxes Levied (CTL) Report indicate changes to the population and sample reflect the stated assessment actions.

2025 Commercial Correlation for Boyd County

A what-if statistic showing a percent increase of 5% to total value can be found in the appendix of this report. The statistic does bring the overall median to 96% but pushes both the weighted mean and the mean above the range and does not improve the qualitative measures.

Equalization and Quality of Assessment

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

Level of Value

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

2025 Agricultural Correlation for Boyd County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

Sales verification and qualification processes were discussed. The county assessor utilizes sales verification questionnaires. The percent of sales used is equal to the statewide average, a review of the non-qualified sales roster indicate that sales are adequately qualified.

The six-year inspection and review cycle is up to date with a plan in place going forward to make sure all properties are inspected within six years. A lister physically reviews all improved agricultural improvements. Land use is reviewed using aerial imagery.

| 2025 Agricultural Assessment Details for Boyd County | | | | | | |
|---|---------------------------|-----------------------------|-----------------|-------------------------|-------------------------------|---|
| | | Depreciation Tables Year | Costing Year | Lot Value Study Year | Last Inspection Year(s) | Description of Assessment Actions for Current Year |
| AG OB | Agricultural outbuildings | 2022 | 2021 | 2021 | 2020 | |
| AB DW | Agricultural dwellings | 2022 | 2021 | 2021 | 2020 | |
| <u>Additional comments:</u> All pick-up work completed and placed on the assessment roll * = assessment action for current year | | | | | | |

| Market Area | Description of Unique Characteristics | Land Use Reviewed Year | Description of Assessment Actions for Current Year |
|-----------------------------|---------------------------------------|------------------------------|---|
| 1 | Entire county | 2024 | Irrigated land increased approximately 6%, dryland 15%, and grassland 18% |
| <u>Additional comments:</u> | | | |

Description of Analysis

The agricultural sample consists of 38 qualified sales. Both the median and mean measure of central tendency are within the acceptable range. The COD is acceptable for the agricultural class.

Due to the mixed-use sales, there is not an adequate number of sales for analysis when stratified into the 80% Majority Land Use (MLU) for irrigated and dryland subclasses. The largest MLU subclass is the grassland sample with 18 sales. There is very little irrigated land in the county. The dryland median is low with six sales at 57%, however, the COD of the sample at 33% indicates a significant amount of dispersion in the sample. Review of a substat of dryland found in the

2025 Agricultural Correlation for Boyd County

appendix of this report, shows that ratios range from 25% to 97%. With that much disparity, and such few sales, the median is not a reliable indicator of the level of value. A substat highlighting the disparity in ratios can be found in the appendix of this report.

The county assessor did increase dryland by 15% this year, when comparing the counties schedule of values to the adjoining counties with similar markets Boyd County's values are relatively similar and equalized. When comparing the average acre value comparison of Boyd to the surrounding county dryland values Boyd County has the highest average acre value when compared to adjacent counties. The average acre chart can be found in the appendix of this report. Boyd County has achieved an acceptable level of value for all land use subclasses.

The reported assessment actions are reflected in the 2025 County Abstract of Assessment for Real Property, Form 45, compared with the 2024 Certificate of Taxes Levied Report (CTL). Based on the analysis and comparison of surrounding county values, agricultural land in Boyd County is believed to be within the acceptable range.

Equalization and Quality of Assessment

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

| 80%MLU By Market Area | | | | | | |
|-----------------------|-------|--------|-------|----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD |
| ____ Irrigated ____ | | | | | | |
| County | 2 | 71.06 | 71.06 | 69.98 | 07.15 | 101.54 |
| 1 | 2 | 71.06 | 71.06 | 69.98 | 07.15 | 101.54 |
| ____ Dry ____ | | | | | | |
| County | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 |
| 1 | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 |
| ____ Grass ____ | | | | | | |
| County | 18 | 73.04 | 85.19 | 73.93 | 26.96 | 115.23 |
| 1 | 18 | 73.04 | 85.19 | 73.93 | 26.96 | 115.23 |
| ____ ALL ____ | 38 | 69.50 | 73.56 | 61.01 | 25.90 | 120.57 |

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Boyd County is 70%.

2025 Opinions of the Property Tax Administrator for Boyd County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (R.R.S. 2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|---------------------------|----------------|---|----------------------------|
| Residential Real Property | 95 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |
| Agricultural Land | 70 | Meets generally accepted mass appraisal techniques. | No recommendation. |
| | | | |

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

Dated this 7th day of April, 2025.



A handwritten signature in black ink, appearing to read "Sarah Scott", written over a horizontal line.

Sarah Scott
Property Tax Administrator

APPENDICES

2025 Commission Summary for Boyd County

Residential Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|----------|
| Number of Sales | 38 | Median | 95.31 |
| Total Sales Price | \$3,230,467 | Mean | 98.56 |
| Total Adj. Sales Price | \$3,230,467 | Wgt. Mean | 80.03 |
| Total Assessed Value | \$2,585,360 | Average Assessed Value of the Base | |
| Avg. Adj. Sales Price | \$85,012 | Avg. Assessed Value | \$68,036 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 78.51 to 109.95 |
| 95% Wgt. Mean C.I | 69.92 to 90.14 |
| 95% Mean C.I | 87.50 to 109.62 |
| % of Value of the Class of all Real Property Value in the County | |
| % of Records Sold in the Study Period | |
| % of Value Sold in the Study Period | |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2024 | 39 | 92 | 95.25 |
| 2023 | 36 | 92 | 92.35 |
| 2022 | 39 | 96 | 95.62 |
| 2021 | 35 | 93 | 92.90 |

2025 Commission Summary for Boyd County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 14 | Median | 91.06 |
| Total Sales Price | \$820,630 | Mean | 104.71 |
| Total Adj. Sales Price | \$820,630 | Wgt. Mean | 106.86 |
| Total Assessed Value | \$876,925 | Average Assessed Value of the Base | |
| Avg. Adj. Sales Price | \$58,616 | Avg. Assessed Value | \$62,638 |

Confidence Interval - Current

| | |
|--|-----------------|
| 95% Median C.I | 45.30 to 176.00 |
| 95% Wgt. Mean C.I | 56.07 to 157.65 |
| 95% Mean C.I | 71.29 to 138.13 |
| % of Value of the Class of all Real Property Value in the County | |
| % of Records Sold in the Study Period | |
| % of Value Sold in the Study Period | |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2024 | 8 | 100 | 87.37 |
| 2023 | 7 | 100 | 83.00 |
| 2022 | 10 | 100 | 95.25 |
| 2021 | 10 | 100 | 105.30 |

08 Boyd
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

| | | | |
|------------------------------------|----------------|--------------------------|-------------------------------------|
| Number of Sales : 38 | MEDIAN : 95 | COV : 35.28 | 95% Median C.I. : 78.51 to 109.95 |
| Total Sales Price : 3,230,467 | WGT. MEAN : 80 | STD : 34.77 | 95% Wgt. Mean C.I. : 69.92 to 90.14 |
| Total Adj. Sales Price : 3,230,467 | MEAN : 99 | Avg. Abs. Dev : 27.95 | 95% Mean C.I. : 87.50 to 109.62 |
| Total Assessed Value : 2,585,360 | | | |
| Avg. Adj. Sales Price : 85,012 | COD : 29.33 | MAX Sales Ratio : 165.85 | |
| Avg. Assessed Value : 68,036 | PRD : 123.15 | MIN Sales Ratio : 38.01 | |

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-22 To 31-DEC-22 | 6 | 100.07 | 98.23 | 96.22 | 11.53 | 102.09 | 76.39 | 119.83 | 76.39 to 119.83 | 54,500 | 52,438 |
| 01-JAN-23 To 31-MAR-23 | 2 | 83.67 | 83.67 | 78.46 | 06.80 | 106.64 | 77.98 | 89.36 | N/A | 78,313 | 61,448 |
| 01-APR-23 To 30-JUN-23 | 2 | 99.81 | 99.81 | 103.16 | 04.80 | 96.75 | 95.02 | 104.60 | N/A | 74,700 | 77,058 |
| 01-JUL-23 To 30-SEP-23 | 9 | 100.78 | 98.69 | 84.21 | 25.07 | 117.20 | 50.60 | 144.67 | 59.44 to 131.86 | 106,006 | 89,267 |
| 01-OCT-23 To 31-DEC-23 | 2 | 121.40 | 121.40 | 91.75 | 36.62 | 132.32 | 76.94 | 165.85 | N/A | 51,000 | 46,795 |
| 01-JAN-24 To 31-MAR-24 | 6 | 116.35 | 117.69 | 102.11 | 23.13 | 115.26 | 74.12 | 156.96 | 74.12 to 156.96 | 66,732 | 68,141 |
| 01-APR-24 To 30-JUN-24 | 6 | 57.99 | 73.97 | 55.54 | 52.25 | 133.18 | 38.01 | 162.80 | 38.01 to 162.80 | 150,667 | 83,680 |
| 01-JUL-24 To 30-SEP-24 | 5 | 106.45 | 101.61 | 78.40 | 31.80 | 129.60 | 55.16 | 145.78 | N/A | 47,400 | 37,161 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-22 To 30-SEP-23 | 19 | 95.59 | 97.08 | 87.90 | 18.46 | 110.44 | 50.60 | 144.67 | 78.51 to 109.95 | 83,530 | 73,423 |
| 01-OCT-23 To 30-SEP-24 | 19 | 86.47 | 100.04 | 72.43 | 43.69 | 138.12 | 38.01 | 165.85 | 61.02 to 145.78 | 86,494 | 62,648 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-23 To 31-DEC-23 | 15 | 95.02 | 99.86 | 86.19 | 24.87 | 115.86 | 50.60 | 165.85 | 77.98 to 120.96 | 90,805 | 78,267 |
| <u>ALL</u> | 38 | 95.31 | 98.56 | 80.03 | 29.33 | 123.15 | 38.01 | 165.85 | 78.51 to 109.95 | 85,012 | 68,036 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 1 | 8 | 113.71 | 103.24 | 70.44 | 23.20 | 146.56 | 50.60 | 144.67 | 50.60 to 144.67 | 36,266 | 25,544 |
| 2 | 8 | 91.84 | 100.03 | 91.27 | 22.59 | 109.60 | 74.12 | 165.85 | 74.12 to 165.85 | 73,375 | 66,968 |
| 3 | 6 | 94.09 | 94.90 | 74.44 | 36.31 | 127.49 | 43.41 | 162.80 | 43.41 to 162.80 | 76,833 | 57,193 |
| 5 | 15 | 95.02 | 100.79 | 87.17 | 28.09 | 115.62 | 49.61 | 156.96 | 76.39 to 139.64 | 106,156 | 92,538 |
| 6 | 1 | 38.01 | 38.01 | 38.01 | 00.00 | 100.00 | 38.01 | 38.01 | N/A | 300,000 | 114,030 |
| <u>ALL</u> | 38 | 95.31 | 98.56 | 80.03 | 29.33 | 123.15 | 38.01 | 165.85 | 78.51 to 109.95 | 85,012 | 68,036 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01 | 37 | 95.59 | 100.20 | 84.33 | 28.40 | 118.82 | 43.41 | 165.85 | 83.64 to 109.95 | 79,202 | 66,793 |
| 06 | 1 | 38.01 | 38.01 | 38.01 | 00.00 | 100.00 | 38.01 | 38.01 | N/A | 300,000 | 114,030 |
| 07 | | | | | | | | | | | |
| <u>ALL</u> | 38 | 95.31 | 98.56 | 80.03 | 29.33 | 123.15 | 38.01 | 165.85 | 78.51 to 109.95 | 85,012 | 68,036 |

08 Boyd
RESIDENTIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2024 Posted on: 1/31/2025

| | | | |
|------------------------------------|----------------|--------------------------|-------------------------------------|
| Number of Sales : 38 | MEDIAN : 95 | COV : 35.28 | 95% Median C.I. : 78.51 to 109.95 |
| Total Sales Price : 3,230,467 | WGT. MEAN : 80 | STD : 34.77 | 95% Wgt. Mean C.I. : 69.92 to 90.14 |
| Total Adj. Sales Price : 3,230,467 | MEAN : 99 | Avg. Abs. Dev : 27.95 | 95% Mean C.I. : 87.50 to 109.62 |
| Total Assessed Value : 2,585,360 | | | |
| Avg. Adj. Sales Price : 85,012 | COD : 29.33 | MAX Sales Ratio : 165.85 | |
| Avg. Assessed Value : 68,036 | PRD : 123.15 | MIN Sales Ratio : 38.01 | |

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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 |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| <u>Low \$ Ranges</u> | | | | | | | | | | | |
| Less Than 5,000 | 1 | 131.86 | 131.86 | 131.86 | 00.00 | 100.00 | 131.86 | 131.86 | N/A | 3,500 | 4,615 |
| Less Than 15,000 | 4 | 119.16 | 118.09 | 114.30 | 16.94 | 103.32 | 89.36 | 144.67 | N/A | 6,531 | 7,465 |
| Less Than 30,000 | 11 | 120.96 | 126.97 | 127.99 | 15.96 | 99.20 | 89.36 | 165.85 | 95.02 to 155.88 | 16,911 | 21,645 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 37 | 95.02 | 97.66 | 79.97 | 29.16 | 122.12 | 38.01 | 165.85 | 78.51 to 106.45 | 87,215 | 69,750 |
| Greater Than 14,999 | 34 | 93.23 | 96.26 | 79.75 | 30.24 | 120.70 | 38.01 | 165.85 | 76.94 to 109.95 | 94,245 | 75,162 |
| Greater Than 29,999 | 27 | 83.64 | 86.99 | 77.10 | 28.78 | 112.83 | 38.01 | 162.80 | 66.37 to 104.54 | 112,757 | 86,936 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 0 TO 4,999 | 1 | 131.86 | 131.86 | 131.86 | 00.00 | 100.00 | 131.86 | 131.86 | N/A | 3,500 | 4,615 |
| 5,000 TO 14,999 | 3 | 106.45 | 113.49 | 111.58 | 17.32 | 101.71 | 89.36 | 144.67 | N/A | 7,542 | 8,415 |
| 15,000 TO 29,999 | 7 | 120.96 | 132.04 | 130.23 | 15.55 | 101.39 | 95.02 | 165.85 | 95.02 to 165.85 | 22,842 | 29,747 |
| 30,000 TO 59,999 | 7 | 95.59 | 112.53 | 110.81 | 33.87 | 101.55 | 61.02 | 162.80 | 61.02 to 162.80 | 42,857 | 47,489 |
| 60,000 TO 99,999 | 7 | 78.51 | 89.59 | 88.10 | 17.06 | 101.69 | 74.12 | 111.74 | 74.12 to 111.74 | 77,143 | 67,965 |
| 100,000 TO 149,999 | 4 | 98.02 | 90.29 | 90.44 | 17.33 | 99.83 | 55.16 | 109.95 | N/A | 120,725 | 109,185 |
| 150,000 TO 249,999 | 7 | 59.44 | 61.98 | 62.03 | 20.96 | 99.92 | 43.41 | 86.47 | 43.41 to 86.47 | 163,793 | 101,598 |
| 250,000 TO 499,999 | 2 | 69.40 | 69.40 | 68.03 | 45.23 | 102.01 | 38.01 | 100.78 | N/A | 287,500 | 195,585 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | 38 | 95.31 | 98.56 | 80.03 | 29.33 | 123.15 | 38.01 | 165.85 | 78.51 to 109.95 | 85,012 | 68,036 |

08 Boyd
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 14
 Total Sales Price : 820,630
 Total Adj. Sales Price : 820,630
 Total Assessed Value : 876,925
 Avg. Adj. Sales Price : 58,616
 Avg. Assessed Value : 62,638

MEDIAN : 91
 WGT. MEAN : 107
 MEAN : 105
 COD : 53.07
 PRD : 97.99

COV : 55.29
 STD : 57.89
 Avg. Abs. Dev : 48.33
 MAX Sales Ratio : 202.25
 MIN Sales Ratio : 26.73

95% Median C.I. : 45.30 to 176.00
 95% Wgt. Mean C.I. : 56.07 to 157.65
 95% Mean C.I. : 71.29 to 138.13

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-21 To 31-DEC-21 | | | | | | | | | | | |
| 01-JAN-22 To 31-MAR-22 | | | | | | | | | | | |
| 01-APR-22 To 30-JUN-22 | 5 | 126.97 | 129.80 | 126.43 | 39.69 | 102.67 | 64.75 | 202.25 | N/A | 52,200 | 65,996 |
| 01-JUL-22 To 30-SEP-22 | | | | | | | | | | | |
| 01-OCT-22 To 31-DEC-22 | | | | | | | | | | | |
| 01-JAN-23 To 31-MAR-23 | 1 | 117.94 | 117.94 | 117.94 | 00.00 | 100.00 | 117.94 | 117.94 | N/A | 25,000 | 29,485 |
| 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 | 3 | 78.44 | 85.38 | 82.08 | 12.60 | 104.02 | 74.03 | 103.68 | N/A | 53,033 | 43,532 |
| 01-OCT-23 To 31-DEC-23 | 2 | 97.43 | 97.43 | 149.94 | 63.92 | 64.98 | 35.15 | 159.71 | N/A | 63,765 | 95,610 |
| 01-JAN-24 To 31-MAR-24 | | | | | | | | | | | |
| 01-APR-24 To 30-JUN-24 | 2 | 36.02 | 36.02 | 42.20 | 25.79 | 85.36 | 26.73 | 45.30 | N/A | 90,000 | 37,983 |
| 01-JUL-24 To 30-SEP-24 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-21 To 30-SEP-22 | 5 | 126.97 | 129.80 | 126.43 | 39.69 | 102.67 | 64.75 | 202.25 | N/A | 52,200 | 65,996 |
| 01-OCT-22 To 30-SEP-23 | 5 | 103.68 | 110.02 | 110.97 | 27.29 | 99.14 | 74.03 | 176.00 | N/A | 50,420 | 55,952 |
| 01-OCT-23 To 30-SEP-24 | 4 | 40.23 | 66.72 | 86.88 | 88.94 | 76.80 | 26.73 | 159.71 | N/A | 76,883 | 66,796 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-22 To 31-DEC-22 | 5 | 126.97 | 129.80 | 126.43 | 39.69 | 102.67 | 64.75 | 202.25 | N/A | 52,200 | 65,996 |
| 01-JAN-23 To 31-DEC-23 | 7 | 103.68 | 106.42 | 124.06 | 36.65 | 85.78 | 35.15 | 176.00 | 35.15 to 176.00 | 54,233 | 67,283 |
| <u>ALL</u> | 14 | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|-------------------------|-------------------|
| 1 | 14 | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |
| <u>ALL</u> | 14 | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|-------------------------|-------------------|
| 02 | | | | | | | | | | | |
| 03 | 14 | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 14 | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |

08 Boyd
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 14
 Total Sales Price : 820,630
 Total Adj. Sales Price : 820,630
 Total Assessed Value : 876,925
 Avg. Adj. Sales Price : 58,616
 Avg. Assessed Value : 62,638

MEDIAN : 91
 WGT. MEAN : 107
 MEAN : 105
 COD : 53.07
 PRD : 97.99

COV : 55.29
 STD : 57.89
 Avg. Abs. Dev : 48.33
 MAX Sales Ratio : 202.25
 MIN Sales Ratio : 26.73

95% Median C.I. : 45.30 to 176.00
 95% Wgt. Mean C.I. : 56.07 to 157.65
 95% Mean C.I. : 71.29 to 138.13

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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 |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| <u>Low \$ Ranges</u> | | | | | | | | | | | |
| 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 | 70.30 | 111.44 | 76.50 | 81.68 | 145.67 | 35.15 | 202.25 | N/A | 4,200 | 3,213 |
| Less Than 30,000 | 6 | 94.12 | 112.52 | 99.02 | 59.28 | 113.63 | 35.15 | 202.25 | 35.15 to 202.25 | 7,667 | 7,592 |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | |
| Greater Than 4,999 | 11 | 78.44 | 92.20 | 106.54 | 50.15 | 86.54 | 26.73 | 176.00 | 35.15 to 159.71 | 74,057 | 78,899 |
| Greater Than 14,999 | 9 | 103.68 | 100.98 | 107.66 | 38.17 | 93.80 | 26.73 | 176.00 | 45.30 to 159.71 | 88,848 | 95,651 |
| Greater Than 29,999 | 8 | 91.06 | 98.86 | 107.33 | 46.93 | 92.11 | 26.73 | 176.00 | 26.73 to 176.00 | 96,829 | 103,922 |
| <u>Incremental Ranges</u> | | | | | | | | | | | |
| 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 | 52.73 | 52.73 | 46.87 | 33.34 | 112.50 | 35.15 | 70.30 | N/A | 7,500 | 3,515 |
| 15,000 TO 29,999 | 1 | 117.94 | 117.94 | 117.94 | 00.00 | 100.00 | 117.94 | 117.94 | N/A | 25,000 | 29,485 |
| 30,000 TO 59,999 | 2 | 65.21 | 65.21 | 67.61 | 59.01 | 96.45 | 26.73 | 103.68 | N/A | 32,000 | 21,635 |
| 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 | 1 | 159.71 | 159.71 | 159.71 | 00.00 | 100.00 | 159.71 | 159.71 | N/A | 117,530 | 187,705 |
| 150,000 TO 249,999 | 1 | 45.30 | 45.30 | 45.30 | 00.00 | 100.00 | 45.30 | 45.30 | N/A | 150,000 | 67,945 |
| 250,000 TO 499,999 | 1 | 126.97 | 126.97 | 126.97 | 00.00 | 100.00 | 126.97 | 126.97 | N/A | 250,000 | 317,430 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 TO 1,999,999 | | | | | | | | | | | |
| 2,000,000 TO 4,999,999 | | | | | | | | | | | |
| 5,000,000 TO 9,999,999 | | | | | | | | | | | |
| 10,000,000 + | | | | | | | | | | | |
| <u>ALL</u> | 14 | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |

08 Boyd
COMMERCIAL

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

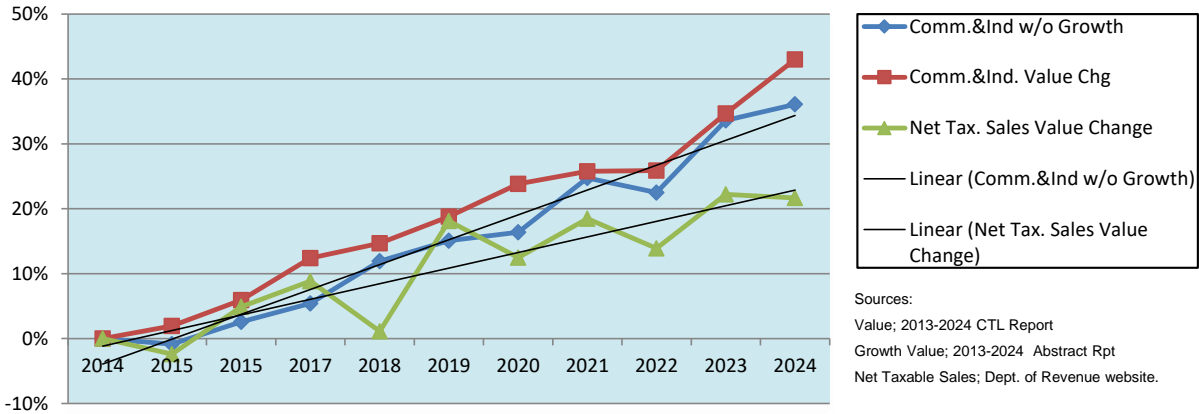
| | | | |
|----------------------------------|-----------------|--------------------------|--------------------------------------|
| Number of Sales : 14 | MEDIAN : 91 | COV : 55.29 | 95% Median C.I. : 45.30 to 176.00 |
| Total Sales Price : 820,630 | WGT. MEAN : 107 | STD : 57.89 | 95% Wgt. Mean C.I. : 56.07 to 157.65 |
| Total Adj. Sales Price : 820,630 | MEAN : 105 | Avg. Abs. Dev : 48.33 | 95% Mean C.I. : 71.29 to 138.13 |
| Total Assessed Value : 876,925 | | | |
| Avg. Adj. Sales Price : 58,616 | COD : 53.07 | MAX Sales Ratio : 202.25 | |
| Avg. Assessed Value : 62,638 | PRD : 97.99 | MIN Sales Ratio : 26.73 | |

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OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-----------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------------|-------------------|
| 106 | 1 | 78.44 | 78.44 | 78.44 | 00.00 | 100.00 | 78.44 | 78.44 | N/A | 62,000 | 48,630 |
| 342 | 1 | 159.71 | 159.71 | 159.71 | 00.00 | 100.00 | 159.71 | 159.71 | N/A | 117,530 | 187,705 |
| 344 | 3 | 117.94 | 113.08 | 89.35 | 36.94 | 126.56 | 45.30 | 176.00 | N/A | 81,000 | 72,370 |
| 406 | 4 | 67.53 | 88.74 | 63.26 | 57.44 | 140.28 | 35.15 | 184.75 | N/A | 4,750 | 3,005 |
| 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 |
| 494 | 1 | 126.97 | 126.97 | 126.97 | 00.00 | 100.00 | 126.97 | 126.97 | N/A | 250,000 | 317,430 |
| 528 | 2 | 65.21 | 65.21 | 67.61 | 59.01 | 96.45 | 26.73 | 103.68 | N/A | 32,000 | 21,635 |
| <u>ALL</u> | <u>14</u> | 91.06 | 104.71 | 106.86 | 53.07 | 97.99 | 26.73 | 202.25 | 45.30 to 176.00 | 58,616 | 62,638 |

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 |
|----------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2013 | \$ 6,739,865 | \$ 241,960 | 3.59% | \$ 6,497,905 | | \$ 10,991,417 | |
| 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% |
| 2024 | \$ 10,839,475 | \$ 389,695 | 3.60% | \$ 10,449,780 | 8.41% | \$ 13,525,393 | 1.13% |
| Ann %chg | 4.66% | | | Average | 0.99% | 2.34% | 2.11% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2013 | - | - | - |
| 2014 | -0.86% | 1.97% | -2.39% |
| 2015 | 2.59% | 5.94% | 4.93% |
| 2016 | 5.40% | 12.42% | 8.86% |
| 2017 | 11.92% | 14.69% | 1.12% |
| 2018 | 15.08% | 18.78% | 18.14% |
| 2019 | 16.41% | 23.86% | 12.48% |
| 2020 | 24.76% | 25.78% | 18.49% |
| 2021 | 22.50% | 25.90% | 13.92% |
| 2022 | 33.64% | 34.68% | 22.22% |
| 2023 | 36.09% | 43.01% | 21.67% |
| 2024 | 55.04% | 60.83% | 23.05% |

| | |
|---------------|------|
| County Number | 8 |
| County Name | Boyd |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 14 | Median : | 96 | COV : | 55.28 | 95% Median C.I. : | 47.56 to 184.80 |
| Total Sales Price : | 891,630 | Wgt. Mean : | 112 | STD : | 60.78 | 95% Wgt. Mean C.I. : | 73.18 to 151.23 |
| Total Adj. Sales Price : | 820,630 | Mean : | 110 | Avg. Abs. Dev : | 50.74 | 95% Mean C.I. : | 74.86 to 145.04 |
| Total Assessed Value : | 920,773 | | | | | | |
| Avg. Adj. Sales Price : | 58,616 | COD : | 53.07 | MAX Sales Ratio : | 212.36 | | |
| Avg. Assessed Value : | 65,770 | PRD : | 97.99 | MIN Sales Ratio : | 28.07 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| ____Qrtrs____ | | | | | | | | | | | |
| 10/01/2021 To 12/31/2021 | | | | | | | | | | | |
| 01/01/2022 To 03/31/2022 | | | | | | | | | | | |
| 04/01/2022 To 06/30/2022 | 5 | 133.32 | 136.30 | 132.75 | 39.69 | 102.67 | 67.99 | 212.36 | N/A | 52,200 | 69,296 |
| 07/01/2022 To 09/30/2022 | | | | | | | | | | | |
| 10/01/2022 To 12/31/2022 | | | | | | | | | | | |
| 01/01/2023 To 03/31/2023 | 1 | 123.84 | 123.84 | 123.84 | | 100.00 | 123.84 | 123.84 | N/A | 25,000 | 30,959 |
| 04/01/2023 To 06/30/2023 | 1 | 184.80 | 184.80 | 184.80 | | 100.00 | 184.80 | 184.80 | N/A | 68,000 | 125,664 |
| 07/01/2023 To 09/30/2023 | 3 | 82.36 | 89.65 | 86.19 | 12.60 | 104.01 | 77.73 | 108.86 | N/A | 53,033 | 45,709 |
| 10/01/2023 To 12/31/2023 | 2 | 102.30 | 102.30 | 157.44 | 63.92 | 64.98 | 36.91 | 167.69 | N/A | 63,765 | 100,391 |
| 01/01/2024 To 03/31/2024 | | | | | | | | | | | |
| 04/01/2024 To 06/30/2024 | 2 | 37.82 | 37.82 | 44.31 | 25.78 | 85.35 | 28.07 | 47.56 | N/A | 90,000 | 39,882 |
| 07/01/2024 To 09/30/2024 | | | | | | | | | | | |
| ____Study Yrs____ | | | | | | | | | | | |
| 10/01/2021 To 09/30/2022 | 5 | 133.32 | 136.30 | 132.75 | 39.69 | 102.67 | 67.99 | 212.36 | N/A | 52,200 | 69,296 |
| 10/01/2022 To 09/30/2023 | 5 | 108.86 | 115.52 | 116.52 | 27.29 | 99.14 | 77.73 | 184.80 | N/A | 50,420 | 58,750 |
| 10/01/2023 To 09/30/2024 | 4 | 42.24 | 70.06 | 91.22 | 88.94 | 76.80 | 28.07 | 167.69 | N/A | 76,883 | 70,136 |
| ____Calendar Yrs____ | | | | | | | | | | | |
| 01/01/2022 To 12/31/2022 | 5 | 133.32 | 136.30 | 132.75 | 39.69 | 102.67 | 67.99 | 212.36 | N/A | 52,200 | 69,296 |
| 01/01/2023 To 12/31/2023 | 7 | 108.86 | 111.74 | 130.27 | 36.65 | 85.78 | 36.91 | 184.80 | 36.91 to 184.80 | 54,233 | 70,647 |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 14 | Median : | 96 | COV : | 55.28 | 95% Median C.I. : | 47.56 to 184.80 |
| Total Sales Price : | 891,630 | Wgt. Mean : | 112 | STD : | 60.78 | 95% Wgt. Mean C.I. : | 73.18 to 151.23 |
| Total Adj. Sales Price : | 820,630 | Mean : | 110 | Avg.Abs.Dev : | 50.74 | 95% Mean C.I. : | 74.86 to 145.04 |
| Total Assessed Value : | 920,773 | | | | | | |
| Avg. Adj. Sales Price : | 58,616 | COD : | 53.07 | MAX Sales Ratio : | 212.36 | | |
| Avg. Assessed Value : | 65,770 | PRD : | 97.99 | MIN Sales Ratio : | 28.07 | | |

What IF

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|-------------------|---------------|
| 1 | 14 | 95.61 | 109.95 | 112.20 | 53.07 | 97.99 | 28.07 | 212.36 | 47.56 to 184.80 | 58,616 | 65,770 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|-------|-------|--------|-----------------|-------------------|---------------|
| 02 | | | | | | | | | | | |
| 03 | 14 | 95.61 | 109.95 | 112.20 | 53.07 | 97.99 | 28.07 | 212.36 | 47.56 to 184.80 | 58,616 | 65,770 |
| 04 | | | | | | | | | | | |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 14 | Median : | 96 | COV : | 55.28 | 95% Median C.I. : | 47.56 to 184.80 |
| Total Sales Price : | 891,630 | Wgt. Mean : | 112 | STD : | 60.78 | 95% Wgt. Mean C.I. : | 73.18 to 151.23 |
| Total Adj. Sales Price : | 820,630 | Mean : | 110 | Avg.Abs.Dev : | 50.74 | 95% Mean C.I. : | 74.86 to 145.04 |
| Total Assessed Value : | 920,773 | | | | | | |
| Avg. Adj. Sales Price : | 58,616 | COD : | 53.07 | MAX Sales Ratio : | 212.36 | | |
| Avg. Assessed Value : | 65,770 | PRD : | 97.99 | MIN Sales Ratio : | 28.07 | | |

What IF

SALE PRICE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| Less Than 5,000 | 3 | 193.99 | 158.11 | 158.12 | 24.81 | 99.99 | 67.99 | 212.36 | N/A | 2,000 | 3,162 |
| Less Than 15,000 | 5 | 73.82 | 117.01 | 80.33 | 81.67 | 145.66 | 36.91 | 212.36 | N/A | 4,200 | 3,374 |
| Less Than 30,000 | 6 | 98.83 | 118.15 | 103.97 | 59.27 | 113.64 | 36.91 | 212.36 | 36.91 to 212.36 | 7,667 | 7,971 |
| __Ranges Excl. Low \$__ | | | | | | | | | | | |
| Greater Than 4,999 | 11 | 82.36 | 96.81 | 111.87 | 50.16 | 86.54 | 28.07 | 184.80 | 36.91 to 167.69 | 74,057 | 82,844 |
| Greater Than 15,000 | 9 | 108.86 | 106.03 | 113.04 | 38.17 | 93.80 | 28.07 | 184.80 | 47.56 to 167.69 | 88,848 | 100,434 |
| Greater Than 30,000 | 8 | 95.61 | 103.80 | 112.69 | 46.93 | 92.11 | 28.07 | 184.80 | 28.07 to 184.80 | 96,829 | 109,118 |
| __Incremental Ranges__ | | | | | | | | | | | |
| 0 TO 4,999 | 3 | 193.99 | 158.11 | 158.12 | 24.81 | 99.99 | 67.99 | 212.36 | N/A | 2,000 | 3,162 |
| 5,000 TO 14,999 | 2 | 55.37 | 55.37 | 49.21 | 33.34 | 112.52 | 36.91 | 73.82 | N/A | 7,500 | 3,691 |
| 15,000 TO 29,999 | 1 | 123.84 | 123.84 | 123.84 | | 100.00 | 123.84 | 123.84 | N/A | 25,000 | 30,959 |
| 30,000 TO 59,999 | 2 | 68.47 | 68.47 | 70.99 | 59.00 | 96.45 | 28.07 | 108.86 | N/A | 32,000 | 22,717 |
| 60,000 TO 99,999 | 3 | 82.36 | 114.96 | 116.92 | 43.33 | 98.32 | 77.73 | 184.80 | N/A | 64,367 | 75,259 |
| 100,000 TO 149,999 | 1 | 167.69 | 167.69 | 167.69 | | 100.00 | 167.69 | 167.69 | N/A | 117,530 | 197,090 |
| 150,000 TO 249,999 | 1 | 47.56 | 47.56 | 47.56 | | 100.00 | 47.56 | 47.56 | N/A | 150,000 | 71,342 |
| 250,000 TO 499,999 | 1 | 133.32 | 133.32 | 133.32 | | 100.00 | 133.32 | 133.32 | N/A | 250,000 | 333,302 |
| 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 + | | | | | | | | | | | |

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|-------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 14 | Median : | 96 | COV : | 55.28 | 95% Median C.I. : | 47.56 to 184.80 |
| Total Sales Price : | 891,630 | Wgt. Mean : | 112 | STD : | 60.78 | 95% Wgt. Mean C.I. : | 73.18 to 151.23 |
| Total Adj. Sales Price : | 820,630 | Mean : | 110 | Avg. Abs. Dev : | 50.74 | 95% Mean C.I. : | 74.86 to 145.04 |
| Total Assessed Value : | 920,773 | | | | | | |
| Avg. Adj. Sales Price : | 58,616 | COD : | 53.07 | MAX Sales Ratio : | 212.36 | | |
| Avg. Assessed Value : | 65,770 | PRD : | 97.99 | MIN Sales Ratio : | 28.07 | | |

What IF

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|-----------------|
| 106 | 1 | 82.36 | 82.36 | 82.36 | | 100.00 | 82.36 | 82.36 | N/A | 62,000 | 51,062 |
| 342 | 1 | 167.69 | 167.69 | 167.69 | | 100.00 | 167.69 | 167.69 | N/A | 117,530 | 197,090 |
| 344 | 3 | 123.84 | 118.73 | 93.81 | 36.94 | 126.56 | 47.56 | 184.80 | N/A | 81,000 | 75,988 |
| 406 | 4 | 70.91 | 93.18 | 66.43 | 57.44 | 140.27 | 36.91 | 193.99 | N/A | 4,750 | 3,156 |
| 442 | 1 | 77.73 | 77.73 | 77.74 | | 99.99 | 77.73 | 77.73 | N/A | 63,100 | 49,051 |
| 471 | 1 | 212.36 | 212.36 | 212.35 | | 100.00 | 212.36 | 212.36 | N/A | 2,000 | 4,247 |
| 494 | 1 | 133.32 | 133.32 | 133.32 | | 100.00 | 133.32 | 133.32 | N/A | 250,000 | 333,302 |
| 528 | 2 | 68.47 | 68.47 | 70.99 | 59.00 | 96.45 | 28.07 | 108.86 | N/A | 32,000 | 22,717 |

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 1 | Total | Increase | 5% |

What IF

08 Boyd**AGRICULTURAL LAND****PAD 2025 R&O Statistics (Using 2025 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

Number of Sales : 38
 Total Sales Price : 24,942,625
 Total Adj. Sales Price : 24,942,625
 Total Assessed Value : 15,216,470
 Avg. Adj. Sales Price : 656,385
 Avg. Assessed Value : 400,433

MEDIAN : 70
 WGT. MEAN : 61
 MEAN : 74
 COD : 25.90
 PRD : 120.57

COV : 35.35
 STD : 26.00
 Avg. Abs. Dev : 18.00
 MAX Sales Ratio : 138.46
 MIN Sales Ratio : 23.43

95% Median C.I. : 65.98 to 76.14
 95% Wgt. Mean C.I. : 51.98 to 70.03
 95% Mean C.I. : 65.29 to 81.83

*Printed:3/18/2025 3:42:20PM***DATE OF SALE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 01-OCT-21 To 31-DEC-21 | 6 | 92.36 | 96.13 | 94.00 | 31.24 | 102.27 | 53.30 | 138.46 | 53.30 to 138.46 | 354,667 | 333,373 |
| 01-JAN-22 To 31-MAR-22 | 2 | 87.00 | 87.00 | 84.14 | 12.48 | 103.40 | 76.14 | 97.86 | N/A | 406,770 | 342,243 |
| 01-APR-22 To 30-JUN-22 | 2 | 68.85 | 68.85 | 68.64 | 01.77 | 100.31 | 67.63 | 70.06 | N/A | 602,319 | 413,413 |
| 01-JUL-22 To 30-SEP-22 | | | | | | | | | | | |
| 01-OCT-22 To 31-DEC-22 | 3 | 82.27 | 76.11 | 66.25 | 16.76 | 114.88 | 52.34 | 93.72 | N/A | 613,268 | 406,278 |
| 01-JAN-23 To 31-MAR-23 | 1 | 60.69 | 60.69 | 60.69 | 00.00 | 100.00 | 60.69 | 60.69 | N/A | 950,000 | 576,545 |
| 01-APR-23 To 30-JUN-23 | 1 | 70.24 | 70.24 | 70.24 | 00.00 | 100.00 | 70.24 | 70.24 | N/A | 640,000 | 449,520 |
| 01-JUL-23 To 30-SEP-23 | 1 | 44.66 | 44.66 | 44.66 | 00.00 | 100.00 | 44.66 | 44.66 | N/A | 1,400,000 | 625,270 |
| 01-OCT-23 To 31-DEC-23 | 7 | 62.21 | 60.24 | 45.44 | 35.83 | 132.57 | 23.43 | 97.13 | 23.43 to 97.13 | 807,405 | 366,901 |
| 01-JAN-24 To 31-MAR-24 | 9 | 68.58 | 75.27 | 58.71 | 27.37 | 128.21 | 34.42 | 125.70 | 51.97 to 113.64 | 861,311 | 505,647 |
| 01-APR-24 To 30-JUN-24 | 3 | 67.14 | 65.22 | 62.44 | 07.52 | 104.45 | 56.69 | 71.83 | N/A | 298,000 | 186,067 |
| 01-JUL-24 To 30-SEP-24 | 3 | 69.42 | 69.40 | 69.35 | 04.67 | 100.07 | 64.54 | 74.25 | N/A | 556,337 | 385,810 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-21 To 30-SEP-22 | 10 | 78.93 | 88.85 | 84.69 | 27.94 | 104.91 | 53.30 | 138.46 | 66.85 to 133.48 | 414,618 | 351,155 |
| 01-OCT-22 To 30-SEP-23 | 6 | 65.47 | 67.32 | 59.43 | 22.54 | 113.28 | 44.66 | 93.72 | 44.66 to 93.72 | 804,968 | 478,362 |
| 01-OCT-23 To 30-SEP-24 | 22 | 68.10 | 68.32 | 55.33 | 23.92 | 123.48 | 23.43 | 125.70 | 56.69 to 74.25 | 725,757 | 401,580 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-22 To 31-DEC-22 | 7 | 76.14 | 77.15 | 70.77 | 15.72 | 109.02 | 52.34 | 97.86 | 52.34 to 97.86 | 551,140 | 390,021 |
| 01-JAN-23 To 31-DEC-23 | 10 | 61.45 | 59.73 | 48.83 | 29.81 | 122.32 | 23.43 | 97.13 | 24.66 to 90.94 | 864,184 | 421,964 |
| <u>ALL</u> | 38 | 69.50 | 73.56 | 61.01 | 25.90 | 120.57 | 23.43 | 138.46 | 65.98 to 76.14 | 656,385 | 400,433 |

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| 1 | 38 | 69.50 | 73.56 | 61.01 | 25.90 | 120.57 | 23.43 | 138.46 | 65.98 to 76.14 | 656,385 | 400,433 |
| <u>ALL</u> | 38 | 69.50 | 73.56 | 61.01 | 25.90 | 120.57 | 23.43 | 138.46 | 65.98 to 76.14 | 656,385 | 400,433 |

08 Boyd
AGRICULTURAL LAND

PAD 2025 R&O Statistics (Using 2025 Values)

Qualified

Date Range: 10/1/2021 To 9/30/2024 Posted on: 1/31/2025

| | | | |
|-------------------------------------|----------------|--------------------------|-------------------------------------|
| Number of Sales : 38 | MEDIAN : 70 | COV : 35.35 | 95% Median C.I. : 65.98 to 76.14 |
| Total Sales Price : 24,942,625 | WGT. MEAN : 61 | STD : 26.00 | 95% Wgt. Mean C.I. : 51.98 to 70.03 |
| Total Adj. Sales Price : 24,942,625 | MEAN : 74 | Avg. Abs. Dev : 18.00 | 95% Mean C.I. : 65.29 to 81.83 |
| Total Assessed Value : 15,216,470 | | | |
| Avg. Adj. Sales Price : 656,385 | COD : 25.90 | MAX Sales Ratio : 138.46 | |
| Avg. Assessed Value : 400,433 | PRD : 120.57 | MIN Sales Ratio : 23.43 | |

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95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| ____Irrigated____ | | | | | | | | | | | |
| County | 1 | 76.14 | 76.14 | 76.14 | 00.00 | 100.00 | 76.14 | 76.14 | N/A | 514,052 | 391,410 |
| 1 | 1 | 76.14 | 76.14 | 76.14 | 00.00 | 100.00 | 76.14 | 76.14 | N/A | 514,052 | 391,410 |
| ____Grass____ | | | | | | | | | | | |
| County | 15 | 74.25 | 88.11 | 82.19 | 25.67 | 107.20 | 64.54 | 138.46 | 69.42 to 113.64 | 298,667 | 245,463 |
| 1 | 15 | 74.25 | 88.11 | 82.19 | 25.67 | 107.20 | 64.54 | 138.46 | 69.42 to 113.64 | 298,667 | 245,463 |
| ____ALL____ | 38 | 69.50 | 73.56 | 61.01 | 25.90 | 120.57 | 23.43 | 138.46 | 65.98 to 76.14 | 656,385 | 400,433 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|-------------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|-------------------------|-------------------|
| ____Irrigated____ | | | | | | | | | | | |
| County | 2 | 71.06 | 71.06 | 69.98 | 07.15 | 101.54 | 65.98 | 76.14 | N/A | 652,026 | 456,318 |
| 1 | 2 | 71.06 | 71.06 | 69.98 | 07.15 | 101.54 | 65.98 | 76.14 | N/A | 652,026 | 456,318 |
| ____Dry____ | | | | | | | | | | | |
| County | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 | 24.66 | 97.13 | 24.66 to 97.13 | 909,538 | 417,805 |
| 1 | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 | 24.66 | 97.13 | 24.66 to 97.13 | 909,538 | 417,805 |
| ____Grass____ | | | | | | | | | | | |
| County | 18 | 73.04 | 85.19 | 73.93 | 26.96 | 115.23 | 51.97 | 138.46 | 68.58 to 103.00 | 441,538 | 326,428 |
| 1 | 18 | 73.04 | 85.19 | 73.93 | 26.96 | 115.23 | 51.97 | 138.46 | 68.58 to 103.00 | 441,538 | 326,428 |
| ____ALL____ | 38 | 69.50 | 73.56 | 61.01 | 25.90 | 120.57 | 23.43 | 138.46 | 65.98 to 76.14 | 656,385 | 400,433 |

Boyd County 2025 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Boyd | 1 | 4,100 | 4,100 | 3,900 | 3,900 | 3,625 | 3,625 | 3,450 | 3,450 | 3,769 |
| Keya Paha | 1 | 3,550 | 3,550 | 3,525 | 3,525 | 3,500 | 3,500 | 3,480 | 3,480 | 3,515 |
| Rock | 3 | n/a | 4,150 | 4,100 | 4,000 | 3,928 | 3,924 | 3,899 | 3,330 | 3,937 |
| Knox | 2 | 5,251 | 5,038 | 4,889 | 4,933 | 4,555 | 4,440 | 4,082 | 4,023 | 4,779 |
| Holt | 3 | 2,900 | 2,900 | 2,900 | 2,900 | 2,672 | 2,800 | 2,600 | 2,600 | 2,752 |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|
| Boyd | 1 | 2,700 | 2,700 | 2,525 | 2,525 | 2,425 | 2,425 | 2,275 | 2,275 | 2,551 |
| Keya Paha | 1 | 1,330 | 1,330 | 1,320 | 1,320 | 1,300 | 1,300 | 1,295 | 1,295 | 1,316 |
| Rock | 3 | n/a | 1,265 | 1,230 | 1,230 | 1,100 | 1,060 | 1,000 | 920 | 1,093 |
| Knox | 2 | 2,920 | 2,845 | 2,400 | 2,235 | 2,170 | 2,085 | 2,065 | 2,050 | 2,381 |
| Holt | 3 | 2,700 | 2,700 | 2,650 | 2,650 | 2,450 | 2,450 | 2,100 | 2,100 | 2,519 |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-----------|----------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------|
| Boyd | 1 | 1,875 | 1,875 | 1,825 | 1,825 | 1,775 | 1,775 | 1,675 | 1,675 | 1,786 |
| Keya Paha | 1 | 1,110 | 1,110 | 1,100 | 1,100 | 1,090 | 1,090 | 1,085 | 1,059 | 1,092 |
| Rock | 3 | 1,250 | 1,185 | 1,115 | 1,051 | 1,000 | 880 | 770 | 731 | 1,005 |
| Knox | 2 | 2,051 | 2,051 | 2,052 | 2,050 | 2,050 | 2,050 | 2,059 | 2,050 | 2,051 |
| Holt | 3 | 1,816 | 2,029 | 1,627 | 1,854 | 1,452 | 1,453 | 1,450 | 1,453 | 1,687 |

| County | Mkt Area | CRP | TIMBER | WASTE |
|-----------|----------|-------|--------|-------|
| Boyd | 1 | n/a | n/a | 760 |
| Keya Paha | 1 | n/a | n/a | 79 |
| Rock | 3 | 775 | 500 | 100 |
| Knox | 2 | 2,150 | 685 | 250 |
| Holt | 3 | 1,829 | 500 | 250 |

Source: 2025 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.

AGRICULTURAL

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|-------|----------------------|----------------|
| Number of Sales : | 6 | Median : | 57 | COV : | 45.58 | 95% Median C.I. : | 24.66 to 97.13 |
| Total Sales Price : | 5,457,225 | Wgt. Mean : | 46 | STD : | 25.63 | 95% Wgt. Mean C.I. : | 21.71 to 70.17 |
| Total Adj. Sales Price : | 5,457,225 | Mean : | 56 | Avg. Abs. Dev : | 18.66 | 95% Mean C.I. : | 29.33 to 83.13 |
| Total Assessed Value : | 2,506,830 | | | | | | |
| Avg. Adj. Sales Price : | 909,538 | COD : | 32.65 | MAX Sales Ratio : | 97.13 | | |
| Avg. Assessed Value : | 417,805 | PRD : | 122.40 | MIN Sales Ratio : | 24.66 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2021 To 12/31/2021 | 1 | 66.85 | 66.85 | 66.85 | | 100.00 | 66.85 | 66.85 | N/A | 280,000 | 187,175 |
| 01/01/2022 To 03/31/2022 | | | | | | | | | | | |
| 04/01/2022 To 06/30/2022 | | | | | | | | | | | |
| 07/01/2022 To 09/30/2022 | | | | | | | | | | | |
| 10/01/2022 To 12/31/2022 | | | | | | | | | | | |
| 01/01/2023 To 03/31/2023 | 1 | 60.69 | 60.69 | 60.69 | | 100.00 | 60.69 | 60.69 | N/A | 950,000 | 576,545 |
| 04/01/2023 To 06/30/2023 | | | | | | | | | | | |
| 07/01/2023 To 09/30/2023 | | | | | | | | | | | |
| 10/01/2023 To 12/31/2023 | 3 | 53.62 | 58.47 | 45.76 | 45.06 | 127.78 | 24.66 | 97.13 | N/A | 847,200 | 387,648 |
| 01/01/2024 To 03/31/2024 | 1 | 34.42 | 34.42 | 34.42 | | 100.00 | 34.42 | 34.42 | N/A | 1,685,625 | 580,165 |
| 04/01/2024 To 06/30/2024 | | | | | | | | | | | |
| 07/01/2024 To 09/30/2024 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2021 To 09/30/2022 | 1 | 66.85 | 66.85 | 66.85 | | 100.00 | 66.85 | 66.85 | N/A | 280,000 | 187,175 |
| 10/01/2022 To 09/30/2023 | 1 | 60.69 | 60.69 | 60.69 | | 100.00 | 60.69 | 60.69 | N/A | 950,000 | 576,545 |
| 10/01/2023 To 09/30/2024 | 4 | 44.02 | 52.46 | 41.24 | 52.07 | 127.21 | 24.66 | 97.13 | N/A | 1,056,806 | 435,778 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2022 To 12/31/2022 | | | | | | | | | | | |
| 01/01/2023 To 12/31/2023 | 4 | 57.16 | 59.03 | 49.82 | 34.80 | 118.49 | 24.66 | 97.13 | N/A | 872,900 | 434,873 |

AGRICULTURAL

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|-------|----------------------|----------------|
| Number of Sales : | 6 | Median : | 57 | COV : | 45.58 | 95% Median C.I. : | 24.66 to 97.13 |
| Total Sales Price : | 5,457,225 | Wgt. Mean : | 46 | STD : | 25.63 | 95% Wgt. Mean C.I. : | 21.71 to 70.17 |
| Total Adj. Sales Price : | 5,457,225 | Mean : | 56 | Avg.Abs.Dev : | 18.66 | 95% Mean C.I. : | 29.33 to 83.13 |
| Total Assessed Value : | 2,506,830 | | | | | | |
| Avg. Adj. Sales Price : | 909,538 | COD : | 32.65 | MAX Sales Ratio : | 97.13 | | |
| Avg. Assessed Value : | 417,805 | PRD : | 122.40 | MIN Sales Ratio : | 24.66 | | |

What IF

AREA (MARKET)

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|-------------------|---------------|
| 1 | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 | 24.66 | 97.13 | 24.66 to 97.13 | 909,538 | 417,805 |

80%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|--------------------------|-------|--------|-------|----------|-------|--------|-------|-------|-----------------|-------------------|---------------|
| _____Dry_____ | | | | | | | | | | | |
| County | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 | 24.66 | 97.13 | 24.66 to 97.13 | 909,538 | 417,805 |
| 1 | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 | 24.66 | 97.13 | 24.66 to 97.13 | 909,538 | 417,805 |
| _____ALL_____ | | | | | | | | | | | |
| 10/01/2021 To 09/30/2024 | 6 | 57.16 | 56.23 | 45.94 | 32.65 | 122.40 | 24.66 | 97.13 | 24.66 to 97.13 | 909,538 | 417,805 |

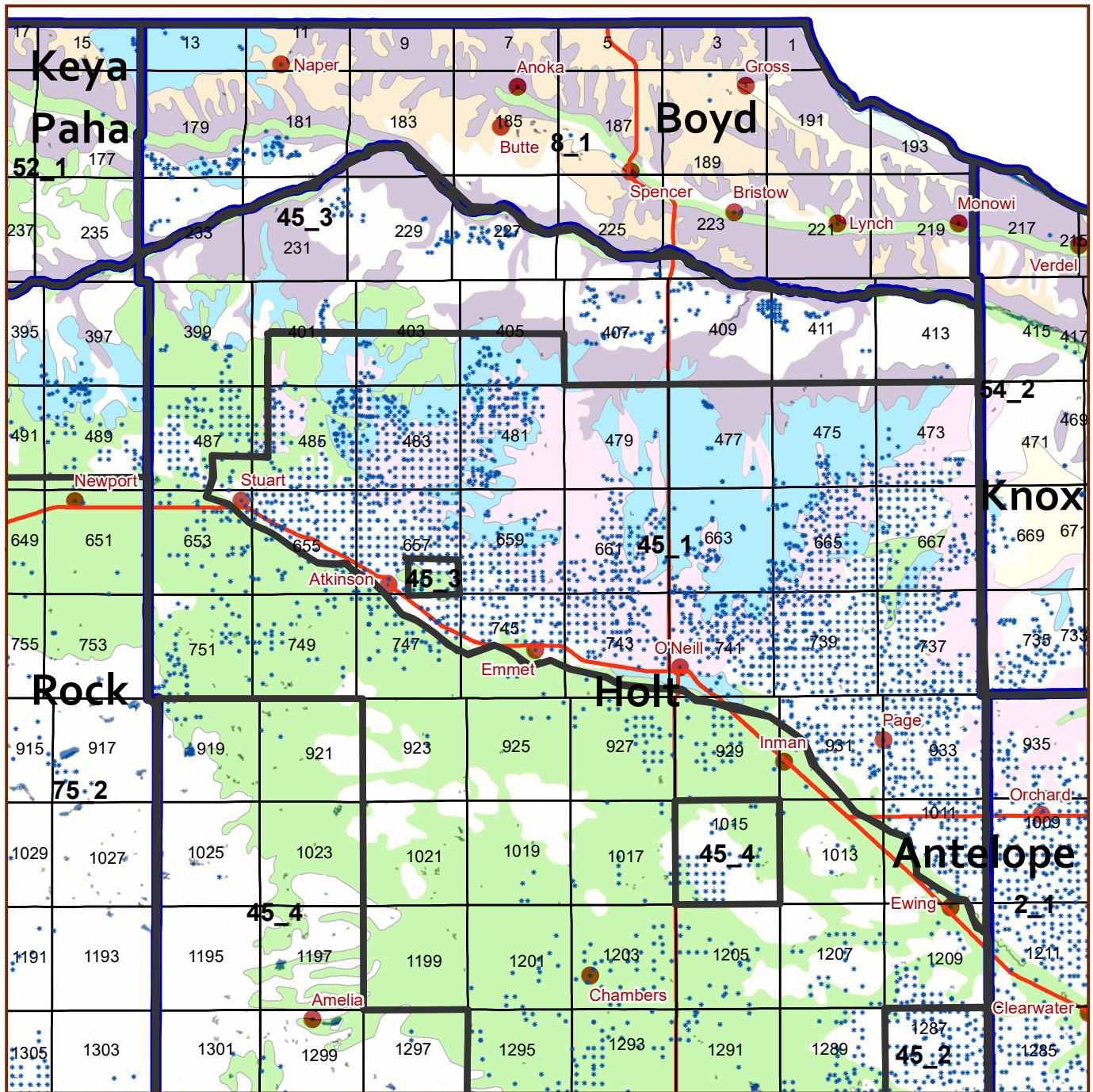
AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------------|------------|--------------|-------------|----------------|
| 80%MLU By Market Area | Dry_County | Total | Increase | 0% |

What IF

BOYD COUNTY



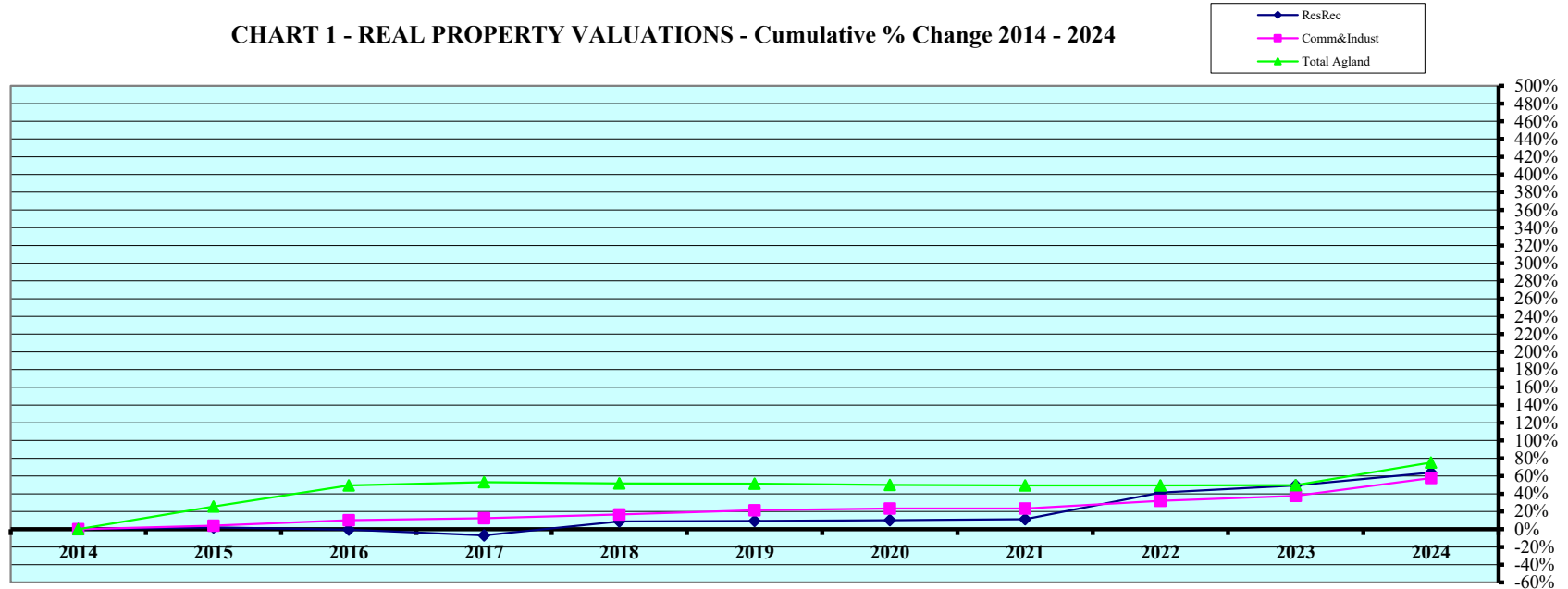
Legend

- 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 2014 - 2024



| Tax Year | Residential & Recreational (1) | | | | Commercial & Industrial (1) | | | | Total Agricultural Land (1) | | | |
|----------|--------------------------------|----------------|----------|-----------|-----------------------------|----------------|----------|-----------|-----------------------------|----------------|----------|-----------|
| | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg | Value | Amnt Value Chg | Ann.%chg | Cmltv%chg |
| 2014 | 27,813,305 | - | - | - | 6,872,370 | - | - | - | 324,319,990 | - | - | - |
| 2015 | 28,362,820 | 549,515 | 1.98% | 1.98% | 7,140,315 | 267,945 | 3.90% | 3.90% | 407,387,955 | 83,067,965 | 25.61% | 25.61% |
| 2016 | 27,710,410 | -652,410 | -2.30% | -0.37% | 7,576,635 | 436,320 | 6.11% | 10.25% | 484,573,580 | 77,185,625 | 18.95% | 49.41% |
| 2017 | 25,890,675 | -1,819,735 | -6.57% | -6.91% | 7,729,865 | 153,230 | 2.02% | 12.48% | 496,385,750 | 11,812,170 | 2.44% | 53.05% |
| 2018 | 30,221,470 | 4,330,795 | 16.73% | 8.66% | 8,005,745 | 275,880 | 3.57% | 16.49% | 491,451,160 | -4,934,590 | -0.99% | 51.53% |
| 2019 | 30,396,869 | 175,399 | 0.58% | 9.29% | 8,347,850 | 342,105 | 4.27% | 21.47% | 490,518,565 | -932,595 | -0.19% | 51.25% |
| 2020 | 30,625,500 | 228,631 | 0.75% | 10.11% | 8,477,635 | 129,785 | 1.55% | 23.36% | 486,055,685 | -4,462,880 | -0.91% | 49.87% |
| 2021 | 30,950,795 | 325,295 | 1.06% | 11.28% | 8,485,205 | 7,570 | 0.09% | 23.47% | 484,424,735 | -1,630,950 | -0.34% | 49.37% |
| 2022 | 39,265,235 | 8,314,440 | 26.86% | 41.17% | 9,077,080 | 591,875 | 6.98% | 32.08% | 484,857,625 | 432,890 | 0.09% | 49.50% |
| 2023 | 41,514,205 | 2,248,970 | 5.73% | 49.26% | 9,459,445 | 382,365 | 4.21% | 37.64% | 485,378,225 | 520,600 | 0.11% | 49.66% |
| 2024 | 45,576,375 | 4,062,170 | 9.79% | 63.87% | 10,839,460 | 1,380,015 | 14.59% | 57.73% | 568,218,770 | 82,840,545 | 17.07% | 75.20% |

Rate Annual %chg: Residential & Recreational **5.06%**

Commercial & Industrial **4.66%**

Agricultural Land **5.77%**

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

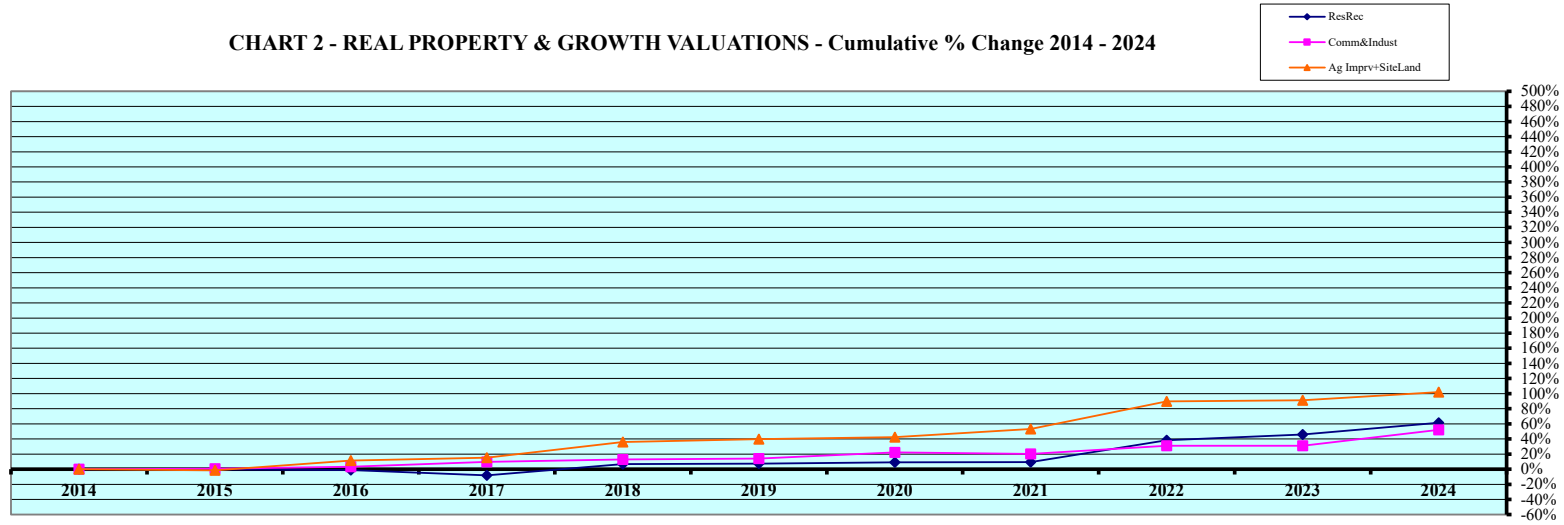
CHART 1

(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.

Source: 2014 - 2024 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division

Prepared as of 02/11/2025

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2014 - 2024



| Tax Year | Residential & Recreational (1) | | | | | | Commercial & Industrial (1) | | | | | |
|--------------|--------------------------------|----------------------------|-------------------|----------------------|--------------------|---------------------|-----------------------------|------------------|-------------------|----------------------|--------------------|---------------------|
| | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth | Value | Growth Value | % growth of value | Value Exclud. Growth | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
| 2014 | 27,813,305 | 405,875 | 1.46% | 27,407,430 | -- | -- | 6,872,370 | 190,370 | 2.77% | 6,682,000 | -- | -- |
| 2015 | 28,362,820 | 630,985 | 2.22% | 27,731,835 | -0.29% | -0.29% | 7,140,315 | 225,695 | 3.16% | 6,914,620 | 0.61% | 0.61% |
| 2016 | 27,710,410 | 226,810 | 0.82% | 27,483,600 | -3.10% | -1.19% | 7,576,635 | 472,525 | 6.24% | 7,104,110 | -0.51% | 3.37% |
| 2017 | 25,890,675 | 349,865 | 1.35% | 25,540,810 | -7.83% | -8.17% | 7,729,865 | 186,745 | 2.42% | 7,543,120 | -0.44% | 9.76% |
| 2018 | 30,221,470 | 515,890 | 1.71% | 29,705,580 | 14.73% | 6.80% | 8,005,745 | 249,550 | 3.12% | 7,756,195 | 0.34% | 12.86% |
| 2019 | 30,396,869 | 581,090 | 1.91% | 29,815,779 | -1.34% | 7.20% | 8,347,850 | 502,245 | 6.02% | 7,845,605 | -2.00% | 14.16% |
| 2020 | 30,625,500 | 250,365 | 0.82% | 30,375,135 | -0.07% | 9.21% | 8,477,635 | 68,940 | 0.81% | 8,408,695 | 0.73% | 22.36% |
| 2021 | 30,950,795 | 549,720 | 1.78% | 30,401,075 | -0.73% | 9.30% | 8,485,205 | 228,920 | 2.70% | 8,256,285 | -2.61% | 20.14% |
| 2022 | 39,265,235 | 826,460 | 2.10% | 38,438,775 | 24.19% | 38.20% | 9,077,080 | 69,900 | 0.77% | 9,007,180 | 6.15% | 31.06% |
| 2023 | 41,514,205 | 926,815 | 2.23% | 40,587,390 | 3.37% | 45.93% | 9,459,445 | 466,390 | 4.93% | 8,993,055 | -0.93% | 30.86% |
| 2024 | 45,576,375 | 679,318 | 1.49% | 44,897,057 | 8.15% | 61.42% | 10,839,460 | 389,695 | 3.60% | 10,449,765 | 10.47% | 52.05% |
| Rate Ann%chg | 5.06% | Resid & Recreat w/o growth | | | | 3.71% | 4.66% | C & I w/o growth | | | | 1.18% |

| Tax Year | Ag Improvements & Site Land (1) | | | | | | | Cmltv%chg w/o grwth |
|--------------|----------------------------------|-----------------------------|---------------------------|--------------------------|-------------------|----------------------|--------------------|---------------------|
| | 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 | |
| 2014 | 13,238,970 | 9,049,030 | 22,288,000 | 1,182,005 | 5.30% | 21,105,995 | -- | -- |
| 2015 | 13,529,020 | 9,837,055 | 23,366,075 | 1,422,750 | 6.09% | 21,943,325 | -1.55% | -1.55% |
| 2016 | 14,568,680 | 11,116,855 | 25,685,535 | 863,225 | 3.36% | 24,822,310 | 6.23% | 11.37% |
| 2017 | 13,397,310 | 12,973,245 | 26,370,555 | 671,575 | 2.55% | 25,698,980 | 0.05% | 15.30% |
| 2018 | 17,572,865 | 13,244,145 | 30,817,010 | 498,520 | 1.62% | 30,318,490 | 14.97% | 36.03% |
| 2019 | 17,808,260 | 13,912,750 | 31,721,010 | 565,515 | 1.78% | 31,155,495 | 1.10% | 39.79% |
| 2020 | 17,998,285 | 14,130,855 | 32,129,140 | 392,025 | 1.22% | 31,737,115 | 0.05% | 42.40% |
| 2021 | 19,452,010 | 16,893,180 | 36,345,190 | 2,224,240 | 6.12% | 34,120,950 | 6.20% | 53.09% |
| 2022 | 22,795,895 | 19,905,020 | 42,700,915 | 432,150 | 1.01% | 42,268,765 | 16.30% | 89.65% |
| 2023 | 23,193,995 | 20,902,215 | 44,096,210 | 1,496,750 | 3.39% | 42,599,460 | -0.24% | 91.13% |
| 2024 | 25,258,840 | 21,720,165 | 46,979,005 | 1,961,355 | 4.17% | 45,017,650 | 2.09% | 101.98% |
| Rate Ann%chg | 6.67% | 9.15% | 7.74% | Ag Imprv+Site w/o growth | | | 4.52% | |

(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; 2014 - 2024 CTL
Growth Value; 2014 - 2024 Abstract of Asmnt Rpt.
Prepared as of 02/11/2025

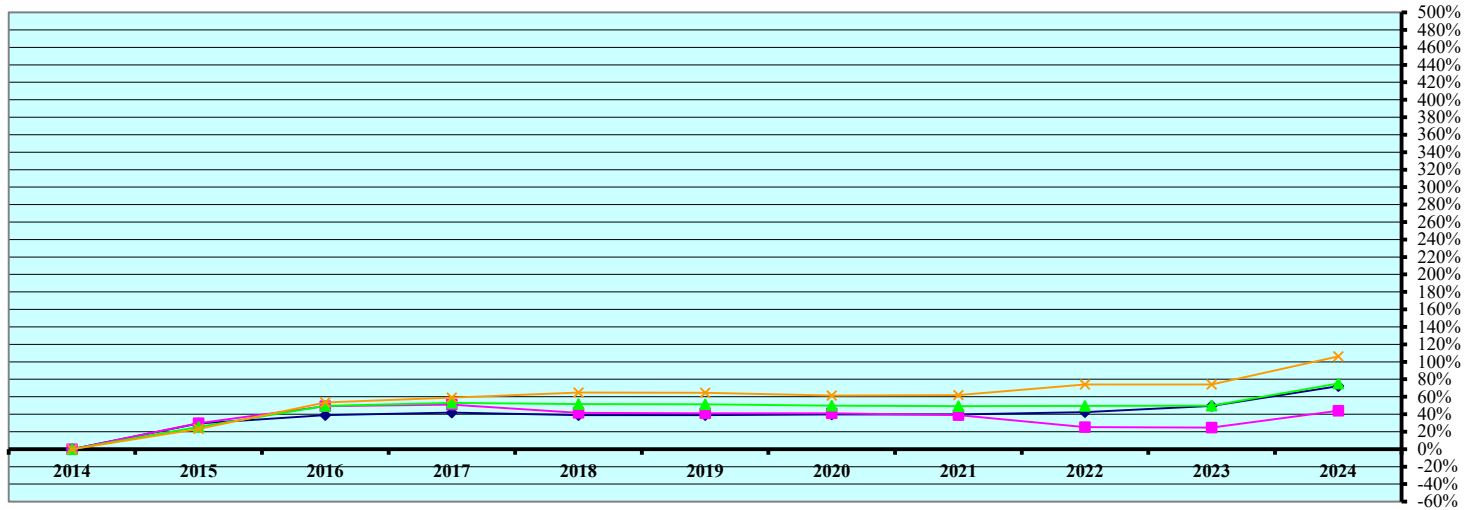
Cnty#
County

| |
|------|
| 8 |
| BOYD |

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2014 - 2024



| 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 |
| 2014 | 19,079,315 | - | - | - | 138,673,200 | - | - | - | 156,754,500 | - | - | - |
| 2015 | 24,720,225 | 5,640,910 | 29.57% | 29.57% | 179,833,580 | 41,160,380 | 29.68% | 29.68% | 192,979,725 | 36,225,225 | 23.11% | 23.11% |
| 2016 | 26,527,905 | 1,807,680 | 7.31% | 39.04% | 206,882,340 | 27,048,760 | 15.04% | 49.19% | 240,695,325 | 47,715,600 | 24.73% | 53.55% |
| 2017 | 27,093,035 | 565,130 | 2.13% | 42.00% | 209,377,630 | 2,495,290 | 1.21% | 50.99% | 249,432,465 | 8,737,140 | 3.63% | 59.12% |
| 2018 | 26,531,530 | -561,505 | -2.07% | 39.06% | 196,243,235 | -13,134,395 | -6.27% | 41.51% | 258,165,775 | 8,733,310 | 3.50% | 64.69% |
| 2019 | 26,531,530 | 0 | 0.00% | 39.06% | 195,766,045 | -477,190 | -0.24% | 41.17% | 257,944,265 | -221,510 | -0.09% | 64.55% |
| 2020 | 26,659,865 | 128,335 | 0.48% | 39.73% | 195,729,335 | -36,710 | -0.02% | 41.14% | 252,972,970 | -4,971,295 | -1.93% | 61.38% |
| 2021 | 26,662,495 | 2,630 | 0.01% | 39.75% | 192,733,035 | -2,996,300 | -1.53% | 38.98% | 253,964,580 | 991,610 | 0.39% | 62.01% |
| 2022 | 27,166,990 | 504,495 | 1.89% | 42.39% | 173,759,270 | -18,973,765 | -9.84% | 25.30% | 272,702,245 | 18,737,665 | 7.38% | 73.97% |
| 2023 | 28,529,330 | 1,362,340 | 5.01% | 49.53% | 172,938,540 | -820,730 | -0.47% | 24.71% | 272,682,140 | -20,105 | -0.01% | 73.95% |
| 2024 | 32,844,205 | 4,314,875 | 15.12% | 72.15% | 199,725,100 | 26,786,560 | 15.49% | 44.03% | 323,205,065 | 50,522,925 | 18.53% | 106.19% |

Rate Ann.%chg: Irrigated **5.58%** Dryland **3.72%** Grassland **7.50%**

| Tax Year | Waste Land (1) | | | | Other Agland (1) | | | | Total Agricultural | | | |
|----------|----------------|-----------|---------|-----------|------------------|-----------|---------|-----------|--------------------|------------|---------|-----------|
| | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg | Value | Value Chg | Ann%chg | Cmltv%chg |
| 2014 | 8,010,795 | - | - | - | 1,802,180 | - | - | - | 324,319,990 | - | - | - |
| 2015 | 8,010,430 | -365 | 0.00% | 0.00% | 1,843,995 | 41,815 | 2.32% | 2.32% | 407,387,955 | 83,067,965 | 25.61% | 25.61% |
| 2016 | 9,180,315 | 1,169,885 | 14.60% | 14.60% | 1,287,695 | -556,300 | -30.17% | -28.55% | 484,573,580 | 77,185,625 | 18.95% | 49.41% |
| 2017 | 9,179,445 | -870 | -0.01% | 14.59% | 1,303,175 | 15,480 | 1.20% | -27.69% | 496,385,750 | 11,812,170 | 2.44% | 53.05% |
| 2018 | 9,186,350 | 6,905 | 0.08% | 14.67% | 1,324,270 | 21,095 | 1.62% | -26.52% | 491,451,160 | -4,934,590 | -0.99% | 51.53% |
| 2019 | 9,186,340 | -10 | 0.00% | 14.67% | 1,090,385 | -233,885 | -17.66% | -39.50% | 490,518,565 | -932,595 | -0.19% | 51.25% |
| 2020 | 9,291,735 | 105,395 | 1.15% | 15.99% | 1,401,780 | 311,395 | 28.56% | -22.22% | 486,055,685 | -4,462,880 | -0.91% | 49.87% |
| 2021 | 9,217,060 | -74,675 | -0.80% | 15.06% | 1,847,565 | 445,785 | 31.80% | 2.52% | 484,424,735 | -1,630,950 | -0.34% | 49.37% |
| 2022 | 9,235,375 | 18,315 | 0.20% | 15.29% | 1,993,745 | 146,180 | 7.91% | 10.63% | 484,857,625 | 432,890 | 0.09% | 49.50% |
| 2023 | 9,235,325 | -50 | 0.00% | 15.29% | 1,992,890 | -855 | -0.04% | 10.58% | 485,378,225 | 520,600 | 0.11% | 49.66% |
| 2024 | 10,292,965 | 1,057,640 | 11.45% | 28.49% | 2,151,435 | 158,545 | 7.96% | 19.38% | 568,218,770 | 82,840,545 | 17.07% | 75.20% |

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

Rate Ann.%chg: Total Agric Land **5.77%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2014 - 2024 (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 |
| 2014 | 18,427,840 | 7,790 | 2,365 | | | 139,184,070 | 101,043 | 1,377 | | | 156,672,315 | 205,460 | 763 | | |
| 2015 | 23,875,100 | 8,083 | 2,954 | 24.87% | 24.87% | 179,987,080 | 100,434 | 1,792 | 30.10% | 30.10% | 193,185,670 | 205,779 | 939 | 23.11% | 23.11% |
| 2016 | 26,312,235 | 8,526 | 3,086 | 4.48% | 30.47% | 206,934,455 | 100,346 | 2,062 | 15.07% | 49.71% | 240,753,035 | 205,412 | 1,172 | 24.85% | 53.70% |
| 2017 | 27,091,965 | 8,775 | 3,087 | 0.04% | 30.52% | 209,879,240 | 99,935 | 2,100 | 1.84% | 52.46% | 249,112,525 | 205,486 | 1,212 | 3.43% | 58.98% |
| 2018 | 26,531,530 | 8,602 | 3,084 | -0.10% | 30.39% | 196,346,145 | 92,747 | 2,117 | 0.80% | 53.69% | 258,101,875 | 212,722 | 1,213 | 0.08% | 59.12% |
| 2019 | 26,531,530 | 8,602 | 3,084 | 0.00% | 30.39% | 195,821,940 | 92,495 | 2,117 | 0.01% | 53.70% | 257,943,530 | 212,603 | 1,213 | -0.01% | 59.11% |
| 2020 | 26,659,865 | 8,589 | 3,104 | 0.64% | 31.22% | 195,818,225 | 91,642 | 2,137 | 0.93% | 55.12% | 253,024,270 | 211,482 | 1,196 | -1.39% | 56.90% |
| 2021 | 26,662,495 | 8,590 | 3,104 | 0.00% | 31.22% | 192,732,850 | 91,574 | 2,105 | -1.50% | 52.79% | 253,955,995 | 212,255 | 1,196 | 0.00% | 56.90% |
| 2022 | 27,166,985 | 8,753 | 3,104 | -0.01% | 31.21% | 173,760,360 | 90,474 | 1,921 | -8.75% | 39.43% | 272,719,620 | 213,013 | 1,280 | 7.01% | 67.90% |
| 2023 | 29,082,000 | 9,364 | 3,106 | 0.06% | 31.29% | 172,611,580 | 89,868 | 1,921 | 0.01% | 39.44% | 272,685,725 | 212,983 | 1,280 | 0.00% | 67.90% |
| 2024 | 32,844,205 | 9,237 | 3,556 | 14.49% | 50.31% | 199,861,745 | 90,031 | 2,220 | 15.58% | 61.16% | 323,106,080 | 212,771 | 1,519 | 18.61% | 99.14% |

Rate Annual %chg Average Value/Acre: 5.95%

3.68%

7.51%

| 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 |
| 2014 | 8,009,835 | 14,513 | 552 | | | 1,164,890 | 1,875 | 621 | | | 323,458,950 | 330,681 | 978 | | |
| 2015 | 8,010,430 | 14,524 | 552 | -0.07% | -0.07% | 1,208,335 | 1,875 | 644 | 3.73% | 3.73% | 406,266,615 | 330,695 | 1,229 | 25.60% | 25.60% |
| 2016 | 9,177,205 | 14,524 | 632 | 14.56% | 14.49% | 1,287,965 | 1,872 | 688 | 6.76% | 10.74% | 484,464,895 | 330,679 | 1,465 | 19.25% | 49.78% |
| 2017 | 9,179,260 | 14,536 | 632 | -0.06% | 14.42% | 1,301,630 | 1,870 | 696 | 1.14% | 12.00% | 496,564,620 | 330,603 | 1,502 | 2.52% | 53.55% |
| 2018 | 9,186,350 | 14,657 | 627 | -0.75% | 13.56% | 1,322,860 | 1,922 | 688 | -1.09% | 10.78% | 491,488,760 | 330,651 | 1,486 | -1.04% | 51.96% |
| 2019 | 9,186,350 | 14,657 | 627 | 0.00% | 13.56% | 1,325,660 | 1,922 | 690 | 0.21% | 11.02% | 490,809,010 | 330,279 | 1,486 | -0.03% | 51.92% |
| 2020 | 9,304,915 | 16,473 | 565 | -9.88% | 2.34% | 1,401,775 | 2,153 | 651 | -5.60% | 4.80% | 486,209,050 | 330,340 | 1,472 | -0.96% | 50.47% |
| 2021 | 9,217,060 | 15,622 | 590 | 4.45% | 6.90% | 1,847,565 | 2,602 | 710 | 9.03% | 14.27% | 484,415,965 | 330,644 | 1,465 | -0.46% | 49.78% |
| 2022 | 9,235,375 | 15,637 | 591 | 0.11% | 7.01% | 1,993,970 | 2,750 | 725 | 2.13% | 16.71% | 484,876,310 | 330,627 | 1,467 | 0.10% | 49.93% |
| 2023 | 9,235,375 | 15,637 | 591 | 0.00% | 7.01% | 1,992,895 | 2,748 | 725 | 0.02% | 16.73% | 485,607,575 | 330,601 | 1,469 | 0.16% | 50.17% |
| 2024 | 10,292,965 | 15,633 | 658 | 11.48% | 19.29% | 2,151,435 | 2,915 | 738 | 1.76% | 18.78% | 568,256,430 | 330,588 | 1,719 | 17.02% | 75.73% |

| |
|------|
| 8 |
| BOYD |

Rate Annual %chg Average Value/Acre: 5.80%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2014 - 2024 County Abstract Reports
 Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/11/2025

CHART 4

CHART 5 - 2024 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 | 30,392,718 | 473,364 | 79,092 | 36,527,045 | 10,839,460 | 0 | 9,049,330 | 568,218,770 | 25,258,840 | 21,720,165 | 0 | 702,558,784 |
| cnty sectorvalue % of total value: | | 4.33% | 0.07% | 0.01% | 5.20% | 1.54% | | 1.29% | 80.88% | 3.60% | 3.09% | | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 10 | ANOKA | 47,231 | 411 | 141 | 215,875 | 0 | 0 | 0 | 302,550 | 25,975 | 4,940 | 0 | 597,123 |
| 0.55% | %sector of county sector | 0.16% | 0.09% | 0.18% | 0.59% | | | | 0.05% | 0.10% | 0.02% | | 0.08% |
| | %sector of municipality | 7.91% | 0.07% | 0.02% | 36.15% | | | | 50.67% | 4.35% | 0.83% | | 100.00% |
| 70 | BRISTOW | 33,170 | 22,974 | 7,871 | 1,044,670 | 113,360 | 0 | 0 | 4,075 | 0 | 523,570 | 0 | 1,749,690 |
| 3.87% | %sector of county sector | 0.11% | 4.85% | 9.95% | 2.86% | 1.05% | | | 0.00% | | 2.41% | | 0.25% |
| | %sector of municipality | 1.90% | 1.31% | 0.45% | 59.71% | 6.48% | | | 0.23% | | 29.92% | | 100.00% |
| 286 | BUTTE | 435,226 | 55,672 | 0 | 7,790,095 | 2,614,530 | 0 | 0 | 244,385 | 0 | 13,160 | 0 | 11,153,068 |
| 15.80% | %sector of county sector | 1.43% | 11.76% | | 21.33% | 24.12% | | | 0.04% | | 0.06% | | 1.59% |
| | %sector of municipality | 3.90% | 0.50% | | 69.85% | 23.44% | | | 2.19% | | 0.12% | | 100.00% |
| 3 | GROSS | 5,624 | 0 | 0 | 106,620 | 15,815 | 0 | 0 | 0 | 0 | 0 | 0 | 128,059 |
| 0.17% | %sector of county sector | 0.02% | | | 0.29% | 0.15% | | | | | | | 0.02% |
| | %sector of municipality | 4.39% | | | 83.26% | 12.35% | | | | | | | 100.00% |
| 194 | LYNCH | 188,225 | 591 | 202 | 6,605,050 | 1,144,395 | 0 | 0 | 27,595 | 0 | 0 | 0 | 7,966,058 |
| 10.72% | %sector of county sector | 0.62% | 0.12% | 0.26% | 18.08% | 10.56% | | | 0.00% | | | | 1.13% |
| | %sector of municipality | 2.36% | 0.01% | 0.00% | 82.91% | 14.37% | | | 0.35% | | | | 100.00% |
| 2 | MONOWI | 4,724 | 0 | 0 | 17,485 | 3,210 | 0 | 0 | 14,625 | 0 | 2,660 | 0 | 42,704 |
| 0.11% | %sector of county sector | 0.02% | | | 0.05% | 0.03% | | | 0.00% | | 0.01% | | 0.01% |
| | %sector of municipality | 11.06% | | | 40.94% | 7.52% | | | 34.25% | | 6.23% | | 100.00% |
| 89 | NAPER | 132,165 | 0 | 0 | 1,644,590 | 116,380 | 0 | 0 | 0 | 0 | 0 | 0 | 1,893,135 |
| 4.92% | %sector of county sector | 0.43% | | | 4.50% | 1.07% | | | | | | | 0.27% |
| | %sector of municipality | 6.98% | | | 86.87% | 6.15% | | | | | | | 100.00% |
| 408 | SPENCER | 1,301,196 | 136,861 | 67,069 | 15,936,380 | 4,469,890 | 0 | 0 | 0 | 0 | 0 | 0 | 21,911,396 |
| 22.54% | %sector of county sector | 4.28% | 28.91% | 84.80% | 43.63% | 41.24% | | | | | | | 3.12% |
| | %sector of municipality | 5.94% | 0.62% | 0.31% | 72.73% | 20.40% | | | | | | | 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 | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| | %sector of county sector | | | | | | | | | | | | |
| | %sector of municipality | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 1,063 | Total Municipalities | 2,147,562 | 216,509 | 75,284 | 33,360,771 | 8,477,582 | 0 | 0 | 593,231 | 25,975 | 544,330 | 0 | 45,441,241 |
| 58.71% | %all municip.sectors of cnty | 7.07% | 45.74% | 95.19% | 91.33% | 78.21% | | | 0.10% | 0.10% | 2.51% | | 6.47% |

Total Real Property
Sum Lines 17, 25, & 30

Records : 3,766

Value : 769,277,205

Growth 2,888,710

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|----------------------|---------|------------|----------|-----------|---------|------------|---------|------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 303 | 687,195 | 22 | 158,415 | 3 | 59,375 | 328 | 904,985 | |
| 02. Res Improve Land | 740 | 2,438,245 | 29 | 84,875 | 1 | 7,500 | 770 | 2,530,620 | |
| 03. Res Improvements | 742 | 34,584,260 | 29 | 1,933,715 | 12 | 1,138,520 | 783 | 37,656,495 | |
| 04. Res Total | 1,045 | 37,709,700 | 51 | 2,177,005 | 15 | 1,205,395 | 1,111 | 41,092,100 | 441,495 |
| % of Res Total | 94.06 | 91.77 | 4.59 | 5.30 | 1.35 | 2.93 | 29.50 | 5.34 | 15.28 |
| 05. Com UnImp Land | 28 | 75,675 | 3 | 25,450 | 3 | 15,195 | 34 | 116,320 | |
| 06. Com Improve Land | 138 | 617,950 | 15 | 136,285 | 1 | 102,220 | 154 | 856,455 | |
| 07. Com Improvements | 150 | 9,059,675 | 15 | 1,383,710 | 7 | 732,845 | 172 | 11,176,230 | |
| 08. Com Total | 178 | 9,753,300 | 18 | 1,545,445 | 10 | 850,260 | 206 | 12,149,005 | 1,246,570 |
| % of Com Total | 86.41 | 80.28 | 8.74 | 12.72 | 4.85 | 7.00 | 5.47 | 1.58 | 43.15 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 16 | 910,280 | 16 | 910,280 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 42 | 1,419,070 | 42 | 1,419,070 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 131 | 7,110,465 | 131 | 7,110,465 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 147 | 9,439,815 | 147 | 9,439,815 | 533,350 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 3.90 | 1.23 | 18.46 |
| Res & Rec Total | 1,045 | 37,709,700 | 51 | 2,177,005 | 162 | 10,645,210 | 1,258 | 50,531,915 | 974,845 |
| % of Res & Rec Total | 83.07 | 74.63 | 4.05 | 4.31 | 12.88 | 21.07 | 33.40 | 6.57 | 33.75 |
| Com & Ind Total | 178 | 9,753,300 | 18 | 1,545,445 | 10 | 850,260 | 206 | 12,149,005 | 1,246,570 |
| % of Com & Ind Total | 86.41 | 80.28 | 8.74 | 12.72 | 4.85 | 7.00 | 5.47 | 1.58 | 43.15 |
| 17. Taxable Total | 1,223 | 47,463,000 | 69 | 3,722,450 | 172 | 11,495,470 | 1,464 | 62,680,920 | 2,221,415 |
| % of Taxable Total | 83.54 | 75.72 | 4.71 | 5.94 | 11.75 | 18.34 | 38.87 | 8.15 | 76.90 |

Schedule II : Tax Increment Financing (TIF)

| | Records | Urban Value Base | Value Excess | | Records | SubUrban 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 |
| | Records | Rural Value Base | Value Excess | | Records | Total 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 | 152 | 2 | 42 | 196 |

Schedule V : Agricultural Records

| | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value |
|----------------------|---------|----------------|---------|-------------------|---------|----------------|---------|----------------|
| 27. Ag-Vacant Land | 3 | 96,595 | 6 | 345,380 | 1,690 | 458,270,800 | 1,699 | 458,712,775 |
| 28. Ag-Improved Land | 3 | 19,520 | 6 | 90,675 | 576 | 207,245,955 | 585 | 207,356,150 |
| 29. Ag Improvements | 4 | 503,875 | 6 | 151,840 | 593 | 39,871,645 | 603 | 40,527,360 |

| | | | | | |
|--------------|--|--|--|-------|-------------|
| 30. Ag Total | | | | 2,302 | 706,596,285 |
|--------------|--|--|--|-------|-------------|

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | |
|---------------------------|---------|----------|------------|----------|----------|------------|---------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 1 | 2.00 | 3,300 | Growth |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 2 | 1.64 | 8,555 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 2 | 0.00 | 73,410 | |
| 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 | 78,430 | |
| 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 | 86 | 85.76 | 643,200 | 87 | 87.76 | 646,500 | Growth |
| 32. HomeSite Improv Land | 364 | 374.75 | 2,810,625 | 366 | 376.39 | 2,819,180 | |
| 33. HomeSite Improvements | 379 | 0.00 | 22,428,850 | 381 | 0.00 | 22,502,260 | |
| 34. HomeSite Total | | | | 468 | 464.15 | 25,967,940 | |
| 35. FarmSite UnImp Land | 124 | 180.98 | 361,960 | 125 | 181.28 | 362,560 | |
| 36. FarmSite Improv Land | 455 | 1,475.52 | 2,951,040 | 463 | 1,482.03 | 2,964,060 | |
| 37. FarmSite Improvements | 564 | 0.00 | 17,442,795 | 574 | 0.00 | 18,025,100 | |
| 38. FarmSite Total | | | | 699 | 1,663.31 | 21,351,720 | |
| 39. Road & Ditches | 1,603 | 4,251.95 | 0 | 1,609 | 4,256.58 | 0 | |
| 40. Other- Non Ag Use | 2 | 16.95 | 635,625 | 2 | 16.95 | 635,625 | |
| 41. Total Section VI | | | | 1,167 | 6,400.99 | 47,955,285 | 667,295 |

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 | 239,455 | 3 | 230.24 | 239,455 |

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% | 3,976,790 | 11.42% | 4,099.99 |
| 46. 1A | 363.82 | 3.94% | 1,491,660 | 4.28% | 4,099.99 |
| 47. 2A1 | 897.27 | 9.71% | 3,499,350 | 10.05% | 3,900.00 |
| 48. 2A | 2,666.44 | 28.87% | 10,399,145 | 29.87% | 3,900.01 |
| 49. 3A1 | 1,199.66 | 12.99% | 4,348,780 | 12.49% | 3,625.01 |
| 50. 3A | 1,510.57 | 16.35% | 5,475,855 | 15.73% | 3,625.03 |
| 51. 4A1 | 558.57 | 6.05% | 1,927,060 | 5.54% | 3,449.99 |
| 52. 4A | 1,071.11 | 11.60% | 3,695,350 | 10.61% | 3,450.02 |
| 53. Total | 9,237.39 | 100.00% | 34,813,990 | 100.00% | 3,768.81 |
| Dry | | | | | |
| 54. 1D1 | 2,381.26 | 2.64% | 6,429,415 | 2.80% | 2,700.01 |
| 55. 1D | 33,547.75 | 37.26% | 90,578,955 | 39.43% | 2,700.00 |
| 56. 2D1 | 5,020.48 | 5.58% | 12,676,765 | 5.52% | 2,525.01 |
| 57. 2D | 30,935.24 | 34.36% | 78,105,980 | 34.00% | 2,524.82 |
| 58. 3D1 | 1,619.00 | 1.80% | 3,926,100 | 1.71% | 2,425.02 |
| 59. 3D | 2,388.94 | 2.65% | 5,793,215 | 2.52% | 2,425.01 |
| 60. 4D1 | 9,936.12 | 11.03% | 22,604,845 | 9.84% | 2,275.02 |
| 61. 4D | 4,216.47 | 4.68% | 9,592,715 | 4.18% | 2,275.06 |
| 62. Total | 90,045.26 | 100.00% | 229,707,990 | 100.00% | 2,551.03 |
| Grass | | | | | |
| 63. 1G1 | 10,194.84 | 4.79% | 19,117,540 | 5.03% | 1,875.22 |
| 64. 1G | 4,574.37 | 2.15% | 8,577,270 | 2.26% | 1,875.07 |
| 65. 2G1 | 40,817.58 | 19.18% | 74,496,775 | 19.60% | 1,825.11 |
| 66. 2G | 23,303.31 | 10.95% | 42,530,640 | 11.19% | 1,825.09 |
| 67. 3G1 | 68,660.19 | 32.27% | 121,886,390 | 32.07% | 1,775.21 |
| 68. 3G | 42,312.72 | 19.89% | 75,109,485 | 19.76% | 1,775.10 |
| 69. 4G1 | 17,298.50 | 8.13% | 28,975,095 | 7.62% | 1,675.01 |
| 70. 4G | 5,608.16 | 2.64% | 9,393,675 | 2.47% | 1,675.00 |
| 71. Total | 212,769.67 | 100.00% | 380,086,870 | 100.00% | 1,786.38 |
| | | | | | |
| Irrigated Total | 9,237.39 | 2.79% | 34,813,990 | 5.29% | 3,768.81 |
| Dry Total | 90,045.26 | 27.24% | 229,707,990 | 34.88% | 2,551.03 |
| Grass Total | 212,769.67 | 64.36% | 380,086,870 | 57.71% | 1,786.38 |
| 72. Waste | 15,633.44 | 4.73% | 11,880,505 | 1.80% | 759.94 |
| 73. Other | 2,915.72 | 0.88% | 2,151,645 | 0.33% | 737.95 |
| 74. Exempt | 105.36 | 0.03% | 117,025 | 0.02% | 1,110.72 |
| 75. Market Area Total | 330,601.48 | 100.00% | 658,641,000 | 100.00% | 1,992.25 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|---------------|-------|---------|----------|---------|------------|-------------|------------|-------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 0.00 | 0 | 9,237.39 | 34,813,990 | 9,237.39 | 34,813,990 |
| 77. Dry Land | 24.10 | 64,010 | 79.28 | 197,950 | 89,941.88 | 229,446,030 | 90,045.26 | 229,707,990 |
| 78. Grass | 25.70 | 46,125 | 119.09 | 217,795 | 212,624.88 | 379,822,950 | 212,769.67 | 380,086,870 |
| 79. Waste | 0.00 | 0 | 11.94 | 815 | 15,621.50 | 11,879,690 | 15,633.44 | 11,880,505 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 2,915.72 | 2,151,645 | 2,915.72 | 2,151,645 |
| 81. Exempt | 0.01 | 15 | 0.10 | 180 | 105.25 | 116,830 | 105.36 | 117,025 |
| 82. Total | 49.80 | 110,135 | 210.31 | 416,560 | 330,341.37 | 658,114,305 | 330,601.48 | 658,641,000 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|-----------|------------|-------------|-------------|-------------|-------------------------|
| Irrigated | 9,237.39 | 2.79% | 34,813,990 | 5.29% | 3,768.81 |
| Dry Land | 90,045.26 | 27.24% | 229,707,990 | 34.88% | 2,551.03 |
| Grass | 212,769.67 | 64.36% | 380,086,870 | 57.71% | 1,786.38 |
| Waste | 15,633.44 | 4.73% | 11,880,505 | 1.80% | 759.94 |
| Other | 2,915.72 | 0.88% | 2,151,645 | 0.33% | 737.95 |
| Exempt | 105.36 | 0.03% | 117,025 | 0.02% | 1,110.72 |
| Total | 330,601.48 | 100.00% | 658,641,000 | 100.00% | 1,992.25 |

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 | 24 | 38,710 | 57 | 77,225 | 57 | 937,710 | 81 | 1,053,645 | 0 |
| 83.3 Butte | 47 | 194,950 | 193 | 540,675 | 193 | 8,366,930 | 240 | 9,102,555 | 51,150 |
| 83.4 Gross | 20 | 8,245 | 2 | 770 | 2 | 54,845 | 22 | 63,860 | 0 |
| 83.5 Lynch | 86 | 226,735 | 170 | 397,570 | 181 | 7,378,950 | 267 | 8,003,255 | 202,000 |
| 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 | 1,504,510 | 87 | 1,592,340 | 26,235 |
| 83.8 Rural Residential | 42 | 1,155,790 | 72 | 1,506,140 | 162 | 9,636,260 | 204 | 12,298,190 | 521,410 |
| 83.9 Spencer | 40 | 154,760 | 248 | 1,359,550 | 248 | 16,670,400 | 288 | 18,184,710 | 174,050 |
| 84 Residential Total | 344 | 1,815,265 | 812 | 3,949,690 | 914 | 44,766,960 | 1,258 | 50,531,915 | 974,845 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line# I</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|----------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Butte | 1 | 1,890 | 0 | 0 | 0 | 0 | 1 | 1,890 | 0 |
| 85.2 | Commercial-bristow | 4 | 3,430 | 13 | 8,450 | 13 | 101,480 | 17 | 113,360 | 0 |
| 85.3 | Commercial-butte | 10 | 26,680 | 39 | 108,280 | 40 | 2,213,490 | 50 | 2,348,450 | 0 |
| 85.4 | Commercial-gross | 0 | 0 | 1 | 140 | 1 | 15,675 | 1 | 15,815 | 0 |
| 85.5 | Commercial-lynch | 6 | 6,295 | 29 | 55,060 | 30 | 1,118,845 | 36 | 1,180,200 | 26,585 |
| 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 | 0 |
| 85.8 | Commercial-rural Res. | 5 | 31,205 | 17 | 245,085 | 20 | 2,364,720 | 25 | 2,641,010 | 0 |
| 85.9 | Commercial-spencer | 5 | 35,740 | 45 | 435,475 | 53 | 5,195,885 | 58 | 5,667,100 | 1,219,985 |
| 85.10 | Lynch | 1 | 1,395 | 0 | 0 | 0 | 0 | 1 | 1,395 | 0 |
| 85.11 | Rural Residential | 1 | 9,440 | 0 | 0 | 4 | 50,755 | 5 | 60,195 | 0 |
| 86 | Commercial Total | 34 | 116,320 | 154 | 856,455 | 172 | 11,176,230 | 206 | 12,149,005 | 1,246,570 |

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 | 10,194.84 | 4.79% | 19,117,540 | 5.03% | 1,875.22 |
| 88. 1G | 4,574.37 | 2.15% | 8,577,270 | 2.26% | 1,875.07 |
| 89. 2G1 | 40,817.58 | 19.18% | 74,496,775 | 19.60% | 1,825.11 |
| 90. 2G | 23,303.31 | 10.95% | 42,530,640 | 11.19% | 1,825.09 |
| 91. 3G1 | 68,660.19 | 32.27% | 121,886,390 | 32.07% | 1,775.21 |
| 92. 3G | 42,312.72 | 19.89% | 75,109,485 | 19.76% | 1,775.10 |
| 93. 4G1 | 17,298.50 | 8.13% | 28,975,095 | 7.62% | 1,675.01 |
| 94. 4G | 5,608.16 | 2.64% | 9,393,675 | 2.47% | 1,675.00 |
| 95. Total | 212,769.67 | 100.00% | 380,086,870 | 100.00% | 1,786.38 |
| CRP | | | | | |
| 96. 1C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 97. 1C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 98. 2C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 99. 2C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 100. 3C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 101. 3C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 102. 4C1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 103. 4C | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 104. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber | | | | | |
| 105. 1T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| | | | | | |
| Grass Total | 212,769.67 | 100.00% | 380,086,870 | 100.00% | 1,786.38 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| | | | | | |
| 114. Market Area Total | 212,769.67 | 100.00% | 380,086,870 | 100.00% | 1,786.38 |

2025 County Abstract of Assessment for Real Property, Form 45
Compared with the 2024 Certificate of Taxes Levied Report (CTL)

08 Boyd

| | 2024 CTL County Total | 2025 Form 45 County Total | Value Difference (2025 form 45 - 2024 CTL) | Percent Change | 2025 Growth (New Construction Value) | Percent Change excl. Growth |
|---|----------------------------------|--------------------------------------|---|---------------------------|---|--|
| 01. Residential | 36,527,045 | 41,092,100 | 4,565,055 | 12.50% | 441,495 | 11.29% |
| 02. Recreational | 9,049,330 | 9,439,815 | 390,485 | 4.32% | 533,350 | -1.58% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 25,258,840 | 25,967,940 | 709,100 | 2.81% | 423,380 | 1.13% |
| 04. Total Residential (sum lines 1-3) | 70,835,215 | 76,499,855 | 5,664,640 | 8.00% | 1,398,225 | 6.02% |
| 05. Commercial | 10,839,460 | 12,149,005 | 1,309,545 | 12.08% | 1,246,570 | 0.58% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 10,839,460 | 12,149,005 | 1,309,545 | 12.08% | 1,246,570 | 0.58% |
| 08. Ag-Farmsite Land, Outbuildings | 21,084,540 | 21,351,720 | 267,180 | 1.27% | 243,915 | 0.11% |
| 09. Minerals | 0 | 0 | 0 | | 0 | |
| 10. Non Ag Use Land | 635,625 | 635,625 | 0 | 0.00% | | |
| 11. Total Non-Agland (sum lines 8-10) | 21,720,165 | 21,987,345 | 267,180 | 1.23% | 243,915 | 0.11% |
| 12. Irrigated | 32,844,205 | 34,813,990 | 1,969,785 | 6.00% | | |
| 13. Dryland | 199,725,100 | 229,707,990 | 29,982,890 | 15.01% | | |
| 14. Grassland | 323,205,065 | 380,086,870 | 56,881,805 | 17.60% | | |
| 15. Wasteland | 10,292,965 | 11,880,505 | 1,587,540 | 15.42% | | |
| 16. Other Agland | 2,151,435 | 2,151,645 | 210 | 0.01% | | |
| 17. Total Agricultural Land | 568,218,770 | 658,641,000 | 90,422,230 | 15.91% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 671,613,610 | 769,277,205 | 97,663,595 | 14.54% | 2,888,710 | 14.11% |

2025 Assessment Survey for Boyd County

A. Staffing and Funding Information

| | |
|------------|--|
| 1. | Deputy(ies) on staff: |
| | One |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | None |
| 4. | Other part-time employees: |
| | None |
| 5. | Number of shared employees: |
| | None |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$130,550 this includes \$10,500 for GIS |
| 7. | Adopted budget, or granted budget if different from above: |
| | Same as above |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$9,000 |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$9,500, plus \$500 computer consultant |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$2,000, plus \$2,000 for travel expenses |
| 12. | Amount of last year's assessor's budget not used: |
| | \$15,284.72 |

B. Computer, Automation Information and GIS

| | |
|-----|---|
| 1. | Administrative software: |
| | MIPS INC |
| 2. | CAMA software: |
| | MIPS INC V 3.186 |
| 3. | Personal Property software: |
| | MIPS INC V 3.186 |
| 4. | Are cadastral maps currently being used? |
| | Yes |
| 5. | If so, who maintains the Cadastral Maps? |
| | Assessor and Deputy |
| 6. | Does the county have GIS software? |
| | Yes |
| 7. | Is GIS available to the public? If so, what is the web address? |
| | GIS is available to the public. https://boyd.gworks.com and we have nebraska.assessorsonline.us . |
| 8. | Who maintains the GIS software and maps? |
| | gWorks is 100% support. The assessor and deputy also assist |
| 9. | What type of aerial imagery is used in the cyclical review of properties? |
| | GIS aerial imagery |
| 10. | When was the aerial imagery last updated? |
| | 2024 |

C. Zoning Information

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

| | |
|-----------|---|
| 3. | What municipalities in the county are zoned? |
| | Butte |
| 4. | When was zoning implemented? |
| | 2003 |

D. Contracted Services

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

E. Appraisal /Listing Services

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

2025 Residential Assessment Survey for Boyd County

| | |
|-----------|--|
| 1. | Valuation data collection done by: |
| | Assessor, Deputy, and lister |
| 2. | List and describe the approach(es) used to estimate the market value of residential properties. |
| | The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties. |
| 3. | 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. A mobile home deprecation study was implemented for the 2024 assessment year. |
| 4. | 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, Butte, and Lynch. Economic depreciation is applied to the remaining groups based on the study. |
| 5. | Describe the methodology used to determine the residential lot values? |
| | Market analysis of vacant land sales to determine square foot value. |
| 6. | 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. |
| 7. | Are there form 191 applications on file? |
| | No |
| 8. | 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. |

2025 Commercial Assessment Survey for Boyd County

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

2025 Agricultural Assessment Survey for Boyd County

| | |
|-----|---|
| 1. | Valuation data collection done by: |
| | Assessor, Deputy Assessor and lister |
| 2. | Describe the process used to determine and monitor market areas. |
| | Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may say a market area or areas are needed. |
| 3. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. |
| | Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Questionnaires from buyers and sellers are also reviewed for any recreational influences. |
| 4. | Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value? |
| | Yes, they carry the same value. |
| 5. | What separate market analysis has been conducted where intensive use is identified in the county? |
| | Feedlots are drawn out on GIS and valued at \$1,000 an acre. |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. |
| | WRP is flat valued at \$1,000 per acre based on a sales study of the surrounding area. |
| 6a. | Are any other agricultural subclasses used? If yes, please explain. |
| | No |
| | <u>If your county has special value applications, please answer the following</u> |
| 7a. | How many parcels have a special valuation application on file? |
| | N/A |
| 7b. | What process was used to determine if non-agricultural influences exist in the county? |
| | N/A |
| | <u>If your county recognizes a special value, please answer the following</u> |
| 7c. | Describe the non-agricultural influences recognized within the county. |
| | N/A |
| 7d. | Where is the influenced area located within the county? |
| | N/A |
| | |

| | |
|-----|---|
| 7e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | N/A |

**2024 BOYD COUNTY
PLAN OF ASSESSMENT
July 23, 2024**

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

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 reviewed in 2025 for the 3 year review by our lister. That information, along with new pictures, will be reviewed and entered into CAMA. Those changes will be implemented for 2026 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

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 updates 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.

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

- ✓ 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.

2027

1. Residential

- ✓ All residential properties will be reviewed in accordance with 6-year review requirement. Review packets will be made of each improved residential 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 2027, with new information gathered along with updated photos being returned and entered in to the computer system by March of 2028.

After this review is completed, a sales ratio study will be done on the residential properties to be certain our values are in compliance with required statistical measures. Sales will also be reviewed to determine if the current market areas are supported by the current sales.

- ✓ 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.

Recreational properties were reviewed in 2025 for the 3 year review by our lister. That information, along with new pictures, was reviewed and entered into CAMA. Those changes were implemented for 2026 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

- ✓ 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. 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 are scheduled to have received new 2026 aerial imagery from GIS in late fall of 2026 or early 2027. Land use changes will be made if needed as a result of this updated imagery or from owners reporting changes.

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 Assessors 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.