

# **Table of Contents**

## **2014 Commission Summary**

## **2014 Opinions of the Property Tax Administrator**

### **Residential Reports**

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

### **Commercial Reports**

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

### **Agricultural and/or Special Valuation Reports**

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Correlation
- Special Valuation Methodology, if applicable

### **Statistical Reports**

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Special Valuation Statistics, if applicable

### **County Reports**

- County Abstract of Assessment for Real Property, Form 45
- County Agricultural Land Detail
- County Abstract of Assessment for Real Property Compared with the Prior Year Certificate of Taxes Levied (CTL).
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

### **Certification**

### **Maps**

- Market Areas

### **Valuation History Charts**



## 2014 Commission Summary for Boone County

### Residential Real Property - Current

Number of Sales	112	Median	89.84
Total Sales Price	\$10,414,950	Mean	92.78
Total Adj. Sales Price	\$10,414,950	Wgt. Mean	86.48
Total Assessed Value	\$9,006,810	Average Assessed Value of the Base	\$64,564
Avg. Adj. Sales Price	\$92,991	Avg. Assessed Value	\$80,418

### Confidence Interval - Current

95% Median C.I	85.73 to 94.90
95% Wgt. Mean C.I	81.00 to 91.96
95% Mean C.I	87.89 to 97.67
% of Value of the Class of all Real Property Value in the	7.81
% of Records Sold in the Study Period	5.25
% of Value Sold in the Study Period	6.53

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	114	94	93.57
2012	106	94	94.29
2011	110	95	95
2010	130	95	95

## 2014 Commission Summary for Boone County

### Commercial Real Property - Current

Number of Sales	17	Median	98.26
Total Sales Price	\$1,295,500	Mean	95.13
Total Adj. Sales Price	\$1,295,500	Wgt. Mean	94.03
Total Assessed Value	\$1,218,110	Average Assessed Value of the Base	\$127,832
Avg. Adj. Sales Price	\$76,206	Avg. Assessed Value	\$71,654

### Confidence Interval - Current

95% Median C.I	92.98 to 100.11
95% Wgt. Mean C.I	85.22 to 102.83
95% Mean C.I	89.01 to 101.25
% of Value of the Class of all Real Property Value in the County	3.20
% of Records Sold in the Study Period	3.85
% of Value Sold in the Study Period	2.16

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	17		99.93
2012	20		95.05
2011	30		95
2010	38	97	97



## 2014 Opinions of the Property Tax Administrator for Boone 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 (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	92	Does not meet generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	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, 2014.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator



## **2014 Residential Assessment Actions for Boone County**

Annually the county conducts a market analysis that includes the qualified residential sales that occurred during the current study period (October 1, 2011 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property.

Annually the county completes the pick-up work from zoning and other information resources brought into the office, including new construction, on the residential properties in a timely manner.

Annually, the county plans to accomplish a portion of the required 6 year inspection process.

The residential assessor locations and valuation groups are as follows:

Acreage	6
Albion	1
Cedar Rapids	2
Petersburg	3
Primrose	4
Rural Villages	7
St Edward	5

Assessment actions included residential studies for Valuation Group 1, which resulted in an increase in dwelling values for single story ave/ave and ave/good homes built from 1960 through 1979 due to sales.

No adjustments were made to Valuation Groups 2, 3, 4, 7, and 5. Due to the low number of sales there was no basis for making any adjustments.

A study, by the County Assessor along with Stanard Appraisal, of our Valuation Group 6 (Acreage) sales was also conducted. It was determined that there were not enough sales in any one category to justify any changes. Stanard Appraisal will continue an in-depth study of our acreages for the 2015 Assessment period to determine if we can identify any adjustments or other actions that need to be made.



## 2014 Residential Assessment Survey for Boone County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Larry Petsche																
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																
	Sales comparison; style, year, quality, and condition																
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																
	Depreciation tables are developed using local market information																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																
	Yes																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	Sales comparison; lots are analyzed by the square foot																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2008	2011	2013
	02	2008	2011	2008
	03	2008	2011	2008
	04	2008	2011	2008
	05	2008	2011	2008
	06	2008	2011	2008
	07	2008	2011	2008

## **2014 Residential Correlation Section for Boone County**

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### **County Overview**

Boone County is located in north central Nebraska near the southeastern edge of the Sandhills region. The residential market in Boone County is strongest in Albion, the county seat and economic hub for the area, which has a number of employment opportunities available. Of the county's estimated 5,500 residents, nearly one-third reside in Albion. The residential market in the smaller communities varies depending on the services available and proximity to employment and schools.

### **Description of Analysis**

Boone County has identified seven residential valuation groups intended to reflect unique economic areas. Analysis confirms these were developed considering appropriate market factors and are valid identities. Analysis of the statistics indicates all residential valuation groupings sufficiently represented by sales are within the acceptable range, except for Valuation Grouping 06 (VG 06). This single valuation grouping also causes the statistics to indicate the entire residential class is undervalued.

VG 06 is identified as the "acreage" subclass by the assessor and contains properties that are outside city limits. The median measure of central tendency is 79% on a sample of 17 sales. In the prior year, this subclass measured acceptably and had a median of 92% on 12 sales. Committing to the fact that statistics were representative in each of the past two years, suggests in a single year this acreage subclass increased by 16%. This seems to be an illogical conclusion given that the general movement of the residential market has seen only a moderate increase during the study period beginning in 2011.

A further analysis was conducted on the sales in VG 06. According to the assessor, these properties were last physically reviewed and revalued in 2008. The assessor has recently had the contract appraiser begin the review and revaluation process for VG 06 to establish 2015 values. During the recent review of the 19 sales to aid in developing a future valuation model, the assessor and contract appraiser reported a variety of reasons to disqualify 13 of the sales, which resulted in a sample of only six sales. The Division reviewed these reasons for disqualification and concluded that while many of these sales could prove difficult for the assessor to use in assigning land, dwelling, and outbuilding values, a majority were valid for a general measurement of the total assessed value compared to the selling price.

The assessor attempted to identify percentage adjustments by various substrata within the VG 06 subclass to address the valuation concerns. Results indicated the sample was simply too small to recognize any individual trends. It also became apparent that listing errors compromised the

## **2014 Residential Correlation Section for Boone County**

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integrity of the data being analyzed for adjustment. This significantly reduced the confidence placed on the statistics as reliable indication of a level of value.

### **Sales Qualification**

Generally, the qualification of the assessor indicates that a bias does not exist in the qualification of the residential class; however, concerns of sales qualification in VG 06 were identified and corrected by working with the assessor. The resulting sales used for measurement are considered to be an unbiased collection of arm's length sales.

### **Equalization and Quality of Assessment**

Analysis of the residential valuation groupings indicates uniform and proportionate assessments, except for VG 06. However, the statistics are simply not reliable to indicate a point estimate of the level of value. A recommendation to adjust VG 06 by a percentage adjustment would not correct the listings, which are a fundamental component in developing equitable assessments. The recommendation of the Division is for the assessor and contract appraiser to physically inspect the VG 06 parcels to ensure the listings are correct. After that process is complete, a ratio study may prove to be a meaningful indicator of the assessment level.

While the assessor has begun the effort to revalue the VG 06 subclass for 2015, the uniformity and proportionality concerns produced by the 2014 values are not accepted by professional mass appraisal standards.

### **Level of Value**

After eliminating the VG 06 sales because of unreliability, the remaining sales in the residential class suggests values are within the acceptable range. Therefore, the residential class is determined to be assessed at 92% of market value.



## **2014 Commercial Assessment Actions for Boone County**

Annually the county conducts a market analysis that includes the qualified commercial sales that occurred during the current study period (October 1, 2010 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property.

Annually the county completes the pick-up work of new construction on the commercial properties in a timely manner. Completed updates from zoning permits and other changes.

Annually, the county plans to accomplish a portion of the required 6 year inspection process.

Boone County did a complete review of all commercial assessor locations for 2010. These were converted into Valuation Groupings and remain unchanged for 2014, as follows:

VALUATION GROUP	ASSESSOR LOCATION
1	Albion
2	Cedar Rapids
3	Petersburg
4	Primrose
5	St. Edward
6	Rural

The valuation groupings were reviewed for statistical compliance.

Cedar Rapids, Petersburg, Primrose and the Rural Commercial parcels have been reappraised and values have been adjusted accordingly with 2011 replacement costs in the CAMA program. Each of the Commercial valuation groupings had a limited number of sales which did not support any change or assessment action other than the reappraisal actions mentioned above.

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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>														
	All three approaches are developed														
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>														
	The appraiser is responsible for establishing values of unique commercial properties														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Depreciation tables are developed based on local market information														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes														
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>														
	Sales comparison approach														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
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	02	2008	2008	2008
	03	2008	2008	2008
	04	2008	2008	2008
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## **2014 Commercial Correlation Section for Boone County**

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### **County Overview**

Boone County is located in north central Nebraska near the southeastern edge of the Sandhills region. The economy is largely agricultural based. The commercial market is strongest in Albion, the county seat and economic hub for the area. Although the assessor has identified five valuation groups intended to reflect the unique economic areas, the market is sporadic and not organized.

### **Description of Analysis**

There are 364 improved commercial properties in Boone County, represented by 24 different occupancy codes. Of the seventeen qualified sales that occurred during the study period, ten were in Valuation Group 01, Albion; the remaining sales were scattered among the other valuation groups. The sample is considered unrepresentative of the commercial population and not reliable to indicate the level of value within the county.

### **Sales Qualification**

The Department completed a sales verification review for all counties in 2013. All non-qualified sales were reviewed to ensure the reasons for disqualification were sufficient and documented. Measurement was done utilizing all available information. The review determined no apparent bias in determining qualification of sales, and that all arm's length sales were made available for the measurement of real property in the county.

### **Equalization and Quality of Assessment**

The Department conducts a yearly analysis of one-third of the counties within the state to systematically review assessment practices. This review was conducted in Boone County in 2013. Based on the information available it has been determined that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

### **Level of Value**

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



## **2014 Agricultural Assessment Actions for Boone County**

Annually the county conducts a market analysis that includes the qualified agricultural land sales that occurred the current study period (October 1, 2010 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land class of real property. This analysis included a joint review with the field liaison of the sales file for each market area to determine proportionality, representativeness and adequacy of the sales.

Annually, the county conducts the pick-up of new construction of the agricultural improvements and updates any known land use changes in a timely manner. Continued working with the Natural Resource Districts in a cooperative effort focused on coordinating the irrigated acres on the records with the corresponding NRD and FSA records, as available.

Annually, the county plans to accomplish a portion of the required 6 year inspection process.

For 2014 the assessor did a county-wide analysis of the agricultural land sales, market factors, and land use – irrigated cropland, dry cropland and grassland. All classes of agricultural land received increases in assessed value for 2014. In Market Area 1 the irrigated values were increased 30%, dry land values were increased between 30% to 32%, grassland values were increased 30%. The difference in the amount of increase is based on individual LCG. In Market Area 2 the irrigated values were increased between 45% to 50%, dry land values were increased 25%, and grassland values were increased between 10% to 15%, CRP increased between 39% to 79%. Sandhills, a subclass in Market Area 2 dry land increased 25%, grass 10% and CRP increased between 74 to 123%.

## 2014 Agricultural Assessment Survey for Boone County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	Larry Petsche							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Sales are plotted and verified; areas are defined by land use, soil symbols, and capability groups							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Sales are reviewed through use of questionnaire and interview with buyers							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes							
<b>6.</b>	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>							
	Sales are reviewed through use of questionnaire and and interview with buyers and sellers							
<b>7.</b>	<b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>							
	No							
<b>8.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	Through review of sales							

## Boone County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	5,530	5,318	5,115	5,073	4,915	4,919	4,255	3,745	4,927
Antelope	3	5,899	5,850	5,580	5,473	5,275	5,048	4,100	3,900	5,372
Nance	2	5,300	5,300	5,250	5,210	5,100	5,080	5,025	5,000	5,200
Greeley	2	N/A	4,390	4,235	3,480	3,400	3,300	3,270	3,008	3,678
Platte	6	6,998	6,700	6,238	5,978	5,700	5,385	5,001	4,500	5,987
Nance	1	3,773	3,550	3,435	3,322	3,205	3,032	2,664	2,598	3,254
Boone	2	3,965	3,672	3,635	3,782	3,652	3,275	3,220	2,832	3,324
Wheeler	1	3,650	3,645	3,400	3,220	3,110	3,095	3,025	2,830	3,024
Antelope	2	4,340	4,330	4,275	4,275	4,225	4,225	3,375	2,800	3,922

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	5,005	5,001	4,101	4,063	4,010	4,026	3,550	3,554	4,160
Antelope	3	5,375	5,065	4,490	4,490	4,175	4,175	3,550	2,984	4,404
Nance	2	4,800	4,600	4,526	4,550	4,450	4,225	4,050	3,950	4,363
Greeley	2	N/A	2,450	2,424	2,350	2,150	1,950	1,748	1,600	2,003
Platte	6	6,194	6,000	5,496	5,265	5,248	4,894	3,998	3,000	5,246
Nance	1	2,599	2,600	2,572	2,494	2,453	2,385	2,390	2,250	2,474
Boone	2	1,950	1,934	1,317	1,446	1,177	1,184	974	921	1,193
Wheeler	1	1,555	1,540	1,365	1,300	1,280	1,175	1,105	1,050	1,190
Antelope	2	1,550	1,525	1,400	1,400	1,350	1,325	1,100	1,100	1,343

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1,248	1,378	1,144	1,116	1,237	1,239	1,062	1,060	1,158
Antelope	3	1,228	1,297	1,254	1,316	1,348	1,174	1,282	1,144	1,208
Nance	2	1,556	1,625	1,451	1,455	1,298	1,326	1,160	1,063	1,193
Greeley	2	N/A	1,004	943	934	903	874	840	822	838
Platte	6	1,739	1,806	1,638	1,709	1,580	1,475	1,533	1,390	1,514
Nance	1	961	968	934	925	924	890	899	865	889
Boone	2	730	786	730	651	663	557	505	520	535
Wheeler	1	960	945	820	745	770	705	612	521	582
Antelope	2	783	837	823	863	852	859	837	753	806

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

# **2014 Agricultural Correlation Section for Boone County**

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## **County Overview**

Most of Boone County is located within the Lower Loup Natural Resource District (LLNRD). The Cedar River flows through the southwestern portion of the county. The northeast corner of Boone County is located in the Upper Elkhorn Natural Resource District (UENRD). Certification of irrigated acres is required in both NRDs. The county is split into two market areas. The majority of the county is in area one and is primarily cropland. Area two is the northwest portion of the county that is primarily Sandhills. There has been an increase of irrigated land use in both market areas the last several years, the majority of which is center pivot irrigated.

## **Description of Analysis**

Analysis of the agricultural sales during the three-year study period within the county indicated the sample to not be proportionately distributed for time standard or majority land use. To ensure a reliable and proportionate sample, the analysis was expanded using comparable sales from surrounding counties. A total of 80 sales were used in the analysis; sales were proportionately distributed for time and representative of majority land use. Within area two, there were only three sales from within the county. The sample was expanded to bring in as many sales as possible from the surrounding counties with a proportionate mix. Area two values are comparable to adjoining counties.

The assessment actions taken by the assessor reflect adjustments typical for this region in the state and resulted in values that compare well to adjoining counties. The statistics support that an overall acceptable level of value has been attained. The 80% median is above the acceptable range for grass in area one; the sample is unreligiously small. The grass values were increased at the same rate as cropland in the market area, resulting in values that are in the middle of the range when compared to the adjoining counties. For these reasons, grassland is believed to be valued in the acceptable range.

## **Sales Qualification**

A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length transactions were made available for the measurement of real property in the county. It has been determined that the county utilized an acceptable portion of available sales and there is no evidence of excessive trimming in the file.

## **Equalization and Quality of Assessment**

The values established by the assessor have created equalization within the county and with the surrounding counties. The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

## **2014 Agricultural Correlation Section for Boone County**

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### **Level of Value**

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





**06 Boone****RESIDENTIAL****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 112  
 Total Sales Price : 10,414,950  
 Total Adj. Sales Price : 10,414,950  
 Total Assessed Value : 9,006,810  
 Avg. Adj. Sales Price : 92,991  
 Avg. Assessed Value : 80,418

MEDIAN : 90  
 WGT. MEAN : 86  
 MEAN : 93  
 COD : 21.75  
 PRD : 107.28

COV : 28.43  
 STD : 26.38  
 Avg. Abs. Dev : 19.54  
 MAX Sales Ratio : 183.06  
 MIN Sales Ratio : 38.05

95% Median C.I. : 85.73 to 94.90  
 95% Wgt. Mean C.I. : 81.00 to 91.96  
 95% Mean C.I. : 87.89 to 97.67

*Printed:3/28/2014 9:26:31AM***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-11 To 31-DEC-11	7	108.86	106.41	104.21	18.34	102.11	76.19	141.12	76.19 to 141.12	62,036	64,648
01-JAN-12 To 31-MAR-12	12	96.62	93.09	96.95	17.37	96.02	38.05	128.32	75.04 to 113.49	66,958	64,917
01-APR-12 To 30-JUN-12	17	98.95	99.87	96.38	13.94	103.62	65.42	162.71	88.54 to 104.86	91,718	88,394
01-JUL-12 To 30-SEP-12	14	85.99	89.74	75.24	24.14	119.27	39.11	138.26	71.91 to 115.13	136,836	102,960
01-OCT-12 To 31-DEC-12	14	89.17	97.02	91.34	27.32	106.22	50.73	183.06	71.71 to 132.82	82,929	75,744
01-JAN-13 To 31-MAR-13	12	87.89	85.97	82.52	14.69	104.18	54.02	119.69	70.34 to 96.52	117,354	96,838
01-APR-13 To 30-JUN-13	19	82.91	84.57	81.46	22.42	103.82	43.58	148.44	65.69 to 93.98	101,658	82,811
01-JUL-13 To 30-SEP-13	17	84.37	92.88	86.16	24.67	107.80	56.46	162.54	69.77 to 107.89	70,679	60,898
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	50	96.62	96.32	88.61	18.70	108.70	38.05	162.71	89.67 to 104.59	94,253	83,513
01-OCT-12 To 30-SEP-13	62	86.01	89.93	84.72	22.72	106.15	43.58	183.06	79.05 to 90.90	91,973	77,922
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	57	94.93	95.25	87.94	20.40	108.31	38.05	183.06	88.54 to 101.68	95,428	83,922
<u>ALL</u>	112	89.84	92.78	86.48	21.75	107.28	38.05	183.06	85.73 to 94.90	92,991	80,418

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	59	94.90	96.54	91.52	18.05	105.49	43.58	162.71	89.48 to 99.16	109,280	100,014
02	15	99.06	103.99	94.88	22.85	109.60	64.60	148.44	82.30 to 135.31	43,670	41,433
03	7	92.17	85.24	81.49	25.18	104.60	50.73	123.44	50.73 to 123.44	23,857	19,441
04	4	58.20	61.34	65.80	24.36	93.22	38.05	90.90	N/A	25,000	16,450
05	8	83.94	81.35	81.85	10.36	99.39	56.46	93.97	56.46 to 93.97	50,125	41,027
06	17	79.11	86.60	73.90	24.75	117.19	39.11	183.06	70.34 to 93.56	151,141	111,696
07	2	85.53	85.53	74.07	18.27	115.47	69.90	101.15	N/A	37,500	27,775
<u>ALL</u>	112	89.84	92.78	86.48	21.75	107.28	38.05	183.06	85.73 to 94.90	92,991	80,418

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	112	89.84	92.78	86.48	21.75	107.28	38.05	183.06	85.73 to 94.90	92,991	80,418
06											
07											
<u>ALL</u>	112	89.84	92.78	86.48	21.75	107.28	38.05	183.06	85.73 to 94.90	92,991	80,418

**06 Boone**  
**RESIDENTIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 112	MEDIAN : 90	COV : 28.43	95% Median C.I. : 85.73 to 94.90
Total Sales Price : 10,414,950	WGT. MEAN : 86	STD : 26.38	95% Wgt. Mean C.I. : 81.00 to 91.96
Total Adj. Sales Price : 10,414,950	MEAN : 93	Avg. Abs. Dev : 19.54	95% Mean C.I. : 87.89 to 97.67
Total Assessed Value : 9,006,810			
Avg. Adj. Sales Price : 92,991	COD : 21.75	MAX Sales Ratio : 183.06	
Avg. Assessed Value : 80,418	PRD : 107.28	MIN Sales Ratio : 38.05	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	5	99.06	85.05	81.97	24.83	103.76	38.05	123.44	N/A	9,600	7,869
Less Than 30,000	14	91.95	94.04	94.97	25.25	99.02	38.05	148.44	63.54 to 123.44	17,200	16,335
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	112	89.84	92.78	86.48	21.75	107.28	38.05	183.06	85.73 to 94.90	92,991	80,418
Greater Than 14,999	107	89.76	93.15	86.50	21.41	107.69	39.11	183.06	85.72 to 94.90	96,887	83,808
Greater Than 29,999	98	89.72	92.60	86.28	21.15	107.32	39.11	183.06	84.37 to 94.93	103,818	89,573
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	5	99.06	85.05	81.97	24.83	103.76	38.05	123.44	N/A	9,600	7,869
15,000 TO 29,999	9	91.72	99.04	98.21	23.58	100.85	60.12	148.44	77.50 to 146.23	21,422	21,039
30,000 TO 59,999	34	103.14	104.20	103.96	25.84	100.23	50.73	183.06	87.43 to 118.60	43,478	45,198
60,000 TO 99,999	18	95.58	94.06	94.55	13.23	99.48	69.90	132.82	80.44 to 105.57	78,861	74,566
100,000 TO 149,999	30	87.42	85.53	85.54	16.93	99.99	43.58	125.80	75.04 to 93.98	120,990	103,490
150,000 TO 249,999	14	83.11	83.04	83.26	11.55	99.74	54.02	104.55	71.71 to 93.65	201,264	167,571
250,000 TO 499,999	2	55.51	55.51	54.10	29.54	102.61	39.11	71.91	N/A	414,500	224,263
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	112	89.84	92.78	86.48	21.75	107.28	38.05	183.06	85.73 to 94.90	92,991	80,418

**06 Boone**  
**COMMERCIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17  
 Total Sales Price : 1,295,500  
 Total Adj. Sales Price : 1,295,500  
 Total Assessed Value : 1,218,110  
 Avg. Adj. Sales Price : 76,206  
 Avg. Assessed Value : 71,654

MEDIAN : 98  
 WGT. MEAN : 94  
 MEAN : 95  
 COD : 07.13  
 PRD : 101.17

COV : 12.52  
 STD : 11.91  
 Avg. Abs. Dev : 07.01  
 MAX Sales Ratio : 109.96  
 MIN Sales Ratio : 62.80

95% Median C.I. : 92.98 to 100.11  
 95% Wgt. Mean C.I. : 85.22 to 102.83  
 95% Mean C.I. : 89.01 to 101.25

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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-10 To 31-DEC-10	2	82.69	82.69	78.67	15.15	105.11	70.16	95.21	N/A	51,500	40,518
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	1	98.26	98.26	98.26	00.00	100.00	98.26	98.26	N/A	25,000	24,565
01-OCT-11 To 31-DEC-11	4	96.72	96.14	95.71	03.53	100.45	91.03	100.11	N/A	28,250	27,039
01-JAN-12 To 31-MAR-12	3	97.71	97.44	98.71	01.21	98.71	95.53	99.07	N/A	171,000	168,787
01-APR-12 To 30-JUN-12	1	99.93	99.93	99.93	00.00	100.00	99.93	99.93	N/A	107,000	106,930
01-JUL-12 To 30-SEP-12	3	104.33	102.42	97.03	05.43	105.55	92.98	109.96	N/A	35,667	34,607
01-OCT-12 To 31-DEC-12	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	82,500	81,410
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	2	85.40	85.40	84.01	26.46	101.65	62.80	108.00	N/A	122,500	102,918
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	3	95.21	87.88	82.50	09.84	106.52	70.16	98.26	N/A	42,667	35,200
01-OCT-11 To 30-SEP-12	11	99.00	98.55	98.25	03.83	100.31	91.03	109.96	92.98 to 104.33	76,364	75,024
01-OCT-12 To 30-SEP-13	3	98.68	89.83	87.71	15.27	102.42	62.80	108.00	N/A	109,167	95,748
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	5	98.26	96.57	96.17	02.78	100.42	91.03	100.11	N/A	27,600	26,544
01-JAN-12 To 31-DEC-12	8	98.88	99.77	98.64	03.59	101.15	92.98	109.96	92.98 to 109.96	101,188	99,815
<u>ALL</u>	17	98.26	95.13	94.03	07.13	101.17	62.80	109.96	92.98 to 100.11	76,206	71,654

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	98.36	93.42	89.67	10.15	104.18	62.80	109.96	70.16 to 108.00	61,550	55,189
02	3	98.26	99.27	97.03	03.09	102.31	95.21	104.33	N/A	21,500	20,862
03	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	82,500	81,410
05	2	93.71	93.71	93.27	00.78	100.47	92.98	94.43	N/A	50,000	46,635
06	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	433,000	428,955
<u>ALL</u>	17	98.26	95.13	94.03	07.13	101.17	62.80	109.96	92.98 to 100.11	76,206	71,654

**06 Boone**  
**COMMERCIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17	MEDIAN : 98	COV : 12.52	95% Median C.I. : 92.98 to 100.11
Total Sales Price : 1,295,500	WGT. MEAN : 94	STD : 11.91	95% Wgt. Mean C.I. : 85.22 to 102.83
Total Adj. Sales Price : 1,295,500	MEAN : 95	Avg. Abs. Dev : 07.01	95% Mean C.I. : 89.01 to 101.25
Total Assessed Value : 1,218,110			
Avg. Adj. Sales Price : 76,206	COD : 07.13	MAX Sales Ratio : 109.96	
Avg. Assessed Value : 71,654	PRD : 101.17	MIN Sales Ratio : 62.80	

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	62.80	62.80	62.80	00.00	100.00	62.80	62.80	N/A	130,000	81,635
03	16	98.47	97.15	97.51	05.32	99.63	70.16	109.96	94.43 to 100.11	72,844	71,030
04											
____ALL____	17	98.26	95.13	94.03	07.13	101.17	62.80	109.96	92.98 to 100.11	76,206	71,654

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000	1	104.33	104.33	104.33	00.00	100.00	104.33	104.33	N/A	4,500	4,695
Less Than 15,000	1	104.33	104.33	104.33	00.00	100.00	104.33	104.33	N/A	4,500	4,695
Less Than 30,000	5	99.00	101.20	100.78	04.36	100.42	94.43	109.96	N/A	18,000	18,141
____Ranges Excl. Low \$____											
Greater Than 4,999	16	97.99	94.55	93.99	07.22	100.60	62.80	109.96	92.98 to 99.93	80,688	75,838
Greater Than 14,999	16	97.99	94.55	93.99	07.22	100.60	62.80	109.96	92.98 to 99.93	80,688	75,838
Greater Than 29,999	12	96.62	92.60	93.52	08.26	99.02	62.80	108.00	91.03 to 99.93	100,458	93,950
____Incremental Ranges____											
0 TO 4,999	1	104.33	104.33	104.33	00.00	100.00	104.33	104.33	N/A	4,500	4,695
5,000 TO 14,999											
15,000 TO 29,999	4	98.63	100.41	100.60	04.13	99.81	94.43	109.96	N/A	21,375	21,503
30,000 TO 59,999	5	95.53	95.92	95.88	02.43	100.04	91.03	100.11	N/A	38,000	36,436
60,000 TO 99,999	3	92.98	87.27	88.29	10.23	98.84	70.16	98.68	N/A	76,833	67,835
100,000 TO 149,999	3	99.93	90.24	88.85	15.08	101.56	62.80	108.00	N/A	117,333	104,255
150,000 TO 249,999											
250,000 TO 499,999	1	99.07	99.07	99.07	00.00	100.00	99.07	99.07	N/A	433,000	428,955
500,000 TO 999,999											
1,000,000 +											
____ALL____	17	98.26	95.13	94.03	07.13	101.17	62.80	109.96	92.98 to 100.11	76,206	71,654

**06 Boone**  
**COMMERCIAL**

**PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013    Posted on: 1/1/2014

Number of Sales : 17	MEDIAN : 98	COV : 12.52	95% Median C.I. : 92.98 to 100.11
Total Sales Price : 1,295,500	WGT. MEAN : 94	STD : 11.91	95% Wgt. Mean C.I. : 85.22 to 102.83
Total Adj. Sales Price : 1,295,500	MEAN : 95	Avg. Abs. Dev : 07.01	95% Mean C.I. : 89.01 to 101.25
Total Assessed Value : 1,218,110			
Avg. Adj. Sales Price : 76,206	COD : 07.13	MAX Sales Ratio : 109.96	
Avg. Assessed Value : 71,654	PRD : 101.17	MIN Sales Ratio : 62.80	

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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
Blank	1	98.68	98.68	98.68	00.00	100.00	98.68	98.68	N/A	82,500	81,410
326	2	98.66	98.66	93.59	05.76	105.42	92.98	104.33	N/A	42,250	39,540
344	2	98.82	98.82	99.28	01.12	99.54	97.71	99.93	N/A	76,000	75,450
346	1	95.21	95.21	95.21	00.00	100.00	95.21	95.21	N/A	35,000	33,325
352	1	62.80	62.80	62.80	00.00	100.00	62.80	62.80	N/A	130,000	81,635
353	4	99.04	101.57	99.51	02.97	102.07	98.26	109.96	N/A	124,625	124,020
384	1	100.11	100.11	100.11	00.00	100.00	100.11	100.11	N/A	35,000	35,040
406	1	91.03	91.03	91.03	00.00	100.00	91.03	91.03	N/A	40,000	36,410
447	1	70.16	70.16	70.16	00.00	100.00	70.16	70.16	N/A	68,000	47,710
528	1	108.00	108.00	108.00	00.00	100.00	108.00	108.00	N/A	115,000	124,200
532	1	95.53	95.53	95.53	00.00	100.00	95.53	95.53	N/A	35,000	33,435
597	1	94.43	94.43	94.43	00.00	100.00	94.43	94.43	N/A	20,000	18,885
<u>ALL</u>	17	98.26	95.13	94.03	07.13	101.17	62.80	109.96	92.98 to 100.11	76,206	71,654

**06 Boone****AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013    Posted on: 1/1/2014

Number of Sales : 80	MEDIAN : 71	COV : 79.42	95% Median C.I. : 60.82 to 76.79
Total Sales Price : 68,206,852	WGT. MEAN : 66	STD : 64.95	95% Wgt. Mean C.I. : 58.88 to 72.63
Total Adj. Sales Price : 68,206,852	MEAN : 82	Avg. Abs. Dev : 30.01	95% Mean C.I. : 67.55 to 96.01
Total Assessed Value : 44,849,804			
Avg. Adj. Sales Price : 852,586	COD : 42.19	MAX Sales Ratio : 562.52	
Avg. Assessed Value : 560,623	PRD : 124.36	MIN Sales Ratio : 16.04	

*Printed:3/28/2014 9:26:34AM***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-10 To 31-DEC-10	10	102.02	113.59	102.88	21.92	110.41	84.85	193.53	86.73 to 138.07	562,652	578,857
01-JAN-11 To 31-MAR-11	3	90.17	84.17	81.68	07.15	103.05	71.49	90.85	N/A	616,533	503,607
01-APR-11 To 30-JUN-11	6	91.87	166.33	100.17	103.42	166.05	65.07	562.52	65.07 to 562.52	506,767	507,648
01-JUL-11 To 30-SEP-11	5	76.79	81.34	69.92	22.27	116.33	56.27	104.85	N/A	616,600	431,115
01-OCT-11 To 31-DEC-11	11	66.41	70.98	69.66	31.83	101.89	32.77	157.06	32.77 to 90.80	829,109	577,594
01-JAN-12 To 31-MAR-12	11	62.01	63.79	56.67	20.55	112.56	37.74	106.59	41.07 to 79.43	1,133,656	642,450
01-APR-12 To 30-JUN-12	4	70.25	67.49	63.41	06.70	106.43	55.82	73.62	N/A	538,900	341,713
01-JUL-12 To 30-SEP-12	5	35.53	45.37	37.61	65.69	120.63	16.04	77.85	N/A	1,548,230	582,298
01-OCT-12 To 31-DEC-12	15	53.93	73.13	62.39	56.05	117.21	24.19	223.77	42.82 to 75.27	1,071,830	668,716
01-JAN-13 To 31-MAR-13	3	59.23	59.26	59.94	01.71	98.87	57.77	60.79	N/A	668,607	400,742
01-APR-13 To 30-JUN-13	2	65.15	65.15	56.14	23.25	116.05	50.00	80.30	N/A	780,200	438,035
01-JUL-13 To 30-SEP-13	5	66.44	73.01	73.10	24.02	99.88	50.01	102.17	N/A	695,258	508,221
<u>      Study Yrs      </u>											
01-OCT-10 To 30-SEP-11	24	94.06	116.38	91.92	41.62	126.61	56.27	562.52	77.11 to 106.63	566,655	520,869
01-OCT-11 To 30-SEP-12	31	62.88	63.85	56.21	28.40	113.59	16.04	157.06	57.86 to 73.62	1,015,715	570,930
01-OCT-12 To 30-SEP-13	25	57.77	70.80	63.37	40.77	111.72	24.19	223.77	50.01 to 74.54	924,799	586,005
<u>      Calendar Yrs      </u>											
01-JAN-11 To 31-DEC-11	25	74.12	97.52	76.44	50.82	127.58	32.77	562.52	65.94 to 90.80	683,736	522,633
01-JAN-12 To 31-DEC-12	35	60.25	65.58	55.60	37.79	117.95	16.04	223.77	49.89 to 70.76	1,098,412	610,743
<u>      ALL      </u>	80	71.13	81.78	65.76	42.19	124.36	16.04	562.52	60.82 to 76.79	852,586	560,623

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	77	71.49	81.21	64.37	39.45	126.16	16.04	562.52	62.01 to 76.79	873,128	562,039
2	3	32.77	96.44	161.15	194.29	59.84	32.77	223.77	N/A	325,333	524,273
<u>      ALL      </u>	80	71.13	81.78	65.76	42.19	124.36	16.04	562.52	60.82 to 76.79	852,586	560,623

**06 Boone****AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013    Posted on: 1/1/2014

Number of Sales : 80	MEDIAN : 71	COV : 79.42	95% Median C.I. : 60.82 to 76.79
Total Sales Price : 68,206,852	WGT. MEAN : 66	STD : 64.95	95% Wgt. Mean C.I. : 58.88 to 72.63
Total Adj. Sales Price : 68,206,852	MEAN : 82	Avg. Abs. Dev : 30.01	95% Mean C.I. : 67.55 to 96.01
Total Assessed Value : 44,849,804			
Avg. Adj. Sales Price : 852,586	COD : 42.19	MAX Sales Ratio : 562.52	
Avg. Assessed Value : 560,623	PRD : 124.36	MIN Sales Ratio : 16.04	

*Printed:3/28/2014 9:26:34AM***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	7	66.99	79.72	79.46	36.02	100.33	50.01	114.86	50.01 to 114.86	722,438	574,054
1	7	66.99	79.72	79.46	36.02	100.33	50.01	114.86	50.01 to 114.86	722,438	574,054
____Dry____											
County	11	66.44	74.28	61.82	32.57	120.16	21.29	157.06	50.00 to 104.85	813,281	502,800
1	11	66.44	74.28	61.82	32.57	120.16	21.29	157.06	50.00 to 104.85	813,281	502,800
____Grass____											
County	9	73.62	67.54	64.96	37.27	103.97	24.19	133.02	32.77 to 102.86	437,057	283,924
1	7	75.27	77.47	67.81	31.05	114.25	24.19	133.02	24.19 to 133.02	516,216	350,066
2	2	32.77	32.77	32.77	00.00	100.00	32.77	32.77	N/A	160,000	52,430
____ALL____	80	71.13	81.78	65.76	42.19	124.36	16.04	562.52	60.82 to 76.79	852,586	560,623

**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	36	72.49	79.73	71.24	33.81	111.92	38.18	223.77	59.40 to 84.85	967,436	689,199
1	35	71.79	75.62	68.31	29.07	110.70	38.18	171.94	59.40 to 78.27	976,334	666,948
2	1	223.77	223.77	223.77	00.00	100.00	223.77	223.77	N/A	656,000	1,467,960
____Dry____											
County	14	68.60	73.79	62.51	28.09	118.05	21.29	157.06	57.77 to 90.17	758,023	473,874
1	14	68.60	73.79	62.51	28.09	118.05	21.29	157.06	57.77 to 90.17	758,023	473,874
____Grass____											
County	12	74.91	73.88	69.27	33.71	106.66	24.19	133.02	32.77 to 102.86	462,417	320,323
1	10	77.35	82.11	71.51	28.18	114.82	24.19	133.02	53.93 to 106.59	522,901	373,902
2	2	32.77	32.77	32.77	00.00	100.00	32.77	32.77	N/A	160,000	52,430
____ALL____	80	71.13	81.78	65.76	42.19	124.36	16.04	562.52	60.82 to 76.79	852,586	560,623

## RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	95	Median :	92	COV :	26.71	95% Median C.I. :	88.49 to 96.98
Total Sales Price :	7,845,550	Wgt. Mean :	91	STD :	25.08	95% Wgt. Mean C.I. :	86.29 to 94.91
Total Adj. Sales Price :	7,845,550	Mean :	94	Avg. Abs. Dev :	18.79	95% Mean C.I. :	88.85 to 98.93
Total Assessed Value :	7,107,980						
Avg. Adj. Sales Price :	82,585	COD :	20.39	MAX Sales Ratio :	162.71		
Avg. Assessed Value :	74,821	PRD :	103.63	MIN Sales Ratio :	38.05		

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____											
10/01/2011 To 12/31/2011	7	108.86	106.41	104.21	18.34	102.11	76.19	141.12	76.19 to 141.12	62,036	64,648
01/01/2012 To 03/31/2012	12	96.62	93.09	96.95	17.37	96.02	38.05	128.32	75.04 to 113.49	66,958	64,917
04/01/2012 To 06/30/2012	16	100.32	100.57	97.10	13.96	103.57	65.42	162.71	88.90 to 104.86	89,250	86,658
07/01/2012 To 09/30/2012	10	85.99	88.67	82.70	18.51	107.22	56.27	118.60	71.91 to 115.13	106,650	88,205
10/01/2012 To 12/31/2012	10	92.92	94.96	97.14	21.73	97.76	50.73	135.31	69.90 to 132.82	65,600	63,724
01/01/2013 To 03/31/2013	9	89.48	90.42	88.11	11.96	102.62	58.68	119.69	83.30 to 99.16	110,361	97,238
04/01/2013 To 06/30/2013	17	89.54	85.45	82.14	22.00	104.03	43.58	148.44	63.54 to 101.15	93,206	76,560
07/01/2013 To 09/30/2013	14	86.73	96.12	90.27	27.28	106.48	56.46	162.54	65.63 to 146.23	62,825	56,711
____Study Yrs____											
10/01/2011 To 09/30/2012	45	96.98	96.84	93.78	17.50	103.26	38.05	162.71	91.72 to 104.59	82,939	77,780
10/01/2012 To 09/30/2013	50	88.99	91.23	87.71	21.86	104.01	43.58	162.54	80.84 to 94.90	82,266	72,157
____Calendar Yrs____											
01/01/2012 To 12/31/2012	48	96.24	95.05	93.19	17.67	102.00	38.05	162.71	89.67 to 102.06	82,375	76,767



## RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	95	Median :	92	COV :	26.71	95% Median C.I. :	88.49 to 96.98
Total Sales Price :	7,845,550	Wgt. Mean :	91	STD :	25.08	95% Wgt. Mean C.I. :	86.29 to 94.91
Total Adj. Sales Price :	7,845,550	Mean :	94	Avg. Abs. Dev :	18.79	95% Mean C.I. :	88.85 to 98.93
Total Assessed Value :	7,107,980						
Avg. Adj. Sales Price :	82,585	COD :	20.39	MAX Sales Ratio :	162.71		
Avg. Assessed Value :	74,821	PRD :	103.63	MIN Sales Ratio :	38.05		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	59	94.90	96.54	91.52	18.05	105.49	43.58	162.71	89.48 to 99.16	109,280	100,014
02	15	99.06	103.99	94.88	22.85	109.60	64.60	148.44	82.30 to 135.31	43,670	41,433
03	7	92.17	85.24	81.49	25.18	104.60	50.73	123.44	50.73 to 123.44	23,857	19,441
04	4	58.20	61.34	65.80	24.36	93.22	38.05	90.90	N/A	25,000	16,450
05	8	83.94	81.35	81.85	10.36	99.39	56.46	93.97	56.46 to 93.97	50,125	41,027
07	2	85.53	85.53	74.07	18.27	115.47	69.90	101.15	N/A	37,500	27,775

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	95	92.17	93.89	90.60	20.39	103.63	38.05	162.71	88.49 to 96.98	82,585	74,821
06											
07											

## RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	95	Median :	92	COV :	26.71	95% Median C.I. :	88.49 to 96.98
Total Sales Price :	7,845,550	Wgt. Mean :	91	STD :	25.08	95% Wgt. Mean C.I. :	86.29 to 94.91
Total Adj. Sales Price :	7,845,550	Mean :	94	Avg. Abs. Dev :	18.79	95% Mean C.I. :	88.85 to 98.93
Total Assessed Value :	7,107,980						
Avg. Adj. Sales Price :	82,585	COD :	20.39	MAX Sales Ratio :	162.71		
Avg. Assessed Value :	74,821	PRD :	103.63	MIN Sales Ratio :	38.05		

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	5	99.06	85.05	81.97	24.83	103.76	38.05	123.44	N/A	9,600	7,869
Less Than 30,000	13	92.17	95.19	96.57	26.04	98.57	38.05	148.44	63.54 to 123.44	16,831	16,253
___Ranges Excl. Low \$___											
Greater Than 4,999	95	92.17	93.89	90.60	20.39	103.63	38.05	162.71	88.49 to 96.98	82,585	74,821
Greater Than 15,000	90	92.13	94.38	90.65	19.96	104.11	43.58	162.71	88.49 to 96.52	86,639	78,540
Greater Than 30,000	82	92.56	93.69	90.43	19.40	103.60	43.58	162.71	87.72 to 96.98	93,009	84,106
___Incremental Ranges___											
0 TO 4,999											
5,000 TO 14,999	5	99.06	85.05	81.97	24.83	103.76	38.05	123.44	N/A	9,600	7,869
15,000 TO 29,999	8	91.95	101.53	100.67	24.75	100.85	60.12	148.44	60.12 to 148.44	21,350	21,493
30,000 TO 59,999	32	98.29	100.67	100.62	25.06	100.05	50.73	162.71	85.72 to 115.13	43,680	43,950
60,000 TO 99,999	18	95.58	94.06	94.55	13.23	99.48	69.90	132.82	80.44 to 105.57	78,861	74,566
100,000 TO 149,999	23	89.48	85.50	85.53	17.74	99.96	43.58	125.80	73.55 to 98.40	121,457	103,885
150,000 TO 249,999	8	89.65	91.16	90.79	06.27	100.41	80.84	104.55	80.84 to 104.55	204,625	185,781
250,000 TO 499,999	1	71.91	71.91	71.91		100.00	71.91	71.91	N/A	379,000	272,525
500,000 TO 999,999											
1,000,000 +											

## RESIDENTIAL IMPROVED - ADJUSTED

## SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF



Total Real Property  
Sum Lines 17, 25, & 30

Records : 5,624

Value : 1,765,001,734

Growth 12,358,009

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	185	1,020,305	27	74,750	38	126,650	250	1,221,705	
<b>02. Res Improve Land</b>	1,448	14,905,450	120	1,379,455	299	4,319,640	1,867	20,604,545	
<b>03. Res Improvements</b>	1,451	74,036,510	120	14,695,510	314	27,285,380	1,885	116,017,400	
<b>04. Res Total</b>	1,636	89,962,265	147	16,149,715	352	31,731,670	2,135	137,843,650	3,171,590
<b>% of Res Total</b>	76.63	65.26	6.89	11.72	16.49	23.02	37.96	7.81	25.66
<b>05. Com UnImp Land</b>	66	347,270	6	19,095	4	3,060,785	76	3,427,150	
<b>06. Com Improve Land</b>	313	2,278,490	22	675,415	20	15,204,145	355	18,158,050	
<b>07. Com Improvements</b>	315	17,875,690	22	12,809,145	27	3,937,845	364	34,622,680	
<b>08. Com Total</b>	381	20,501,450	28	13,503,655	31	22,202,775	440	56,207,880	6,187,320
<b>% of Com Total</b>	86.59	36.47	6.36	24.02	7.05	39.50	7.82	3.18	50.07
<b>09. Ind UnImp Land</b>	0	0	1	100,030	0	0	1	100,030	
<b>10. Ind Improve Land</b>	1	193,725	0	0	0	0	1	193,725	
<b>11. Ind Improvements</b>	1	0	0	0	0	0	1	0	
<b>12. Ind Total</b>	1	193,725	1	100,030	0	0	2	293,755	0
<b>% of Ind Total</b>	50.00	65.95	50.00	34.05	0.00	0.00	0.04	0.02	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	1,636	89,962,265	147	16,149,715	352	31,731,670	2,135	137,843,650	3,171,590
<b>% of Res &amp; Rec Total</b>	76.63	65.26	6.89	11.72	16.49	23.02	37.96	7.81	25.66
<b>Com &amp; Ind Total</b>	382	20,695,175	29	13,603,685	31	22,202,775	442	56,501,635	6,187,320
<b>% of Com &amp; Ind Total</b>	86.43	36.63	6.56	24.08	7.01	39.30	7.86	3.20	50.07
<b>17. Taxable Total</b>	2,018	110,657,440	176	29,753,400	383	53,934,445	2,577	194,345,285	9,358,910
<b>% of Taxable Total</b>	78.31	56.94	6.83	15.31	14.86	27.75	45.82	11.01	75.73

## Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	22	607,275	797,490		0	0	0
19. Commercial	108	5,786,295	5,202,865		0	0	0
20. Industrial	1	193,725	48,547,850		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		22	607,275	797,490
19. Commercial	0	0	0		108	5,786,295	5,202,865
20. Industrial	0	0	0		1	193,725	48,547,850
21. Other	0	0	0		0	0	0
22. Total Sch II					131	6,587,295	54,548,205

## 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	166	18	81	265

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	30,450	11	36,750	1,881	844,161,950	1,893	844,229,150
28. Ag-Improved Land	0	0	14	0	1,142	632,319,295	1,156	632,319,295
29. Ag Improvements	0	0	0	0	1,154	94,108,004	1,154	94,108,004
30. Ag Total							3,047	1,570,656,449

## Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	15	3.99	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	4	4.00	28,000	4	4.00	28,000	
32. HomeSite Improv Land	608	608.08	4,256,560	608	608.08	4,256,560	
33. HomeSite Improvements	625	0.00	24,375,334	625	0.00	24,375,334	1,156,404
34. HomeSite Total				629	612.08	28,659,894	
35. FarmSite UnImp Land	15	30.84	71,650	15	30.84	71,650	
36. FarmSite Improv Land	1,026	3,483.35	7,818,745	1,026	3,483.35	7,818,745	
37. FarmSite Improvements	1,115	0.00	69,732,670	1,115	0.00	69,732,670	1,842,695
38. FarmSite Total				1,130	3,514.19	77,623,065	
39. Road & Ditches	2,530	7,606.73	0	2,545	7,610.72	0	
40. Other- Non Ag Use	2	12.17	36,370	2	12.17	36,370	
41. Total Section VI				1,759	11,749.16	106,319,329	2,999,099

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	1	0.00	0	1	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	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

\* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.



## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	20,903.67	10.86%	115,597,320	12.19%	5,530.00
46. 1A	32,936.02	17.12%	175,143,850	18.47%	5,317.70
47. 2A1	14,919.50	7.75%	76,315,220	8.05%	5,115.13
48. 2A	3,823.57	1.99%	19,395,985	2.05%	5,072.74
49. 3A1	16,369.88	8.51%	80,451,285	8.49%	4,914.59
50. 3A	72,385.30	37.62%	356,054,955	37.56%	4,918.88
51. 4A1	17,159.33	8.92%	73,007,280	7.70%	4,254.67
52. 4A	13,897.66	7.22%	52,046,815	5.49%	3,745.01
53. Total	192,394.93	100.00%	948,012,710	100.00%	4,927.43
Dry					
54. 1D1	5,082.44	5.85%	25,437,670	7.04%	5,005.01
55. 1D	13,092.05	15.07%	65,474,230	18.11%	5,001.07
56. 2D1	7,537.23	8.67%	30,912,660	8.55%	4,101.33
57. 2D	1,570.37	1.81%	6,380,765	1.77%	4,063.22
58. 3D1	8,133.04	9.36%	32,613,125	9.02%	4,009.96
59. 3D	37,601.02	43.27%	151,377,615	41.88%	4,025.89
60. 4D1	8,668.54	9.98%	30,773,670	8.51%	3,550.04
61. 4D	5,210.74	6.00%	18,519,645	5.12%	3,554.13
62. Total	86,895.43	100.00%	361,489,380	100.00%	4,160.05
Grass					
63. 1G1	1,220.01	1.46%	1,522,010	1.57%	1,247.54
64. 1G	3,657.02	4.36%	5,038,065	5.19%	1,377.64
65. 2G1	4,830.89	5.76%	5,526,785	5.70%	1,144.05
66. 2G	2,834.24	3.38%	3,163,160	3.26%	1,116.05
67. 3G1	8,958.10	10.69%	11,082,735	11.42%	1,237.17
68. 3G	25,780.97	30.76%	31,949,065	32.93%	1,239.25
69. 4G1	8,898.56	10.62%	9,446,835	9.74%	1,061.61
70. 4G	27,635.21	32.97%	29,306,810	30.20%	1,060.49
71. Total	83,815.00	100.00%	97,035,465	100.00%	1,157.73
Irrigated Total	192,394.93	52.47%	948,012,710	67.32%	4,927.43
Dry Total	86,895.43	23.70%	361,489,380	25.67%	4,160.05
Grass Total	83,815.00	22.86%	97,035,465	6.89%	1,157.73
72. Waste	2,550.90	0.70%	1,231,890	0.09%	482.92
73. Other	1,002.10	0.27%	496,320	0.04%	495.28
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	366,658.36	100.00%	1,408,265,765	100.00%	3,840.81

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3.85	0.04%	15,265	0.05%	3,964.94
46. 1A	263.00	2.98%	965,845	3.30%	3,672.41
47. 2A1	845.79	9.60%	3,074,600	10.50%	3,635.18
48. 2A	1,170.36	13.28%	4,426,565	15.11%	3,782.23
49. 3A1	842.23	9.56%	3,076,235	10.50%	3,652.49
50. 3A	2,759.10	31.30%	9,035,840	30.85%	3,274.92
51. 4A1	1,036.97	11.76%	3,338,920	11.40%	3,219.88
52. 4A	1,892.75	21.47%	5,360,780	18.30%	2,832.27
53. Total	8,814.05	100.00%	29,294,050	100.00%	3,323.56
Dry					
54. 1D1	6.10	0.12%	11,895	0.20%	1,950.00
55. 1D	87.70	1.74%	169,655	2.83%	1,934.49
56. 2D1	747.81	14.86%	985,060	16.41%	1,317.26
57. 2D	797.56	15.85%	1,152,995	19.21%	1,445.65
58. 3D1	562.38	11.17%	661,655	11.02%	1,176.53
59. 3D	1,530.03	30.40%	1,811,295	30.17%	1,183.83
60. 4D1	218.40	4.34%	212,725	3.54%	974.02
61. 4D	1,082.81	21.52%	997,370	16.62%	921.09
62. Total	5,032.79	100.00%	6,002,650	100.00%	1,192.71
Grass					
63. 1G1	26.30	0.07%	19,200	0.09%	730.04
64. 1G	21.40	0.06%	16,820	0.08%	785.98
65. 2G1	337.00	0.88%	245,945	1.20%	729.81
66. 2G	1,350.75	3.53%	878,705	4.29%	650.53
67. 3G1	1,122.06	2.93%	744,445	3.63%	663.46
68. 3G	6,806.99	17.77%	3,789,080	18.48%	556.65
69. 4G1	6,048.42	15.79%	3,055,310	14.90%	505.14
70. 4G	22,588.44	58.98%	11,751,960	57.32%	520.26
71. Total	38,301.36	100.00%	20,501,465	100.00%	535.27
Irrigated Total	8,814.05	15.76%	29,294,050	52.24%	3,323.56
Dry Total	5,032.79	9.00%	6,002,650	10.71%	1,192.71
Grass Total	38,301.36	68.46%	20,501,465	36.56%	535.27
72. Waste	3,054.35	5.46%	218,750	0.39%	71.62
73. Other	741.66	1.33%	54,440	0.10%	73.40
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	55,944.21	100.00%	56,071,355	100.00%	1,002.27

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	201,208.98	977,306,760	201,208.98	977,306,760
<b>77. Dry Land</b>	6.95	30,450	0.00	0	91,921.27	367,461,580	91,928.22	367,492,030
<b>78. Grass</b>	0.00	0	31.78	36,750	122,084.58	117,500,180	122,116.36	117,536,930
<b>79. Waste</b>	0.00	0	0.00	0	5,605.25	1,450,640	5,605.25	1,450,640
<b>80. Other</b>	0.00	0	0.00	0	1,743.76	550,760	1,743.76	550,760
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>6.95</b>	<b>30,450</b>	<b>31.78</b>	<b>36,750</b>	<b>422,563.84</b>	<b>1,464,269,920</b>	<b>422,602.57</b>	<b>1,464,337,120</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	201,208.98	47.61%	977,306,760	66.74%	4,857.17
<b>Dry Land</b>	91,928.22	21.75%	367,492,030	25.10%	3,997.60
<b>Grass</b>	122,116.36	28.90%	117,536,930	8.03%	962.50
<b>Waste</b>	5,605.25	1.33%	1,450,640	0.10%	258.80
<b>Other</b>	1,743.76	0.41%	550,760	0.04%	315.85
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>422,602.57</b>	<b>100.00%</b>	<b>1,464,337,120</b>	<b>100.00%</b>	<b>3,465.05</b>

## 2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

**06 Boone**

	<b>2013 CTL County Total</b>	<b>2014 Form 45 County Total</b>	<b>Value Difference (2014 form 45 - 2013 CTL)</b>	<b>Percent Change</b>	<b>2014 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	131,975,785	137,843,650	5,867,865	4.45%	3,171,590	2.04%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,648,119	28,659,894	1,011,775	3.66%	1,156,404	-0.52%
<b>04. Total Residential (sum lines 1-3)</b>	<b>159,623,904</b>	<b>166,503,544</b>	<b>6,879,640</b>	<b>4.31%</b>	<b>4,327,994</b>	<b>1.60%</b>
05. Commercial	42,763,430	56,207,880	13,444,450	31.44%	6,187,320	16.97%
06. Industrial	293,755	293,755	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	76,662,570	77,623,065	960,495	1.25%	1,842,695	-1.15%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>119,719,755</b>	<b>134,124,700</b>	<b>14,404,945</b>	<b>12.03%</b>	<b>8,030,015</b>	<b>5.32%</b>
<b>10. Total Non-Agland Real Property</b>	<b>279,343,659</b>	<b>300,664,614</b>	<b>21,320,955</b>	<b>7.63%</b>	<b>12,358,009</b>	<b>3.21%</b>
11. Irrigated	748,422,315	977,306,760	228,884,445	30.58%		
12. Dryland	279,958,635	367,492,030	87,533,395	31.27%		
13. Grassland	91,623,590	117,536,930	25,913,340	28.28%		
14. Wasteland	592,745	1,450,640	857,895	144.73%		
15. Other Agland	255,080	550,760	295,680	115.92%		
<b>16. Total Agricultural Land</b>	<b>1,120,852,365</b>	<b>1,464,337,120</b>	<b>343,484,755</b>	<b>30.64%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>1,400,196,024</b>	<b>1,765,001,734</b>	<b>364,805,710</b>	<b>26.05%</b>	<b>12,358,009</b>	<b>25.17%</b>

# **BOONE COUNTY PLAN OF ASSESSMENT**

DUE OCTOBER 31, 2013

## **Residential**

### **2014**

Do pickup work of new property and improvements made to parcels.  
Review the sales in the sales roster and see if any adjustments need to be made.

### **2015**

Do pickup work, review the parcels that sold, need to get new pictures of Petersburg, review houses that sold and get new pictures if needed

### **2016**

Continuing reviewing towns & taking pictures. Update improvements by permits and other changes. Review sales and ratios. Possibly start residential reappraisal after the Commercial is completed.

## **Commercial**

### **2014**

Albion and St Edward are entered in the computer with 2011 replacement costs. And the foot work will be started for Cedar Rapids, Primrose, Petersburg and rural commercial properties. Also do the yearly pickup work and review sales.

### **2015**

If all commercial is completed, documentation of sales and any improvements made to a properties will be the priority of the Commercial properties

### **2016**

Do the annual pickup work . Review sales

## **Agricultural**

### **2014**

Reviewing of the agland sales, any changes in land use and new improvements to the rural areas. Start the process of GIS  
New depreciation for farm buildings being made by Stannard Appraisal.

### **2015**

Review the sales, update values, working with GIS  
Keep up with changes of land uses with the NRD's. And implement any improvement changes, new or removed items.

### **2016**

Updating farm records, improvements and farm ground. Working with GIS  
When the other reappraisals are completed then we will have to consider doing the farm buildings and houses

*Joyce Sock, Boone County Assessor*

## 2014 Assessment Survey for Boone County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	Barb Hanson
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Natalie Pugh, Secretary
<b>4.</b>	<b>Other part-time employees:</b>
	Cynthia Kraus
<b>5.</b>	<b>Number of shared employees:</b>
	1
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$340,835
<b>7.</b>	
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$100,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$13,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,600
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$1,000
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	Over budget \$10,307; overtime, unemployment, office supplies

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Deputy
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Not applicable
7.	<b>Who maintains the GIS software and maps?</b>
	Not applicable
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	All
4.	<b>When was zoning implemented?</b>
	1999

## **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Stanard Appraisal
<b>2.</b>	<b>GIS Services:</b>
	No
<b>3.</b>	<b>Other services:</b>
	County Board contracts with Stanard Appraisal as a referee for CBOE

## **E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes - Larry Petsche
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Not applicable
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Not applicable
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	No





## 2014 Certification for Boone County

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This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Boone County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in black ink that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



