

Table of Contents

2015 Commission Summary

2015 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

2015 Commission Summary for Boone County

Residential Real Property - Current

Number of Sales	108	Median	92.42
Total Sales Price	\$10,960,331	Mean	94.00
Total Adj. Sales Price	\$10,960,331	Wgt. Mean	90.85
Total Assessed Value	\$9,957,345	Average Assessed Value of the Base	\$76,614
Avg. Adj. Sales Price	\$101,485	Avg. Assessed Value	\$92,198

Confidence Interval - Current

95% Median C.I	84.89 to 99.00
95% Wgt. Mean C.I	86.50 to 95.20
95% Mean C.I	87.85 to 100.15
% of Value of the Class of all Real Property Value in the	7.95
% of Records Sold in the Study Period	5.06
% of Value Sold in the Study Period	6.09

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	112	92	89.84
2013	114	94	93.57
2012	106	94	94.29
2011	110	95	95

2015 Commission Summary for Boone County

Commercial Real Property - Current

Number of Sales	21	Median	95.53
Total Sales Price	\$1,884,500	Mean	86.39
Total Adj. Sales Price	\$1,884,500	Wgt. Mean	84.28
Total Assessed Value	\$1,588,245	Average Assessed Value of the Base	\$139,089
Avg. Adj. Sales Price	\$89,738	Avg. Assessed Value	\$75,631

Confidence Interval - Current

95% Median C.I	73.28 to 100.11
95% Wgt. Mean C.I	71.24 to 97.32
95% Mean C.I	75.81 to 96.97
% of Value of the Class of all Real Property Value in the County	3.02
% of Records Sold in the Study Period	4.70
% of Value Sold in the Study Period	2.55

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	17	100	98.26
2013	17		99.93
2012	20		95.05
2011	30		95

2015 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	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	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, 2015.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Boone County

Acreages and Rural Villages:

Reviewed sales and questionnaires and a complete study was completed by Stanard Appraisal. New pictures were taken, sketches were updated, and all buildings were measured and coded for quality and condition. A questionnaire was sent to all property owners with a large majority of them being returned. Parcels updated in CAMA system using 2014 costing. Home site acre was increased from \$7,000 to \$12,000.

Albion:

A review of sales, questionnaires and some interviews resulted in a 20% increase to all parcels that were not adjusted in 2014 throughout this grouping, except the poor quality and all poor condition homes. A study of vacant lot sales was done for the parcels on the north side of State Street and it was concluded that there were not enough sales to substantiate an increase in value.

Cedar Rapids:

A review of the sales and questionnaires was conducted; from this it was decided to review the quality and condition of all homes in valuation group 2. Using the information on file and in the CAMA system values were adjusted according to the review. Lot values were not adjusted due to the lack of sales.

Petersburg:

A review of the sales and questionnaires was conducted; quality and condition of all parcels was also reviewed. A lot study was conducted; it was determined that an increase of 33% was needed, and has been made, to all residential lots.

St Edward:

A review of the sales and questionnaires was conducted. There were no sales below the assessed value. Using this information and after reviewing the quality and condition of homes in this valuation group it was decided to do a 25% increase to all residences except the poor quality and all poor condition homes. A lot study indicated that the majority of lots should be increased. Standard size lots were increased 5 cents per square foot. Larger lots were increased on a sliding scale used in the past in this valuation group. Lots in the Berry Addition were not increased due to lack of sales and tree cover in the area.

Pickup work completed for all residential parcels.

2015 Residential Assessment Survey for Boone County

1.	Valuation data collection done by:																
	Contract lister																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business. Housing consists of predominantly older homes.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Acreage - All rural residential properties throughout the county</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Rural Villages - Unincorporated communities of Boone, Loretto, and Raeville</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.	02	Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.	03	Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.	04	Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business. Housing consists of predominantly older homes.	05	St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable.	06	Acreage - All rural residential properties throughout the county	07	Rural Villages - Unincorporated communities of Boone, Loretto, and Raeville
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
01	Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center. The residential housing market is stable and active.																
02	Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.																
03	Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business. The residential housing market is stable and consists of predominantly older homes.																
04	Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business. Housing consists of predominantly older homes.																
05	St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business. The residential housing market is stable.																
06	Acreage - All rural residential properties throughout the county																
07	Rural Villages - Unincorporated communities of Boone, Loretto, and Raeville																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales comparison; style, year, quality, and condition																
4.	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?																
	Depreciation tables are developed using local market information																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison; lots are analyzed by the square foot																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	All lots are treated the same; no applications to combine lots have been received																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2009	2011	2014	2010
02	2012	2011	1999	2010
03	2002	2011	2014	2010
04	2002	2011	1983	2010
05	2012	2011	2014	2010
06	2015	2014	2013	2015
07	2015	2014	2004	2015

2015 Residential Correlation Section for Boone County

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; there are a number of employment opportunities available in Albion. The residential market in the smaller communities will vary depending on proximity to available employment opportunities, schools, and other amenities.

Description of Analysis

Boone County has identified seven residential valuation groups intended to reflect unique economic areas. The statistical sampling of 108 qualified sales is considered to be an adequate and reliable sample for the measure of the residential class of real property in Boone County. Two of the measures of central tendency are within the acceptable range and show support for each other, with the weighted mean being only a point below. The qualitative statistics are above the recommended range; however, Valuation Group 01 (Albion) is the only valuation group with a representative sample of sales. Review of changes to the sales file and abstract of assessment are reflective of assessment actions reported by the assessor.

Sales Qualification

The Department annually conducts a sales verification review for all counties. 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 sales were made available for the measurement of real property in the county. Approximately fifty-seven percent of the improved residential sales were considered by the county to be qualified. It has been determined that the county utilized an acceptable portion of available sales and there is no evidence of trimming in the file.

Equalization and Quality of Assessment

The Department conducts a yearly analysis of counties within the state to systematically review assessment practices. This review was conducted in Boone County in 2014. Based on the review, assessment practices are determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on the analysis of all available information, the level of value of the residential class of property in Boone County is determined to be 92%.

2015 Commercial Assessment Actions for Boone County

A complete study of commercial properties was done during 2013 and 2014. All commercial properties were updated to 2011 costing. Sales and questionnaires were reviewed; some interviews conducted. No adjustment was made to the commercial class of property.

Pickup work completed for all commercial parcels.

2015 Commercial Assessment Survey for Boone County

1.	Valuation data collection done by:	
	Stanard Appraisal	
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Albion - County seat and largest city in the county located on NE Highways 14, 39, and 91; population of about 1,650; has a K-12 public school system, a K-8 private school system, a county hospital, and an active trade and business center.
	02	Cedar Rapids - Village located 19 miles southwest of Albion on NE Highways 52 and 56; population of about 380; has a K-12 public school system; limited trade and business.
	03	Petersburg - Village located 13 miles north of Albion on NE Highway 14, population of about 330; has a middle school system; limited trade and business.
	04	Primrose - Village located 18 miles west of Albion on NE Highway 52; population of about 60. No active trade or business.
	05	St. Edward - City located 11 miles south of Albion on NE Highway 39; population of about 700; has a K-12 public school system; active trade and business.
	06	Rural - All rural residential properties throughout the county
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Sales comparison, cost, and income approaches	
3a.	Describe the process used to determine the value of unique commercial properties.	
	The appraiser is responsible for establishing values of unique commercial properties	
4.	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?	
	Depreciation tables are developed based on local market information	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
6.	Describe the methodology used to determine the commercial lot values.	
	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>	<u>Date of Last Inspection</u>
	01	2013	2011	2008	2013
	02	2014	2011	1999	2014
	03	2014	2011	1996	2014
	04	2014	2011	1985	2014
	05	2013	2011	1998	2013
	06	2014	2011	2004	2014

2015 Commercial Correlation Section for Boone County

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 group intended to reflect unique economic areas, the market is sporadic and not organized.

Description of Analysis

There are 370 improved parcels in Boone County, represented by 24 different occupancy codes. Of the 21 qualified sales that occurred during the study period, 15 occurred in Valuation Group 01 (Albion); the remaining sales were scattered among the other valuation groups. The sample is considered unrepresentative of the commercial population.

Sales Qualification

The Department annually conducts a sales verification review for all counties. 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.

Equalization and Quality of Assessment

The Department conducts a yearly analysis of counties within the state to systematically review assessment practices. This review was conducted in Boone County in 2014. Based on the review, assessment practices are determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

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

2015 Agricultural Assessment Actions for Boone County

A review of the sales and questionnaires and land use changes was done throughout the county. It was determined that all land uses should be increased with the exception of WRP, waste and water. In Area 1, irrigated land received a weighted average increase of 16%, dryland a weighted average increase of 17%, and grassland a weighted average increase of 21%. In Area 2, irrigated land received a weighted average increase of 23%, dryland a weighted average increase of 43% and grassland a weighted average increase of 54%. Home site values increased from \$7,000 to \$12,000.

2015 Agricultural Assessment Survey for Boone County

1.	Valuation data collection done by:	
	Contract lister	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	01	Area which consists of a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area; much of the area is rolling uplands. This area is a mix of irrigated land, dry cropland, and grassland
	02	Area which includes the northwesterly portion of the county; typical "sandhills - Valentines" soils with excessively drained sandy soils. This area includes center pivot irrigation development where topography, soils, and water table allow irrigated farming. This area is distinctly different from the remainder of the county. The majority of this market area is grassland.
3.	Describe the process used to determine and monitor market areas.	
	Sales are plotted and verified; areas are defined by land use, soil symbols, and capability groups	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Sales are reviewed through use of questionnaire and interview with buyers	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	Yes	
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Sales are reviewed through use of questionnaire and and interview with buyers and sellers	
7.	Have special valuation applications been filed in the county? If so, answer the following:	
	No	

Boone County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boone	1	5,995	5,993	5,847	5,806	5,646	5,649	5,250	5,155	5,691
Antelope	3	6,800	6,575	6,135	6,090	5,800	5,800	5,400	5,400	6,159
Greeley	2	n/a	5,050	4,870	4,400	4,300	4,160	4,120	3,790	4,428
Madison	1	6,882	6,563	6,153	5,847	5,563	5,362	4,421	3,725	5,825
Platte	6	8,495	8,000	7,262	6,876	6,600	6,200	5,801	5,200	7,074
Nance	1	4,508	4,500	4,493	4,479	4,429	4,424	4,398	4,397	4,463
Nance	2	5,450	5,430	5,400	5,320	5,315	5,315	5,300	5,295	5,385
Boone	2	2,443	4,500	4,463	4,592	4,453	4,043	4,012	3,717	4,128
Antelope	2	5,280	5,280	5,250	5,250	5,235	5,235	4,125	3,850	4,894
Wheeler	1	3,760	3,680	3,570	3,480	3,390	3,310	3,235	3,140	3,260

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boone	1	5,185	5,181	4,913	4,871	4,791	4,805	4,457	4,463	4,836
Antelope	3	5,375	5,065	5,065	5,065	4,800	4,800	4,080	3,432	4,768
Greeley	2	n/a	2,600	2,500	2,500	2,400	2,300	2,150	2,000	2,284
Madison	1	6,332	6,162	5,798	5,567	5,260	5,036	4,062	3,275	5,475
Platte	6	7,294	7,000	6,414	6,133	6,098	5,699	4,898	3,900	6,154
Nance	1	3,389	3,386	3,366	3,343	3,340	3,324	3,344	3,344	3,359
Nance	2	5,140	5,100	4,978	4,950	4,950	4,930	4,910	4,850	4,990
Boone	2	2,105	2,101	1,445	1,618	1,360	1,386	1,168	1,126	1,401
Antelope	2	2,325	2,285	2,100	2,100	2,025	1,985	1,650	1,530	2,008
Wheeler	1	1,785	1,695	1,540	1,470	1,410	1,350	1,270	1,205	1,354

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boone	1	1,485	1,632	1,364	1,338	1,482	1,489	1,291	1,283	1,392
Antelope	3	1,340	1,425	1,373	1,444	1,481	1,283	1,411	1,249	1,322
Greeley	2	n/a	1,055	1,003	1,018	990	1,000	968	948	959
Madison	1	2,427	2,209	2,045	2,115	2,076	1,879	1,537	1,093	1,793
Platte	6	2,016	2,058	1,823	1,971	1,846	1,756	1,774	1,493	1,758
Nance	1	1,229	1,250	1,218	1,221	1,225	1,197	1,224	1,174	1,198
Nance	2	1,697	1,765	1,619	1,621	1,701	1,683	1,637	1,515	1,583
Boone	2	845	911	847	754	771	753	740	753	753
Antelope	2	976	1,052	1,046	1,098	1,039	1,055	1,032	1,019	1,033
Wheeler	1	1,250	1,180	1,110	1,045	1,005	930	878	780	839

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

2015 Agricultural Correlation Section for Boone County

County Overview

Most of Boone County is located within the Lower Loup Natural Resource District (LLNRD). The Cedar River flows through the southwest portion of the county. The northeast corner of Boone County is located in the Lower Platte North Natural Resource District (LPNNRD); 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 and is primarily Sandhills. There continues to be an increase of irrigated land use in both market areas, 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 indicates the sample does not contain a proportionate distribution of sales among each year of the study period. The way the sales are distributed over the study period may cause Boone County to be compared to a different time standard than others as the oldest year of the study period is underrepresented compared to the second and third years. Sales were sought from comparable areas surrounding Boone County with similar soils and physical characteristics. The statistical profile breaks down subclasses of 95% and 80% majority land use (MLU). The 80% MLU provides the more representative sampling for Boone County. A total of 105 sales were used in the analysis; sales were proportionately distributed and representative of the land uses that exist within the county.

The assessment actions taken by the assessor generally reflect adjustments typical for the region; values were increased in all land capability groupings for all three classes of agricultural land and resulted in values that compare well to adjoining counties. The statistics support that an overall acceptable level of value has been obtained.

Sales Qualification

The Department annually conducts a sales verification review for all counties. A review of the non-qualified sales roster demonstrates 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. Measurement was done utilizing all available information; 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.

Level of Value

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

06 Boone
RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 108
 Total Sales Price : 10,960,331
 Total Adj. Sales Price : 10,960,331
 Total Assessed Value : 9,957,345
 Avg. Adj. Sales Price : 101,485
 Avg. Assessed Value : 92,198

MEDIAN : 92
 WGT. MEAN : 91
 MEAN : 94
 COD : 26.22
 PRD : 103.47

COV : 34.71
 STD : 32.63
 Avg. Abs. Dev : 24.23
 MAX Sales Ratio : 231.93
 MIN Sales Ratio : 38.71

95% Median C.I. : 84.89 to 99.00
 95% Wgt. Mean C.I. : 86.50 to 95.20
 95% Mean C.I. : 87.85 to 100.15

Printed:4/1/2015 12:59:40PM

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-12 To 31-DEC-12	13	96.40	101.60	100.25	19.78	101.35	54.21	146.92	80.74 to 132.82	91,231	91,461
01-JAN-13 To 31-MAR-13	11	103.81	113.52	100.10	23.51	113.41	67.22	231.93	86.29 to 139.23	119,273	119,389
01-APR-13 To 30-JUN-13	18	100.52	99.28	96.09	26.46	103.32	50.76	186.78	68.25 to 111.81	102,556	98,545
01-JUL-13 To 30-SEP-13	14	95.27	90.82	93.76	18.83	96.86	52.59	144.93	69.04 to 105.51	78,004	73,140
01-OCT-13 To 31-DEC-13	8	84.89	89.55	85.50	35.65	104.74	38.71	172.11	38.71 to 172.11	121,357	103,763
01-JAN-14 To 31-MAR-14	8	81.70	86.61	83.80	22.47	103.35	49.99	156.08	49.99 to 156.08	123,013	103,090
01-APR-14 To 30-JUN-14	15	91.17	92.96	88.46	25.69	105.09	42.53	172.83	64.98 to 110.78	135,565	119,918
01-JUL-14 To 30-SEP-14	21	74.16	81.92	78.37	28.57	104.53	46.80	136.02	64.31 to 97.83	73,136	57,319
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	56	99.54	100.50	97.50	22.62	103.08	50.76	231.93	93.13 to 105.51	97,072	94,644
01-OCT-13 To 30-SEP-14	52	81.70	87.00	84.31	29.00	103.19	38.71	172.83	67.91 to 91.23	106,236	89,564
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	51	99.00	98.50	94.64	25.14	104.08	38.71	231.93	87.95 to 104.10	102,371	96,885
<u>ALL</u>	108	92.42	94.00	90.85	26.22	103.47	38.71	231.93	84.89 to 99.00	101,485	92,198

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	55	97.84	98.55	93.38	22.31	105.54	50.76	172.83	85.92 to 106.58	126,740	118,347
02	16	93.01	95.04	86.03	37.53	110.47	38.71	186.78	54.75 to 120.07	47,009	40,443
03	12	62.56	82.66	62.01	45.09	133.30	46.80	231.93	54.21 to 68.25	48,250	29,922
04	1	93.32	93.32	93.32	00.00	100.00	93.32	93.32	N/A	30,000	27,995
05	10	74.87	78.64	80.70	21.89	97.45	42.53	111.81	60.68 to 108.79	58,600	47,289
06	12	96.16	95.55	94.93	04.32	100.65	82.73	103.81	91.70 to 100.22	158,042	150,036
07	2	96.53	96.53	96.42	01.48	100.11	95.10	97.95	N/A	73,000	70,390
<u>ALL</u>	108	92.42	94.00	90.85	26.22	103.47	38.71	231.93	84.89 to 99.00	101,485	92,198

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	108	92.42	94.00	90.85	26.22	103.47	38.71	231.93	84.89 to 99.00	101,485	92,198
06											
07											
<u>ALL</u>	108	92.42	94.00	90.85	26.22	103.47	38.71	231.93	84.89 to 99.00	101,485	92,198

06 Boone
RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 108
 Total Sales Price : 10,960,331
 Total Adj. Sales Price : 10,960,331
 Total Assessed Value : 9,957,345
 Avg. Adj. Sales Price : 101,485
 Avg. Assessed Value : 92,198

MEDIAN : 92
 WGT. MEAN : 91
 MEAN : 94
 COD : 26.22
 PRD : 103.47

COV : 34.71
 STD : 32.63
 Avg. Abs. Dev : 24.23
 MAX Sales Ratio : 231.93
 MIN Sales Ratio : 38.71

95% Median C.I. : 84.89 to 99.00
 95% Wgt. Mean C.I. : 86.50 to 95.20
 95% Mean C.I. : 87.85 to 100.15

Printed:4/1/2015 12:59:40PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	4	122.63	136.36	125.84	53.14	108.36	68.25	231.93	N/A	8,750	11,011	
Less Than 30,000	11	110.03	117.08	109.83	42.40	106.60	46.80	231.93	68.25 to 186.78	16,800	18,452	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	108	92.42	94.00	90.85	26.22	103.47	38.71	231.93	84.89 to 99.00	101,485	92,198	
Greater Than 14,999	104	92.42	92.37	90.74	24.51	101.80	38.71	186.78	84.89 to 99.00	105,051	95,320	
Greater Than 29,999	97	91.70	91.38	90.52	23.44	100.95	38.71	172.83	84.89 to 97.95	111,088	100,561	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	4	122.63	136.36	125.84	53.14	108.36	68.25	231.93	N/A	8,750	11,011	
15,000 TO 29,999	7	110.03	106.07	106.09	32.77	99.98	46.80	186.78	46.80 to 186.78	21,400	22,704	
30,000 TO 59,999	25	80.51	94.36	96.60	40.11	97.68	42.53	172.11	62.46 to 120.07	44,904	43,376	
60,000 TO 99,999	24	98.82	94.08	94.18	23.39	99.89	38.71	172.83	67.91 to 111.81	78,938	74,342	
100,000 TO 149,999	28	86.11	85.98	85.44	20.10	100.63	50.42	133.84	77.56 to 99.00	118,538	101,275	
150,000 TO 249,999	15	95.92	95.51	96.22	09.08	99.26	67.21	117.40	91.22 to 104.10	192,500	185,216	
250,000 TO 499,999	5	84.89	81.45	81.96	09.34	99.38	62.80	91.17	N/A	310,371	254,365	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	108	92.42	94.00	90.85	26.22	103.47	38.71	231.93	84.89 to 99.00	101,485	92,198	

06 Boone
COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 21
Total Sales Price : 1,884,500
Total Adj. Sales Price : 1,884,500
Total Assessed Value : 1,588,245
Avg. Adj. Sales Price : 89,738
Avg. Assessed Value : 75,631

MEDIAN : 96
WGT. MEAN : 84
MEAN : 86

COV : 26.90
STD : 23.24
Avg. Abs. Dev : 16.33

95% Median C.I. : 73.28 to 100.11
95% Wgt. Mean C.I. : 71.24 to 97.32
95% Mean C.I. : 75.81 to 96.97

COD : 17.09
PRD : 102.50

MAX Sales Ratio : 114.15
MIN Sales Ratio : 29.04

Printed:4/1/2015 12:59:41PM

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	3	99.00	97.85	98.28	01.91	99.56	94.43	100.11	N/A	24,333	23,915
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	102.79	97.84	05.08	105.06	94.07	109.96	N/A	35,667	34,897
01-OCT-12 To 31-DEC-12	1	100.92	100.92	100.92	00.00	100.00	100.92	100.92	N/A	82,500	83,260
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	62.80	62.80	62.80	00.00	100.00	62.80	62.80	N/A	130,000	81,635
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13	3	53.86	63.90	53.91	30.49	118.53	44.29	93.56	N/A	111,333	60,025
01-JAN-14 To 31-MAR-14	1	80.89	80.89	80.89	00.00	100.00	80.89	80.89	N/A	110,000	88,975
01-APR-14 To 30-JUN-14	2	51.16	51.16	67.17	43.24	76.16	29.04	73.28	N/A	101,500	68,183
01-JUL-14 To 30-SEP-14	3	105.68	93.82	101.43	16.56	92.50	61.64	114.15	N/A	75,000	76,070
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	10	99.04	99.41	98.72	03.30	100.70	94.07	109.96	94.43 to 104.33	80,000	78,973
01-OCT-12 To 30-SEP-13	2	81.86	81.86	77.60	23.28	105.49	62.80	100.92	N/A	106,250	82,448
01-OCT-13 To 30-SEP-14	9	73.28	72.93	72.66	31.15	100.37	29.04	114.15	44.29 to 105.68	96,889	70,403
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	8	99.50	100.19	98.98	03.62	101.22	94.07	109.96	94.07 to 109.96	101,188	100,155
01-JAN-13 To 31-DEC-13	4	58.33	63.63	56.40	24.94	112.82	44.29	93.56	N/A	116,000	65,428
<u>ALL</u>	21	95.53	86.39	84.28	17.09	102.50	29.04	114.15	73.28 to 100.11	89,738	75,631

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	15	95.53	83.99	77.79	20.15	107.97	29.04	114.15	62.80 to 100.11	81,633	63,503
02	2	82.99	82.99	65.96	25.73	125.82	61.64	104.33	N/A	22,250	14,675
03	1	100.92	100.92	100.92	00.00	100.00	100.92	100.92	N/A	82,500	83,260
05	2	94.25	94.25	94.14	00.19	100.12	94.07	94.43	N/A	50,000	47,070
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>	21	95.53	86.39	84.28	17.09	102.50	29.04	114.15	73.28 to 100.11	89,738	75,631

06 Boone
COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 21
Total Sales Price : 1,884,500
Total Adj. Sales Price : 1,884,500
Total Assessed Value : 1,588,245
Avg. Adj. Sales Price : 89,738
Avg. Assessed Value : 75,631

MEDIAN : 96
WGT. MEAN : 84
MEAN : 86
COD : 17.09
PRD : 102.50

COV : 26.90
STD : 23.24
Avg. Abs. Dev : 16.33
MAX Sales Ratio : 114.15
MIN Sales Ratio : 29.04

95% Median C.I. : 73.28 to 100.11
95% Wgt. Mean C.I. : 71.24 to 97.32
95% Mean C.I. : 75.81 to 96.97

Printed:4/1/2015 12:59:41PM

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	20	96.62	87.57	85.87	16.05	101.98	29.04	114.15	80.89 to 100.11	87,725	75,331
04											
<u>ALL</u>	21	95.53	86.39	84.28	17.09	102.50	29.04	114.15	73.28 to 100.11	89,738	75,631

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	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	87.35	79.86	18.34	109.38	29.04	109.96	N/A	18,600	14,854
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	20	94.98	85.50	84.23	17.59	101.51	29.04	114.15	73.28 to 99.93	94,000	79,178
Greater Than 14,999	20	94.98	85.50	84.23	17.59	101.51	29.04	114.15	73.28 to 99.93	94,000	79,178
Greater Than 29,999	16	94.80	86.09	84.51	16.39	101.87	44.29	114.15	62.80 to 100.11	111,969	94,623
<u>Incremental Ranges</u>											
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	96.72	83.11	78.62	22.09	105.71	29.04	109.96	N/A	22,125	17,394
30,000 TO 59,999	5	95.53	89.71	89.48	08.92	100.26	61.64	100.11	N/A	38,800	34,718
60,000 TO 99,999	4	103.30	103.71	104.19	06.01	99.54	94.07	114.15	N/A	86,875	90,518
100,000 TO 149,999	4	71.85	74.37	72.67	22.32	102.34	53.86	99.93	N/A	120,500	87,564
150,000 TO 249,999	2	58.79	58.79	59.43	24.66	98.92	44.29	73.28	N/A	167,500	99,553
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 +											
<u>ALL</u>	21	95.53	86.39	84.28	17.09	102.50	29.04	114.15	73.28 to 100.11	89,738	75,631

06 Boone
COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 21
Total Sales Price : 1,884,500
Total Adj. Sales Price : 1,884,500
Total Assessed Value : 1,588,245
Avg. Adj. Sales Price : 89,738
Avg. Assessed Value : 75,631

MEDIAN : 96
WGT. MEAN : 84
MEAN : 86
COD : 17.09
PRD : 102.50

COV : 26.90
STD : 23.24
Avg. Abs. Dev : 16.33
MAX Sales Ratio : 114.15
MIN Sales Ratio : 29.04

95% Median C.I. : 73.28 to 100.11
95% Wgt. Mean C.I. : 71.24 to 97.32
95% Mean C.I. : 75.81 to 96.97

Printed:4/1/2015 12:59:41PM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	64.98	64.98	82.71	55.31	78.56	29.04	100.92	N/A	55,250	45,695
304	1	93.56	93.56	93.56	00.00	100.00	93.56	93.56	N/A	39,000	36,490
326	2	99.20	99.20	94.62	05.17	104.84	94.07	104.33	N/A	42,250	39,975
344	2	98.82	98.82	99.28	01.12	99.54	97.71	99.93	N/A	76,000	75,450
352	2	71.85	71.85	71.09	12.60	101.07	62.80	80.89	N/A	120,000	85,305
353	5	105.68	105.57	102.52	04.93	102.98	99.00	114.15	N/A	131,700	135,014
384	1	100.11	100.11	100.11	00.00	100.00	100.11	100.11	N/A	35,000	35,040
471	1	61.64	61.64	61.64	00.00	100.00	61.64	61.64	N/A	40,000	24,655
528	3	53.86	57.14	57.83	17.94	98.81	44.29	73.28	N/A	156,667	90,607
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>	<u>21</u>	95.53	86.39	84.28	17.09	102.50	29.04	114.15	73.28 to 100.11	89,738	75,631

06 Boone
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 105
 Total Sales Price : 88,811,695
 Total Adj. Sales Price : 89,407,288
 Total Assessed Value : 67,373,856
 Avg. Adj. Sales Price : 851,498
 Avg. Assessed Value : 641,656

MEDIAN : 73
 WGT. MEAN : 75
 MEAN : 82
 COD : 34.64
 PRD : 109.21

COV : 57.36
 STD : 47.21
 Avg. Abs. Dev : 25.28
 MAX Sales Ratio : 437.73
 MIN Sales Ratio : 00.00

95% Median C.I. : 68.03 to 80.72
 95% Wgt. Mean C.I. : 70.43 to 80.28
 95% Mean C.I. : 73.27 to 91.33

Printed:4/1/2015 12:59:42PM

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	13	69.06	80.91	73.99	34.32	109.35	36.40	190.81	59.58 to 90.41	706,801	522,972
01-JAN-12 To 31-MAR-12	15	73.66	98.46	71.86	44.22	137.02	43.76	437.73	69.71 to 80.89	985,268	708,030
01-APR-12 To 30-JUN-12	6	84.45	90.77	79.82	24.04	113.72	62.20	127.63	62.20 to 127.63	499,867	398,985
01-JUL-12 To 30-SEP-12	4	89.66	92.57	93.78	04.65	98.71	88.28	102.69	N/A	1,417,788	1,329,590
01-OCT-12 To 31-DEC-12	19	66.24	77.65	64.17	39.86	121.01	29.67	199.06	52.53 to 93.87	988,821	634,558
01-JAN-13 To 31-MAR-13	3	66.60	61.04	57.00	11.98	107.09	46.29	70.23	N/A	585,273	333,600
01-APR-13 To 30-JUN-13	4	73.46	74.61	71.28	13.78	104.67	63.86	87.65	N/A	636,196	453,458
01-JUL-13 To 30-SEP-13	7	66.29	76.00	82.00	33.46	92.68	46.21	121.91	46.21 to 121.91	701,687	575,351
01-OCT-13 To 31-DEC-13	8	99.34	92.97	95.05	23.21	97.81	48.13	126.37	48.13 to 126.37	1,147,358	1,090,618
01-JAN-14 To 31-MAR-14	14	70.71	69.48	72.88	24.65	95.33	00.00	103.71	54.16 to 98.28	827,217	602,890
01-APR-14 To 30-JUN-14	6	102.01	110.85	93.93	37.45	118.01	54.02	207.92	54.02 to 207.92	767,638	721,040
01-JUL-14 To 30-SEP-14	6	49.57	54.51	54.42	15.65	100.17	41.93	75.71	41.93 to 75.71	567,293	308,694
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	38	77.85	90.62	77.00	33.81	117.69	36.40	437.73	69.71 to 88.29	858,889	661,351
01-OCT-12 To 30-SEP-13	33	66.29	75.42	67.50	32.99	111.73	29.67	199.06	55.48 to 81.81	848,485	572,688
01-OCT-13 To 30-SEP-14	34	73.18	79.67	81.14	35.11	98.19	00.00	207.92	57.82 to 94.64	846,161	686,583
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	44	74.68	87.89	71.95	37.39	122.15	29.67	437.73	68.00 to 88.29	959,931	690,666
01-JAN-13 To 31-DEC-13	22	76.02	79.88	84.64	28.60	94.38	46.21	126.37	57.82 to 100.00	835,967	707,592
<u>ALL</u>	105	72.98	82.30	75.36	34.64	109.21	00.00	437.73	68.03 to 80.72	851,498	641,656

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	81	73.66	80.60	75.60	29.60	106.61	00.00	207.92	68.84 to 80.72	886,310	670,087
2	24	67.07	88.02	74.35	54.60	118.39	41.23	437.73	49.74 to 88.29	734,008	545,700
<u>ALL</u>	105	72.98	82.30	75.36	34.64	109.21	00.00	437.73	68.03 to 80.72	851,498	641,656

06 Boone
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 105
 Total Sales Price : 88,811,695
 Total Adj. Sales Price : 89,407,288
 Total Assessed Value : 67,373,856
 Avg. Adj. Sales Price : 851,498
 Avg. Assessed Value : 641,656

MEDIAN : 73
 WGT. MEAN : 75
 MEAN : 82
 COD : 34.64
 PRD : 109.21

COV : 57.36
 STD : 47.21
 Avg. Abs. Dev : 25.28
 MAX Sales Ratio : 437.73
 MIN Sales Ratio : 00.00

95% Median C.I. : 68.03 to 80.72
 95% Wgt. Mean C.I. : 70.43 to 80.28
 95% Mean C.I. : 73.27 to 91.33

Printed:4/1/2015 12:59:42PM

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	3	69.29	70.95	70.03	05.28	101.31	66.29	77.28	N/A	888,488	622,170
1	3	69.29	70.95	70.03	05.28	101.31	66.29	77.28	N/A	888,488	622,170
_____Dry_____											
County	16	71.75	69.95	72.92	21.81	95.93	00.00	109.29	59.58 to 80.16	593,468	432,771
1	16	71.75	69.95	72.92	21.81	95.93	00.00	109.29	59.58 to 80.16	593,468	432,771
_____Grass_____											
County	22	74.18	95.21	75.99	58.45	125.29	29.67	437.73	49.40 to 99.93	354,498	269,366
1	10	70.44	78.44	70.10	41.04	111.90	29.67	190.81	36.40 to 91.03	478,509	335,456
2	12	77.23	109.18	85.32	71.73	127.97	41.52	437.73	48.93 to 127.63	251,155	214,291
_____ALL_____	105	72.98	82.30	75.36	34.64	109.21	00.00	437.73	68.03 to 80.72	851,498	641,656

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	69.50	81.28	73.84	32.03	110.08	41.23	207.92	66.29 to 88.28	1,127,310	832,355
1	27	69.71	84.16	72.66	34.67	115.83	44.29	207.92	66.29 to 89.94	1,059,395	769,719
2	9	69.02	72.64	76.65	23.86	94.77	41.23	114.07	49.74 to 88.29	1,331,058	1,020,263
_____Dry_____											
County	24	71.75	73.19	75.14	23.25	97.40	00.00	126.37	61.36 to 81.43	741,465	557,149
1	24	71.75	73.19	75.14	23.25	97.40	00.00	126.37	61.36 to 81.43	741,465	557,149
_____Grass_____											
County	23	72.64	92.89	73.96	58.93	125.59	29.67	437.73	49.40 to 91.03	360,511	266,639
1	10	70.44	78.44	70.10	41.04	111.90	29.67	190.81	36.40 to 91.03	478,509	335,456
2	13	72.64	104.01	79.22	73.65	131.29	41.52	437.73	46.21 to 127.63	269,743	213,703
_____ALL_____	105	72.98	82.30	75.36	34.64	109.21	00.00	437.73	68.03 to 80.72	851,498	641,656

Total Real Property Sum Lines 17, 25, & 30	Records : 5,632	Value : 2,055,902,147	Growth 11,385,495	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	181	1,053,840	21	76,775	40	161,035	242	1,291,650	
02. Res Improve Land	1,447	15,290,060	126	1,840,200	299	5,550,175	1,872	22,680,435	
03. Res Improvements	1,451	85,580,775	126	17,738,165	314	36,126,650	1,891	139,445,590	
04. Res Total	1,632	101,924,675	147	19,655,140	354	41,837,860	2,133	163,417,675	3,456,500
% of Res Total	76.51	62.37	6.89	12.03	16.60	25.60	37.87	7.95	30.36
05. Com UnImp Land	65	277,080	6	19,095	4	3,060,785	75	3,356,960	
06. Com Improve Land	318	2,381,440	22	754,950	21	15,250,490	361	18,386,880	
07. Com Improvements	320	21,396,660	22	14,081,545	28	4,657,145	370	40,135,350	
08. Com Total	385	24,055,180	28	14,855,590	32	22,968,420	445	61,879,190	5,156,755
% of Com Total	86.52	38.87	6.29	24.01	7.19	37.12	7.90	3.01	45.29
09. Ind UnImp Land	0	0	1	100,030	0	0	1	100,030	
10. Ind Improve Land	1	193,725	0	0	0	0	1	193,725	
11. Ind Improvements	1	0	0	0	0	0	1	0	
12. Ind Total	1	193,725	1	100,030	0	0	2	293,755	0
% of Ind Total	50.00	65.95	50.00	34.05	0.00	0.00	0.04	0.01	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,632	101,924,675	147	19,655,140	354	41,837,860	2,133	163,417,675	3,456,500
% of Res & Rec Total	76.51	62.37	6.89	12.03	16.60	25.60	37.87	7.95	30.36
Com & Ind Total	386	24,248,905	29	14,955,620	32	22,968,420	447	62,172,945	5,156,755
% of Com & Ind Total	86.35	39.00	6.49	24.05	7.16	36.94	7.94	3.02	45.29
17. Taxable Total	2,018	126,173,580	176	34,610,760	386	64,806,280	2,580	225,590,620	8,613,255
% of Taxable Total	78.22	55.93	6.82	15.34	14.96	28.73	45.81	10.97	75.65

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	22	593,620	936,855	0	0	0
19. Commercial	110	5,791,445	5,240,020	0	0	0
20. Industrial	1	193,725	39,304,830	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	22	593,620	936,855
19. Commercial	0	0	0	110	5,791,445	5,240,020
20. Industrial	0	0	0	1	193,725	39,304,830
21. Other	0	0	0	0	0	0
22. Total Sch II				133	6,578,790	45,481,705

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	165	18	81	264

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	34,370	12	414,090	1,901	1,005,315,320	1,914	1,005,763,780
28. Ag-Improved Land	0	0	14	0	1,134	729,387,525	1,148	729,387,525
29. Ag Improvements	0	0	0	0	1,138	95,160,222	1,138	95,160,222
30. Ag Total							3,052	1,830,311,527

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	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	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	5.00	60,000	5	5.00	60,000	
32. HomeSite Improv Land	595	596.97	7,163,640	595	596.97	7,163,640	
33. HomeSite Improvements	610	0.00	24,298,396	610	0.00	24,298,396	291,910
34. HomeSite Total				615	601.97	31,522,036	
35. FarmSite UnImp Land	20	46.61	111,345	20	46.61	111,345	
36. FarmSite Improv Land	1,005	3,490.53	8,106,840	1,005	3,490.53	8,106,840	
37. FarmSite Improvements	1,094	0.00	70,861,826	1,094	0.00	70,861,826	2,480,330
38. FarmSite Total				1,114	3,537.14	79,080,011	
39. Road & Ditches	2,547	7,587.98	0	2,562	7,591.97	0	
40. Other- Non Ag Use	2	3.22	10,165	2	3.22	10,165	
41. Total Section VI				1,729	11,734.30	110,612,212	2,772,240

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	20,978.01	10.75%	125,763,215	11.32%	5,995.00
46. 1A	33,115.27	16.97%	198,457,270	17.87%	5,992.92
47. 2A1	15,212.36	7.79%	88,949,925	8.01%	5,847.21
48. 2A	3,880.46	1.99%	22,528,980	2.03%	5,805.75
49. 3A1	16,541.41	8.47%	93,396,700	8.41%	5,646.24
50. 3A	73,635.66	37.73%	415,983,520	37.45%	5,649.21
51. 4A1	17,362.00	8.90%	91,150,475	8.21%	5,250.00
52. 4A	14,462.53	7.41%	74,554,345	6.71%	5,155.00
53. Total	195,187.70	100.00%	1,110,784,430	100.00%	5,690.85
Dry					
54. 1D1	5,094.71	5.83%	26,416,145	6.25%	5,185.01
55. 1D	13,120.54	15.01%	67,978,495	16.08%	5,181.07
56. 2D1	7,513.26	8.59%	36,915,780	8.73%	4,913.42
57. 2D	1,559.85	1.78%	7,598,310	1.80%	4,871.18
58. 3D1	8,182.73	9.36%	39,200,545	9.27%	4,790.64
59. 3D	37,480.41	42.87%	180,093,060	42.60%	4,804.99
60. 4D1	8,764.59	10.03%	39,066,260	9.24%	4,457.28
61. 4D	5,702.18	6.52%	25,449,125	6.02%	4,463.05
62. Total	87,418.27	100.00%	422,717,720	100.00%	4,835.58
Grass					
63. 1G1	1,112.99	1.39%	1,652,300	1.48%	1,484.56
64. 1G	3,474.35	4.33%	5,671,590	5.08%	1,632.42
65. 2G1	4,570.16	5.70%	6,235,480	5.59%	1,364.39
66. 2G	2,736.43	3.41%	3,661,820	3.28%	1,338.17
67. 3G1	8,707.25	10.86%	12,907,575	11.56%	1,482.39
68. 3G	24,284.76	30.29%	36,152,045	32.39%	1,488.67
69. 4G1	8,465.04	10.56%	10,925,900	9.79%	1,290.71
70. 4G	26,831.24	33.46%	34,419,460	30.83%	1,282.81
71. Total	80,182.22	100.00%	111,626,170	100.00%	1,392.16
Irrigated Total					
	195,187.70	53.25%	1,110,784,430	67.44%	5,690.85
Dry Total					
	87,418.27	23.85%	422,717,720	25.67%	4,835.58
Grass Total					
	80,182.22	21.87%	111,626,170	6.78%	1,392.16
72. Waste	2,538.81	0.69%	1,230,055	0.07%	484.50
73. Other	1,242.22	0.34%	618,530	0.04%	497.92
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	366,569.22	100.00%	1,646,976,905	100.00%	4,492.95

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10.18	0.11%	24,870	0.07%	2,443.03
46. 1A	249.01	2.80%	1,120,540	3.05%	4,499.98
47. 2A1	867.52	9.75%	3,871,660	10.54%	4,462.91
48. 2A	1,111.66	12.49%	5,105,100	13.90%	4,592.32
49. 3A1	851.69	9.57%	3,792,760	10.32%	4,453.22
50. 3A	2,802.28	31.49%	11,330,030	30.84%	4,043.15
51. 4A1	1,074.25	12.07%	4,310,005	11.73%	4,012.11
52. 4A	1,932.56	21.72%	7,183,180	19.55%	3,716.92
53. Total	8,899.15	100.00%	36,738,145	100.00%	4,128.28
Dry					
54. 1D1	6.35	0.13%	13,365	0.20%	2,104.72
55. 1D	96.54	2.03%	202,785	3.04%	2,100.53
56. 2D1	732.79	15.38%	1,058,545	15.86%	1,444.54
57. 2D	869.64	18.25%	1,406,675	21.07%	1,617.54
58. 3D1	538.44	11.30%	732,495	10.97%	1,360.40
59. 3D	1,592.82	33.42%	2,207,870	33.07%	1,386.14
60. 4D1	191.93	4.03%	224,265	3.36%	1,168.47
61. 4D	737.31	15.47%	829,865	12.43%	1,125.53
62. Total	4,765.82	100.00%	6,675,865	100.00%	1,400.78
Grass					
63. 1G1	20.30	0.05%	17,155	0.06%	845.07
64. 1G	21.40	0.06%	19,485	0.07%	910.51
65. 2G1	339.12	0.88%	287,175	0.99%	846.82
66. 2G	1,352.87	3.51%	1,020,285	3.52%	754.16
67. 3G1	1,133.07	2.94%	873,520	3.01%	770.93
68. 3G	6,674.84	17.33%	5,028,025	17.33%	753.28
69. 4G1	6,041.52	15.68%	4,473,560	15.42%	740.47
70. 4G	22,944.02	59.55%	17,286,930	59.60%	753.44
71. Total	38,527.14	100.00%	29,006,135	100.00%	752.88
Irrigated Total					
	8,899.15	15.90%	36,738,145	50.52%	4,128.28
Dry Total					
	4,765.82	8.52%	6,675,865	9.18%	1,400.78
Grass Total					
	38,527.14	68.84%	29,006,135	39.89%	752.88
72. Waste	3,009.27	5.38%	220,940	0.30%	73.42
73. Other	765.41	1.37%	81,325	0.11%	106.25
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	55,966.79	100.00%	72,722,410	100.00%	1,299.39

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	204,086.85	1,147,522,575	204,086.85	1,147,522,575
77. Dry Land	6.95	34,370	73.00	369,815	92,104.14	428,989,400	92,184.09	429,393,585
78. Grass	0.00	0	31.78	44,275	118,677.58	140,588,030	118,709.36	140,632,305
79. Waste	0.00	0	0.00	0	5,548.08	1,450,995	5,548.08	1,450,995
80. Other	0.00	0	0.00	0	2,007.63	699,855	2,007.63	699,855
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	6.95	34,370	104.78	414,090	422,424.28	1,719,250,855	422,536.01	1,719,699,315

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	204,086.85	48.30%	1,147,522,575	66.73%	5,622.72
Dry Land	92,184.09	21.82%	429,393,585	24.97%	4,658.00
Grass	118,709.36	28.09%	140,632,305	8.18%	1,184.68
Waste	5,548.08	1.31%	1,450,995	0.08%	261.53
Other	2,007.63	0.48%	699,855	0.04%	348.60
Exempt	0.00	0.00%	0	0.00%	0.00
Total	422,536.01	100.00%	1,719,699,315	100.00%	4,069.95

2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

06 Boone

	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	138,158,565	163,417,675	25,259,110	18.28%	3,456,500	15.78%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	28,282,865	31,522,036	3,239,171	11.45%	291,910	10.42%
04. Total Residential (sum lines 1-3)	166,441,430	194,939,711	28,498,281	17.12%	3,748,410	14.87%
05. Commercial	56,235,730	61,879,190	5,643,460	10.04%	5,156,755	0.87%
06. Industrial	293,755	293,755	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	77,424,545	79,080,011	1,655,466	2.14%	2,480,330	-1.07%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	133,954,030	141,252,956	7,298,926	5.45%	7,637,085	-0.25%
10. Total Non-Agland Real Property	300,395,460	336,202,832	35,807,372	11.92%	11,385,495	8.13%
11. Irrigated	984,748,355	1,147,522,575	162,774,220	16.53%		
12. Dryland	363,602,460	429,393,585	65,791,125	18.09%		
13. Grassland	116,689,555	140,632,305	23,942,750	20.52%		
14. Wasteland	1,458,860	1,450,995	-7,865	-0.54%		
15. Other Agland	558,400	699,855	141,455	25.33%		
16. Total Agricultural Land	1,467,057,630	1,719,699,315	252,641,685	17.22%		
17. Total Value of all Real Property (Locally Assessed)	1,767,453,090	2,055,902,147	288,449,057	16.32%	11,385,495	15.68%

BOONE COUNTY PLAN OF ASSESSMENT

DUE OCTOBER 31, 2014

Residential

2015

est Reappraisal 2021 (6 yr) for Acreages

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. We are starting the reappraisal work for the Acreages. We will have the 2011 replacement costs and new values for 2015.

2016

Do pickup work, review the parcels that sold. Pictures of Petersburg were completed, with notes on cards and 2011 replacements costs entered.

2017 est Reval for Residential will be determined after Ag Bldgs

Continue reviewing towns & taking pictures. Update improvements from permits and other changes. Review sales and ratios.

Commercial

2015

est Reappraisal 2020

Petersburg, Cedar Rapids, Primrose and rural Commercial are completed with the 2011 replacement costs. Do the yearly pickup work and review sales.
All parcels are entered in the Marshall & Swift Commercial program.

2016

All commercial properties are completed. Documentation of sales and any improvements made to properties will be the priority for the Commercial properties.

2017

Do the annual pickup work and review sales.

Agricultural

2015

Reviewing of the ag land sales, any changes in land use and new improvements to the rural areas. The Parcels are entered in the GIS and can be viewed by the county right now, with the exception of Law enforcement and Government offices. New building sheets have been made for each Ag Parcel to simplify the identity of the buildings for the Reappraisal.

2016

est Reappraisal 2023 (6yr)

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.

Possibly contracting with Stanard Appraisal for starting the Ag Improvements Reappraisal. This will be a two year process for the Reappraisal.

2017

Updating farm records, improvements and farm ground. Keeping GIS updated and the NRD's changes updated.

Still updating for the Reappraisal of farm buildings, updating land use values for farm ground.

Joyce Sock, Boone County Assessor

In determining the Plan for the Reappraisal years these facts were taken into consideration:

The Commercial took two years to complete in its entirety, which was completed in 2014, the next Reappraisal should take a year or two to do starting around 2020 depending on how long actions take doing the other classifications.

Acreages being done in 2015 should be completed in one year including computer data, entry, so the next update should be around 2021.

The agricultural improvements, including the houses will be studied by Stanard Appraisal. The state likes the review done in a two year period so it does not interfere with the other classification reviews.

Urban residential houses which includes 5 towns will take at least two years to complete the foot work and the study of new values so they comply with the state ratios required by law.

We are at 7 years of work to keep everything updated in values, other than picking up new construction and removing buildings no longer there. So we are already one year behind and this does not include if there is other extra work to be completed or some unknown factor that comes into play.

Presented to the Board of Boone County Monday, June 16, 2014

Joyce Sock, Boone County Assessor

2015 Assessment Survey for Boone County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	1
4.	Other part-time employees:
	2
5.	Number of shared employees:
	1
6.	Assessor's requested budget for current fiscal year:
	\$364,568
7.	Adopted budget, or granted budget if different from above:
	\$381,968
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$100,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	-
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$7,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,200
12.	Other miscellaneous funds:
	\$1,000
13.	Amount of last year's assessor's budget not used:
	\$120

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor, deputy, and secretary
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes boone.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop Inc., assessor, and deputy
8.	Personal Property software:
	MIPS

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?
	All
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal
2.	GIS Services:
	GIS Workshop Inc.
3.	Other services:
	County Board contracts with Stanard Appraisal as a referee for CBOE

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	-
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2015 Certification for Boone County

This is to certify that the 2015 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, 2015.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

