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2015 Commission Summary for Boyd County

Residential Real Property - Current

Number of Sales	49	Median	93.30
Total Sales Price	\$1,919,050	Mean	99.32
Total Adj. Sales Price	\$1,876,550	Wgt. Mean	86.76
Total Assessed Value	\$1,628,070	Average Assessed Value of the Base	\$22,899
Avg. Adj. Sales Price	\$38,297	Avg. Assessed Value	\$33,226

Confidence Interval - Current

95% Median C.I	85.00 to 100.18
95% Wgt. Mean C.I	79.97 to 93.55
95% Mean C.I	88.11 to 110.53
% of Value of the Class of all Real Property Value in the	6.10
% of Records Sold in the Study Period	3.95
% of Value Sold in the Study Period	5.73

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	33	98	98.02
2013	28	95	94.96
2012	27	99	98.58
2011	34	98	98

2015 Commission Summary for Boyd County

Commercial Real Property - Current

Number of Sales	7	Median	97.49
Total Sales Price	\$173,000	Mean	104.24
Total Adj. Sales Price	\$167,481	Wgt. Mean	109.26
Total Assessed Value	\$182,990	Average Assessed Value of the Base	\$33,733
Avg. Adj. Sales Price	\$23,926	Avg. Assessed Value	\$26,141

Confidence Interval - Current

95% Median C.I	42.44 to 204.95
95% Wgt. Mean C.I	57.14 to 161.38
95% Mean C.I	54.36 to 154.12
% of Value of the Class of all Real Property Value in the County	1.53
% of Records Sold in the Study Period	3.32
% of Value Sold in the Study Period	2.57

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	6	100	99.49
2013	7		92.03
2012	8		92.34
2011	9		93

2015 Opinions of the Property Tax Administrator for Boyd County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	93	Meets 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, 2015.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Boyd County

For assessment year 2015 all rural residential properties countywide were physically reviewed and inspected.

All residential sales that have taken place in the last two years are mapped, color coded and available for public view for each valuation grouping.

All pick up work and sales review was completed and placed on the 2015 assessment roll.

2015 Residential Assessment Survey for Boyd County

1.	Valuation data collection done by:												
	Assessor, Deputy, and 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>Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center and NE Dept. of Roads shop.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, grocery store, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic, green house/floral shop, fitness center, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Triton Trailer Dealer, Post Office, Craft Store and Bar/Grill</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. Public school, quick stop, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's and a health clinic.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - all improved and unimproved properties located in the rural areas outside of the Villages.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, café, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop, Huffy's wind socks, motel, small sporting goods store, welding shop and a assisted living center.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Anoka, Bristow, Gross, Monowi, Naper – majority of parcels and sales fall in Bristow and Naper. The two groupings are made up of a Bank, Meat Locker, Bar/Grill, Post Office, Library, Plumbing service, trucking center and NE Dept. of Roads shop.	02	Butte - all improved and unimproved properties located within the Village of Butte. Population approximately 326. K-4 attendance center, café, bank/insurance company, grocery store, assisted living/nursing home, community center, trucking/welding business, Massey implement dealer, motel, farm supply business, health clinic, green house/floral shop, fitness center, beauty shop, Sapp Brothers Propane, library, convenience store/gas, Triton Trailer Dealer, Post Office, Craft Store and Bar/Grill	03	Lynch - all improved and unimproved properties located within the Village of Lynch. Population approximately 245. Public school, quick stop, Coop, Gas station, grocery store, bank, bars, car repair shop, bowling alley, post office, hospital, theatre, cafe, Special T's and a health clinic.	04	Rural - all improved and unimproved properties located in the rural areas outside of the Villages.	05	Spencer - all improved and unimproved properties located within the Village of Spencer. Population approximately 455. 5-12 public school, lumberyard, grocery store, convenience/gas station, bar, post office, café, health clinic, funeral home, library, insurance company, body shop, mechanic shop, heating/cooling shop, Spencer livestock, trucking center, senior citizens center, fitness center, newspaper office, beauty shop, Huffy's wind socks, motel, small sporting goods store, welding shop and a assisted living center.
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3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.												
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?												
	A depreciation study was developed based on local market information and implemented for assessment year 2012.												
5.	Are individual depreciation tables developed for each valuation grouping?												
	One depreciation table is developed for all valuation groupings. However, economic depreciation is applied to individual groupings based on the study.												
6.	Describe the methodology used to determine the residential lot values?												
	Market analysis of vacant land sales to determine sq ft value.												

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

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

<u>Valuation 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	2012	2007	2004	2010
02	2012	2007	2004	2010
03	2012	2007	2004	2010
04	2012	2007	2004	2014
05	2012	2007	2004	2010

2015 Residential Correlation Section for Boyd County

County Overview

Boyd County is located in northern Nebraska with South Dakota bordering on the north. The Missouri River runs through the northeastern portion of the county. Both Hwy's 11 and 281 travel north and south through the county along with Hwy 12 going west to east. The total county population is approximately 2,032. The county seat is Butte with a population of approximately 326, Spencer has a population of 455, and Lynch's population is 245. The other small villages range between two and eighty-five people. As many smaller towns are experiencing a decreasing population that is the case in Boyd County as well. The county has two high schools; Butte and Spencer are consolidated with Butte having K-4 and Spencer 5-12 grades. Lynch is the other village with a K-12 public school.

Description of Analysis

There are 49 qualified sales in the residential sample. Five valuation groupings have been identified with differing market influences. The overall measure of central tendency will be used as the point estimate in determining the level of value for the residential class of property in Boyd County. Both the median and mean measures of central tendency fall into the acceptable range. The weighted mean may be attributed to the higher valued properties. Even though both qualitative measures are above the acceptable range, these can be attributed to the low dollar sales.

The assessor's office stays on track with the three year plan of assessment, and work has already begun on the next six year review and physical inspection cycle. All rural residential properties countywide were physically reviewed and inspected for 2015.

Sales Qualification

Boyd County has a consistent procedure that is utilized for sales verification. A Department review of the non-qualified sales demonstrated a sufficient explanation in the counties comment section for the reason to exclude any sales.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Boyd County was selected for review in 2014. It has been confirmed that the assessment practices are reliable and applied consistently. It is believed that residential property is treated in a uniform and proportionate manner.

All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median.

Level of Value

Based on all available information, the level of value of the residential property in Boyd County is 93%.

2015 Commercial Assessment Actions for Boyd County

The only assessment actions done for 2015 was all pick up work and sales review was completed and placed on the 2015 assessment roll.

2015 Commercial Assessment Survey for Boyd County

1.	Valuation data collection done by:	Assessor, Deputy Assessor and lister												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.												
3a.	Describe the process used to determine the value of unique commercial properties.	The county would hire a licensed appraiser, compare with adjoining counties, then state wide.												
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?	The County develops depreciation studies based on local market information.												
5.	Are individual depreciation tables developed for each valuation grouping?	No, but an economic depreciation is applied to individual groupings based on the study												
6.	Describe the methodology used to determine the commercial lot values.													

Market analysis of vacant land sales to determine sq ft value.

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>
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2015 Commercial Correlation Section for Boyd County

County Overview

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Description of Analysis

The commercial parcels in Boyd County are represented by 33 different occupancy codes and the majority of these will consist of only one parcel. Retail and light commercial utility buildings would be the primary codes. There have been only seven commercial sales during this study period, the sample is considered unrepresentative of the population as a whole.

Sales Qualification

A Department review of the non-qualified sales demonstrated a sufficient explanation in the counties comment section for the reason to exclude any sales.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Boyd County was reviewed in 2014. It is believed that commercial property is treated in a uniform and proportionate manner.

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole.

Level of Value

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

2015 Agricultural Assessment Actions for Boyd County

A spreadsheet analysis was performed on all the qualified agricultural sales. From the analysis it was determined all land classes would be increased for 2015.

All agricultural sales that have taken place in the county are mapped; color coded and is available for public viewing.

All pickup work was completed and placed on the 2015 assessment roll.

2015 Agricultural Assessment Survey for Boyd County

1.	Valuation data collection done by:						
	Assessor, Deputy Assessor and lister						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2013
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
1	Soils, land use and geographic characteristics.	2013					
3.	Describe the process used to determine and monitor market areas.						
	Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may say a market area or areas are needed.						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E. Questionnaires from buyers and sellers are also reviewed for any recreational influences.						
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?						
	Yes, they carry the same value.						
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	Sales are verified and values are set by using the value of current class of grass for the soil type and factoring up to 100%.						
7.	Have special valuation applications been filed in the county? If so, answer the following:						
	No						

Boyd County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	3,315	3,315	3,110	3,110	2,940	2,940	2,685	2,685	2,954
Knox	2	3,300	3,188	3,067	2,858	2,718	2,615	2,359	2,250	2,829
Holt	1	4,800	4,800	4,599	4,600	4,400	4,400	3,746	3,746	4,328
Keya Paha	1	2,800	2,800	2,700	2,699	2,500	2,500	2,400	2,400	2,523
Rock	3	n/a	3,000	2,900	2,800	2,700	2,594	2,449	2,085	2,551

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2,010	2,010	1,780	1,780	1,605	1,605	1,450	1,450	1,792
Knox	2	2,185	2,124	1,795	1,625	1,585	1,560	1,540	1,530	1,761
Holt	1	1,799	1,792	1,700	1,700	1,600	1,596	1,500	1,500	1,660
Keya Paha	1	900	900	880	880	855	855	815	815	865
Rock	3	n/a	950	900	900	850	800	750	700	812

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1,115	1,115	1,000	1,000	925	925	920	920	939
Knox	2	1,054	1,052	992	1,030	1,013	1,013	1,031	1,034	1,031
Holt	1	1,397	1,398	1,300	1,294	1,122	1,156	1,085	1,019	1,106
Keya Paha	1	700	700	660	660	640	640	620	620	628
Rock	3	n/a	894	791	824	765	721	626	490	624

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

2015 Agricultural Correlation Section for Boyd County

County Overview

Boyd County is located in northern Nebraska along the South Dakota border. Butte is the county seat. The land use make up is comprised of 2% irrigated, 30% dry crop, 62% grass/pasture land and 4% waste. The Lower Niobrara is the only Natural Resource District (NRD) that governs the county. Boyd County currently has no defined market areas. Annually sales are reviewed and plotted to verify accuracy of the one market area determination.

Description of Analysis

In analyzing the agricultural sales within Boyd County the land use of the sales generally matched the County as a whole. However, the sales were not proportionately distributed among the study years. To make the sample reliable and proportionate the agricultural land analysis was expanded using sales from comparable areas surrounding Boyd County with similar soils and physical characteristics. The statistical profile also further breaks down subclasses of 95% and 80% majority land use. For Boyd County with the majority of the land use in both the dry and grass classes the 80% majority land use subclass provides the more representative sampling. A total of 57 sales were used in the analysis and the sales were proportionately distributed and representative of the land uses that exist within the county.

Assessment actions taken by the Boyd County assessor include adjustments to all property classes. Irrigated values amounted to an increase of 25%, dry land increased 30% and grass amounted to an increase of 23%. The statistics are generally within the acceptable range.

Sales Qualification

A review of the non-qualified sales demonstrates a sufficient explanation in the assessor comments as to the reason for exclusion of the sale from the qualified sales. Measurement is done utilizing all available information; there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The sales analysis supports that all subclasses of agricultural property have been assessed at acceptable portions of market value. A comparison of agricultural values in Boyd County to the values used in all of the adjoining counties also supports that values are acceptable and equalized.

Level of Value

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

08 Boyd
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 : 49
Total Sales Price : 1,919,050
Total Adj. Sales Price : 1,876,550
Total Assessed Value : 1,628,070
Avg. Adj. Sales Price : 38,297
Avg. Assessed Value : 33,226

MEDIAN : 93
WGT. MEAN : 87
MEAN : 99
COD : 26.72
PRD : 114.48

COV : 40.29
STD : 40.02
Avg. Abs. Dev : 24.93
MAX Sales Ratio : 285.50
MIN Sales Ratio : 28.86

95% Median C.I. : 85.00 to 100.18
95% Wgt. Mean C.I. : 79.97 to 93.55
95% Mean C.I. : 88.11 to 110.53

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	4	91.88	135.57	92.63	58.97	146.36	73.03	285.50	N/A	57,750	53,494
01-JAN-13 To 31-MAR-13	3	116.30	117.16	116.36	02.14	100.69	113.85	121.33	N/A	10,083	11,733
01-APR-13 To 30-JUN-13	2	104.83	104.83	107.15	05.63	97.83	98.93	110.72	N/A	24,750	26,520
01-JUL-13 To 30-SEP-13	9	89.67	91.15	84.27	15.45	108.16	65.55	126.78	78.14 to 107.40	37,922	31,959
01-OCT-13 To 31-DEC-13	9	85.00	73.45	70.57	21.33	104.08	28.86	101.00	44.47 to 91.79	41,611	29,367
01-JAN-14 To 31-MAR-14	3	97.05	122.85	98.24	29.10	125.05	93.39	178.10	N/A	31,667	31,108
01-APR-14 To 30-JUN-14	9	91.35	93.88	89.50	27.70	104.89	50.80	138.65	63.76 to 120.88	43,222	38,683
01-JUL-14 To 30-SEP-14	10	97.97	106.85	90.83	26.75	117.64	69.56	179.20	71.97 to 151.88	36,600	33,245
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	18	96.46	106.88	90.46	25.23	118.15	65.55	285.50	80.37 to 113.85	36,225	32,769
01-OCT-13 To 30-SEP-14	31	91.35	94.93	84.79	27.44	111.96	28.86	179.20	79.33 to 101.00	39,500	33,491
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	23	89.67	88.81	80.47	19.90	110.36	28.86	126.78	78.99 to 101.00	34,589	27,833
<u>ALL</u>	49	93.30	99.32	86.76	26.72	114.48	28.86	285.50	85.00 to 100.18	38,297	33,226

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	9	116.30	119.77	87.47	40.51	136.93	28.86	285.50	73.03 to 151.88	15,917	13,922
02	9	79.33	89.41	77.57	25.59	115.26	50.80	178.10	69.56 to 97.05	29,811	23,126
03	7	110.72	117.19	105.88	19.97	110.68	80.37	179.20	80.37 to 179.20	24,643	26,093
04	3	101.32	102.08	92.40	16.00	110.48	78.14	126.78	N/A	67,167	62,062
05	21	93.30	88.45	84.86	15.59	104.23	44.47	120.88	69.01 to 98.93	51,952	44,086
<u>ALL</u>	49	93.30	99.32	86.76	26.72	114.48	28.86	285.50	85.00 to 100.18	38,297	33,226

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	47	93.30	99.73	86.68	27.33	115.06	28.86	285.50	85.00 to 100.18	36,171	31,353
06	2	89.73	89.73	87.53	12.92	102.51	78.14	101.32	N/A	88,250	77,245
07											
<u>ALL</u>	49	93.30	99.32	86.76	26.72	114.48	28.86	285.50	85.00 to 100.18	38,297	33,226

08 Boyd
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 : 49
Total Sales Price : 1,919,050
Total Adj. Sales Price : 1,876,550
Total Assessed Value : 1,628,070
Avg. Adj. Sales Price : 38,297
Avg. Assessed Value : 33,226

MEDIAN : 93
WGT. MEAN : 87
MEAN : 99
COD : 26.72
PRD : 114.48

COV : 40.29
STD : 40.02
Avg. Abs. Dev : 24.93
MAX Sales Ratio : 285.50
MIN Sales Ratio : 28.86

95% Median C.I. : 85.00 to 100.18
95% Wgt. Mean C.I. : 79.97 to 93.55
95% Mean C.I. : 88.11 to 110.53

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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	1	285.50	285.50	285.50	00.00	100.00	285.50	285.50	N/A	3,000	8,565	
Less Than 15,000	11	113.85	134.16	119.60	34.70	112.17	85.00	285.50	89.25 to 179.20	6,750	8,073	
Less Than 30,000	25	101.00	116.62	105.90	28.72	110.12	50.80	285.50	93.30 to 121.33	14,322	15,166	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	48	92.55	95.44	86.44	23.18	110.41	28.86	179.20	82.59 to 100.18	39,032	33,740	
Greater Than 14,999	38	89.72	89.24	85.41	21.52	104.48	28.86	151.88	78.99 to 98.78	47,429	40,507	
Greater Than 29,999	24	81.16	81.30	82.25	19.65	98.84	28.86	120.88	69.01 to 93.39	63,271	52,038	
<u>Incremental Ranges</u>												
0 TO 4,999	1	285.50	285.50	285.50	00.00	100.00	285.50	285.50	N/A	3,000	8,565	
5,000 TO 14,999	10	107.43	119.02	112.62	24.47	105.68	85.00	179.20	89.25 to 178.10	7,125	8,024	
15,000 TO 29,999	14	99.56	102.85	102.31	19.81	100.53	50.80	151.88	78.99 to 126.78	20,271	20,740	
30,000 TO 59,999	11	81.94	81.80	82.51	18.88	99.14	28.86	114.33	65.71 to 110.72	38,591	31,843	
60,000 TO 99,999	10	70.49	79.18	80.17	24.32	98.77	44.47	120.88	63.76 to 101.32	76,300	61,170	
100,000 TO 149,999	3	89.76	86.56	86.69	05.07	99.85	78.14	91.79	N/A	110,333	95,645	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	49	93.30	99.32	86.76	26.72	114.48	28.86	285.50	85.00 to 100.18	38,297	33,226	

08 Boyd
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 : 7
Total Sales Price : 173,000
Total Adj. Sales Price : 167,481
Total Assessed Value : 182,990
Avg. Adj. Sales Price : 23,926
Avg. Assessed Value : 26,141

MEDIAN : 97
WGT. MEAN : 109
MEAN : 104
COD : 37.73
PRD : 95.41

COV : 51.74
STD : 53.93
Avg. Abs. Dev : 36.78
MAX Sales Ratio : 204.95
MIN Sales Ratio : 42.44

95% Median C.I. : 42.44 to 204.95
95% Wgt. Mean C.I. : 57.14 to 161.38
95% Mean C.I. : 54.36 to 154.12

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	1	90.61	90.61	90.61	00.00	100.00	90.61	90.61	N/A	20,981	19,010
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	54.32	54.32	54.32	00.00	100.00	54.32	54.32	N/A	17,000	9,235
01-JUL-13 To 30-SEP-13	2	102.85	102.85	103.13	05.21	99.73	97.49	108.21	N/A	38,000	39,190
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	131.64	126.34	142.74	41.15	88.51	42.44	204.95	N/A	17,833	25,455
01-JUL-14 To 30-SEP-14											
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	1	90.61	90.61	90.61	00.00	100.00	90.61	90.61	N/A	20,981	19,010
01-OCT-12 To 30-SEP-13	3	97.49	86.67	94.21	18.42	92.00	54.32	108.21	N/A	31,000	29,205
01-OCT-13 To 30-SEP-14	3	131.64	126.34	142.74	41.15	88.51	42.44	204.95	N/A	17,833	25,455
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12											
01-JAN-13 To 31-DEC-13	3	97.49	86.67	94.21	18.42	92.00	54.32	108.21	N/A	31,000	29,205
<u>ALL</u>	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141

VALUATION GROUPING											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	54.32	54.32	54.32	00.00	100.00	54.32	54.32	N/A	17,000	9,235
02	4	119.93	133.85	135.80	28.72	98.56	90.61	204.95	N/A	24,120	32,755
03	1	42.44	42.44	42.44	00.00	100.00	42.44	42.44	N/A	18,000	7,640
05	1	97.49	97.49	97.49	00.00	100.00	97.49	97.49	N/A	36,000	35,095
<u>ALL</u>	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141

PROPERTY TYPE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141
04											
<u>ALL</u>	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141

08 Boyd
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 : 7
Total Sales Price : 173,000
Total Adj. Sales Price : 167,481
Total Assessed Value : 182,990
Avg. Adj. Sales Price : 23,926
Avg. Assessed Value : 26,141

MEDIAN : 97
WGT. MEAN : 109
MEAN : 104
COD : 37.73
PRD : 95.41

COV : 51.74
STD : 53.93
Avg. Abs. Dev : 36.78
MAX Sales Ratio : 204.95
MIN Sales Ratio : 42.44

95% Median C.I. : 42.44 to 204.95
95% Wgt. Mean C.I. : 57.14 to 161.38
95% Mean C.I. : 54.36 to 154.12

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	131.64	131.64	131.64	00.00	100.00	131.64	131.64	N/A	5,500	7,240	
Less Than 30,000	4	72.47	79.75	70.14	43.29	113.70	42.44	131.64	N/A	15,370	10,781	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141	
Greater Than 14,999	6	94.05	99.67	108.50	39.56	91.86	42.44	204.95	42.44 to 204.95	26,997	29,292	
Greater Than 29,999	3	108.21	136.88	131.95	33.10	103.74	97.49	204.95	N/A	35,333	46,622	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	131.64	131.64	131.64	00.00	100.00	131.64	131.64	N/A	5,500	7,240	
15,000 TO 29,999	3	54.32	62.46	64.10	29.57	97.44	42.44	90.61	N/A	18,660	11,962	
30,000 TO 59,999	3	108.21	136.88	131.95	33.10	103.74	97.49	204.95	N/A	35,333	46,622	
60,000 TO 99,999												
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	1	131.64	131.64	131.64	00.00	100.00	131.64	131.64	N/A	5,500	7,240	
343	1	108.21	108.21	108.21	00.00	100.00	108.21	108.21	N/A	40,000	43,285	
350	1	90.61	90.61	90.61	00.00	100.00	90.61	90.61	N/A	20,981	19,010	
406	1	97.49	97.49	97.49	00.00	100.00	97.49	97.49	N/A	36,000	35,095	
442	2	129.64	129.64	150.47	58.10	86.16	54.32	204.95	N/A	23,500	35,360	
471	1	42.44	42.44	42.44	00.00	100.00	42.44	42.44	N/A	18,000	7,640	
___ ALL ___	7	97.49	104.24	109.26	37.73	95.41	42.44	204.95	42.44 to 204.95	23,926	26,141	

08 Boyd
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 : 57
Total Sales Price : 24,513,594
Total Adj. Sales Price : 24,462,794
Total Assessed Value : 19,390,626
Avg. Adj. Sales Price : 429,172
Avg. Assessed Value : 340,186

MEDIAN : 71
WGT. MEAN : 79
MEAN : 83
COD : 41.04
PRD : 104.55

COV : 47.62
STD : 39.47
Avg. Abs. Dev : 28.94
MAX Sales Ratio : 195.01
MIN Sales Ratio : 31.93

95% Median C.I. : 61.32 to 84.02
95% Wgt. Mean C.I. : 66.36 to 92.17
95% Mean C.I. : 72.63 to 93.13

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-11 To 31-DEC-11	6	160.34	139.49	138.82	27.56	100.48	70.01	195.01	70.01 to 195.01	265,162	368,109
01-JAN-12 To 31-MAR-12	2	69.46	69.46	68.28	07.40	101.73	64.32	74.60	N/A	715,000	488,183
01-APR-12 To 30-JUN-12	7	98.94	101.52	104.84	31.61	96.83	57.83	145.07	57.83 to 145.07	519,194	544,310
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	8	79.07	87.00	86.33	24.12	100.78	61.32	116.34	61.32 to 116.34	475,062	410,108
01-JAN-13 To 31-MAR-13	5	84.02	79.24	77.21	20.23	102.63	52.00	110.27	N/A	305,727	236,052
01-APR-13 To 30-JUN-13	9	81.58	84.46	81.69	23.60	103.39	36.18	116.67	63.09 to 114.21	520,909	425,528
01-JUL-13 To 30-SEP-13	6	46.36	45.63	40.45	14.32	112.81	32.97	54.14	32.97 to 54.14	452,071	182,883
01-OCT-13 To 31-DEC-13	2	54.81	54.81	54.75	04.32	100.11	52.44	57.17	N/A	263,609	144,316
01-JAN-14 To 31-MAR-14	4	55.63	83.50	65.49	63.53	127.50	42.81	179.95	N/A	438,813	287,383
01-APR-14 To 30-JUN-14	4	52.58	53.56	54.02	03.37	99.15	51.53	57.55	N/A	466,000	251,749
01-JUL-14 To 30-SEP-14	4	63.31	63.43	60.36	34.72	105.09	31.93	95.19	N/A	232,813	140,529
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	15	98.94	112.43	105.11	42.84	106.96	57.83	195.01	70.01 to 145.36	443,689	466,346
01-OCT-12 To 30-SEP-13	28	73.52	75.93	73.75	29.69	102.96	32.97	116.67	61.32 to 88.32	454,634	335,292
01-OCT-13 To 30-SEP-14	14	53.31	65.11	59.22	32.41	109.95	31.93	179.95	50.98 to 75.63	362,694	214,805
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	17	74.60	90.91	91.00	32.01	99.90	57.83	145.07	64.61 to 116.34	521,462	474,553
01-JAN-13 To 31-DEC-13	22	62.34	69.99	67.64	34.52	103.47	32.97	116.67	52.00 to 88.32	429,839	290,724
<u>ALL</u>	57	70.52	82.88	79.27	41.04	104.55	31.93	195.01	61.32 to 84.02	429,172	340,186

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	57	70.52	82.88	79.27	41.04	104.55	31.93	195.01	61.32 to 84.02	429,172	340,186
<u>ALL</u>	57	70.52	82.88	79.27	41.04	104.55	31.93	195.01	61.32 to 84.02	429,172	340,186

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	6	89.34	110.34	98.37	51.41	112.17	53.10	180.70	53.10 to 180.70	232,804	229,015
1	6	89.34	110.34	98.37	51.41	112.17	53.10	180.70	53.10 to 180.70	232,804	229,015
<u>Grass</u>											
County	19	84.02	90.96	97.67	36.46	93.13	31.93	175.31	54.14 to 116.67	462,528	451,770
1	19	84.02	90.96	97.67	36.46	93.13	31.93	175.31	54.14 to 116.67	462,528	451,770
<u>ALL</u>	57	70.52	82.88	79.27	41.04	104.55	31.93	195.01	61.32 to 84.02	429,172	340,186

08 Boyd
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 : 57
 Total Sales Price : 24,513,594
 Total Adj. Sales Price : 24,462,794
 Total Assessed Value : 19,390,626
 Avg. Adj. Sales Price : 429,172
 Avg. Assessed Value : 340,186

MEDIAN : 71
 WGT. MEAN : 79
 MEAN : 83
 COD : 41.04
 PRD : 104.55

COV : 47.62
 STD : 39.47
 Avg. Abs. Dev : 28.94
 MAX Sales Ratio : 195.01
 MIN Sales Ratio : 31.93

95% Median C.I. : 61.32 to 84.02
 95% Wgt. Mean C.I. : 66.36 to 92.17
 95% Mean C.I. : 72.63 to 93.13

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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	5	73.06	74.60	72.06	22.09	103.52	52.05	116.34	N/A	504,939	363,863
1	5	73.06	74.60	72.06	22.09	103.52	52.05	116.34	N/A	504,939	363,863
_____Dry_____											
County	12	70.27	89.08	77.89	40.05	114.37	52.00	180.70	57.83 to 108.16	302,910	235,936
1	12	70.27	89.08	77.89	40.05	114.37	52.00	180.70	57.83 to 108.16	302,910	235,936
_____Grass_____											
County	29	74.60	82.92	85.85	38.69	96.59	31.93	175.31	57.17 to 98.66	451,790	387,840
1	29	74.60	82.92	85.85	38.69	96.59	31.93	175.31	57.17 to 98.66	451,790	387,840
_____ALL_____											
	57	70.52	82.88	79.27	41.04	104.55	31.93	195.01	61.32 to 84.02	429,172	340,186

Total Real Property Sum Lines 17, 25, & 30	Records : 3,646	Value : 465,830,730	Growth 2,279,430	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	276	255,745	12	27,240	0	0	288	282,985	
02. Res Improve Land	745	1,069,075	29	79,750	0	0	774	1,148,825	
03. Res Improvements	751	19,351,265	30	1,233,610	33	1,117,130	814	21,702,005	
04. Res Total	1,027	20,676,085	42	1,340,600	33	1,117,130	1,102	23,133,815	290,715
% of Res Total	93.19	89.38	3.81	5.79	2.99	4.83	30.22	4.97	12.75
05. Com UnImp Land	29	31,810	1	320	2	3,710	32	35,840	
06. Com Improve Land	146	211,265	17	111,230	0	0	163	322,495	
07. Com Improvements	159	5,460,485	17	799,035	3	499,760	179	6,759,280	
08. Com Total	188	5,703,560	18	910,585	5	503,470	211	7,117,615	225,695
% of Com Total	89.10	80.13	8.53	12.79	2.37	7.07	5.79	1.53	9.90
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	15	869,965	15	869,965	
14. Rec Improve Land	0	0	0	0	38	1,360,340	38	1,360,340	
15. Rec Improvements	0	0	0	0	123	3,030,490	123	3,030,490	
16. Rec Total	0	0	0	0	138	5,260,795	138	5,260,795	340,270
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.78	1.13	14.93
Res & Rec Total	1,027	20,676,085	42	1,340,600	171	6,377,925	1,240	28,394,610	630,985
% of Res & Rec Total	82.82	72.82	3.39	4.72	13.79	22.46	34.01	6.10	27.68
Com & Ind Total	188	5,703,560	18	910,585	5	503,470	211	7,117,615	225,695
% of Com & Ind Total	89.10	80.13	8.53	12.79	2.37	7.07	5.79	1.53	9.90
17. Taxable Total	1,215	26,379,645	60	2,251,185	176	6,881,395	1,451	35,512,225	856,680
% of Taxable Total	83.74	74.28	4.14	6.34	12.13	19.38	39.80	7.62	37.58

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	153	1	22	176

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	7	222,630	1,600	267,681,360	1,607	267,903,990
28. Ag-Improved Land	3	29,175	15	175,325	574	143,065,890	592	143,270,390
29. Ag Improvements	2	6,920	3	81,985	583	19,055,220	588	19,144,125
30. Ag Total							2,195	430,318,505

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	1	1.00	6,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	72,075	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.30	300	
36. FarmSite Improv Land	1	2.05	2,050	4	2.66	2,660	
37. FarmSite Improvements	2	0.00	6,920	3	0.00	9,910	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	9	9.19	0	
40. Other- Non Ag Use	0	0.00	0	1	1.00	1,650	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	71	71.76	430,560	71	71.76	430,560	
32. HomeSite Improv Land	361	371.56	2,229,360	362	372.56	2,235,360	
33. HomeSite Improvements	361	0.00	10,745,655	363	0.00	10,817,730	401,345
34. HomeSite Total				434	444.32	13,483,650	
35. FarmSite UnImp Land	102	148.52	148,520	103	148.82	148,820	
36. FarmSite Improv Land	466	1,451.04	1,451,040	471	1,455.75	1,455,750	
37. FarmSite Improvements	558	0.00	8,309,565	563	0.00	8,326,395	1,021,405
38. FarmSite Total				666	1,604.57	9,930,965	
39. Road & Ditches	1,548	4,256.54	0	1,557	4,265.73	0	
40. Other- Non Ag Use	2	16.95	635,625	3	17.95	637,275	
41. Total Section VI				1,100	6,332.57	24,051,890	1,422,750

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	230.24	125,545	3	230.24	125,545

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	44.40	0.55%	147,185	0.62%	3,314.98
46. 1A	970.07	12.00%	3,215,785	13.47%	3,315.00
47. 2A1	975.59	12.07%	3,034,090	12.71%	3,110.01
48. 2A	1,155.44	14.29%	3,593,430	15.05%	3,110.01
49. 3A1	89.10	1.10%	261,955	1.10%	2,940.01
50. 3A	2,371.54	29.34%	6,972,320	29.20%	2,940.00
51. 4A1	960.06	11.88%	2,577,760	10.80%	2,685.00
52. 4A	1,516.78	18.77%	4,072,575	17.06%	2,685.01
53. Total	8,082.98	100.00%	23,875,100	100.00%	2,953.75
Dry					
54. 1D1	1,771.76	1.76%	3,561,255	1.98%	2,010.01
55. 1D	36,301.82	36.14%	72,966,670	40.54%	2,010.00
56. 2D1	5,684.06	5.66%	10,117,670	5.62%	1,780.01
57. 2D	31,314.15	31.18%	55,739,130	30.97%	1,780.00
58. 3D1	3,842.29	3.83%	6,166,905	3.43%	1,605.01
59. 3D	1,485.57	1.48%	2,384,370	1.32%	1,605.02
60. 4D1	14,705.42	14.64%	21,323,280	11.85%	1,450.03
61. 4D	5,329.23	5.31%	7,727,800	4.29%	1,450.08
62. Total	100,434.30	100.00%	179,987,080	100.00%	1,792.09
Grass					
63. 1G1	530.04	0.26%	590,990	0.31%	1,114.99
64. 1G	9,519.12	4.63%	10,613,620	5.49%	1,114.98
65. 2G1	5,518.58	2.68%	5,518,580	2.86%	1,000.00
66. 2G	17,385.49	8.45%	17,385,500	9.00%	1,000.00
67. 3G1	4,224.88	2.05%	3,908,135	2.02%	925.03
68. 3G	10,981.18	5.34%	10,157,680	5.26%	925.01
69. 4G1	35,704.52	17.35%	32,848,300	17.00%	920.00
70. 4G	121,915.02	59.25%	112,162,865	58.06%	920.01
71. Total	205,778.83	100.00%	193,185,670	100.00%	938.80
Irrigated Total					
	8,082.98	2.44%	23,875,100	5.88%	2,953.75
Dry Total					
	100,434.30	30.37%	179,987,080	44.30%	1,792.09
Grass Total					
	205,778.83	62.23%	193,185,670	47.55%	938.80
72. Waste	14,523.71	4.39%	8,010,430	1.97%	551.54
73. Other	1,874.93	0.57%	1,208,335	0.30%	644.47
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	330,694.75	100.00%	406,266,615	100.00%	1,228.52

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	8,082.98	23,875,100	8,082.98	23,875,100
77. Dry Land	1.96	3,930	105.01	186,520	100,327.33	179,796,630	100,434.30	179,987,080
78. Grass	23.04	23,195	206.16	199,620	205,549.63	192,962,855	205,778.83	193,185,670
79. Waste	0.00	0	17.24	940	14,506.47	8,009,490	14,523.71	8,010,430
80. Other	0.00	0	0.49	265	1,874.44	1,208,070	1,874.93	1,208,335
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	25.00	27,125	328.90	387,345	330,340.85	405,852,145	330,694.75	406,266,615

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	8,082.98	2.44%	23,875,100	5.88%	2,953.75
Dry Land	100,434.30	30.37%	179,987,080	44.30%	1,792.09
Grass	205,778.83	62.23%	193,185,670	47.55%	938.80
Waste	14,523.71	4.39%	8,010,430	1.97%	551.54
Other	1,874.93	0.57%	1,208,335	0.30%	644.47
Exempt	0.00	0.00%	0	0.00%	0.00
Total	330,694.75	100.00%	406,266,615	100.00%	1,228.52

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

08 Boyd

	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	22,850,450	23,133,815	283,365	1.24%	290,715	-0.03%
02. Recreational	4,962,855	5,260,795	297,940	6.00%	340,270	-0.85%
03. Ag-Homesite Land, Ag-Res Dwelling	13,238,970	13,483,650	244,680	1.85%	401,345	-1.18%
04. Total Residential (sum lines 1-3)	41,052,275	41,878,260	825,985	2.01%	1,032,330	-0.50%
05. Commercial	6,872,370	7,117,615	245,245	3.57%	225,695	0.28%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	9,049,030	9,930,965	881,935	9.75%	1,021,405	-1.54%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	15,921,400	17,048,580	1,127,180	7.08%	1,247,100	-0.75%
10. Total Non-Agland Real Property	56,973,675	59,564,115	2,590,440	4.55%	2,279,430	0.55%
11. Irrigated	19,079,315	23,875,100	4,795,785	25.14%		
12. Dryland	138,673,200	179,987,080	41,313,880	29.79%		
13. Grassland	156,754,500	193,185,670	36,431,170	23.24%		
14. Wasteland	8,010,795	8,010,430	-365	0.00%		
15. Other Agland	1,802,180	1,208,335	-593,845	-32.95%		
16. Total Agricultural Land	324,319,990	406,266,615	81,946,625	25.27%		
17. Total Value of all Real Property (Locally Assessed)	381,293,665	465,830,730	84,537,065	22.17%	2,279,430	21.57%

2014 Plan of Assessment for Boyd County

Assessment Years 2015, 2016, and 2017

June 13, 2014

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2007, LB 334, Auth. 77-1311.02. The county assessor shall, on or before June 15 each year, prepare a plan of assessment which shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions. The plan shall be presented to the county board of equalization on or before July 31 each year. The county assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendment thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, or is permitted by the constitution and enabling the legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as the “market value of real property in the ordinary course of trade.” Neb.Rev.Stat. 77-112 (R.R.S. 2003).

Assessment levels required for real property are as follows:

The acceptable ratio range for the median of the “Assessment-Sales Ratio” is 75% of actual or fair market value for the class and subclasses of agricultural land and horticultural land not receiving special valuation pursuant to Neb. Rev. Stat. 77-1344; 75% of special valuation for the class and subclasses of agricultural land and horticultural land receiving special valuation pursuant to Neb. Rev. Stat. 77-1344; and 100% of actual or fair market value for all other classes and sub class of real property.

General Description of Real Property in Boyd County

Per the 2014 County Abstract, Boyd County consists of the following real property types:

	Parcels	% of Total
Residential	1,097	30%
Commercial	209	6%
Recreational	131	4%
Agricultural	<u>2,181</u>	<u>60%</u>
	3,617	100%

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

	Total Taxable Acres	% of Total Acres
Irrigated	7,790.49	2%
Dry land	101,042.95	31%
Grassland	205,460.53	62%
Waste	14,512.65	4%
Other Ag land	<u>1,874.90</u>	<u>1%</u>
Total	330,681.52	100%

New Property: For assessment year 2014, an estimated 37 building permits and /or information statements were filed for new property construction/additions in the county.

2014 Level of Value

<u>Property Class</u>	<u>Median</u>	<u>*C.O.D</u>	<u>*P.R.D.</u>
Residential	98	33.33	122.79
Agricultural	70	36.45	110.61
Commercial	99	11.94	98.32

*C.O.D. means coefficient of dispersion and *P.R.D. means price related differential.

Residential, Agricultural, & Commercial medians are within required range. Commercial level of value has been met; however there are only 6 qualified sales in the sales file and therefore the statistics may not be reliable. Each year we must analyze our statistics and determine what steps should be taken to better our quality and uniformity of assessment. We will work with our Field Liaison on the analysis of assessment sales ratio studies.

3 YEAR APPRAISAL PLAN

2015

Residential

Sales ratio study will be done in all villages. We will analyze each village separately to decide if any increase or decrease percentage adjustment needs to be made to retain the required statistical measures. We have approximately 749 improved village parcels. Sales review and pickup work will be completed. We continually keep property cards updated with the most current changes. The residential lot (per square foot) pricing has been at the same rate for years. We have not had many unimproved lot sales to be able to determine what value should be on the lot (per square foot). With guidance, from our Field Liaison we plan to develop a spreadsheet for each individual village to analyze lot values (per square foot). We will begin preparing for the 6 year review. The residential property record cards are worn and need to be replaced.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. An appraisal adjustment would be a percentage increase or decrease applied to all properties within each subclass if the need is discovered. We have 176 improved commercial parcels county-wide. Sales review and pickup work will be completed. Commercial property keeps declining, many businesses have closed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. To keep in compliance with Nebraska Statute 77-1311.03, a total review & inspection of all rural homes & improvements was done in 2014. The 2014 rural review and inspection results will be implemented for 2015. Each year a market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. We have fully implemented GIS, this GIS is very beneficial for the county as a whole. GIS provided us with the 2012 imagery. Using the 2012 imagery, we reviewed all agricultural land in the county for usage changes. These changes were implemented for 2014. GIS currently cost \$6,386. per year for 100% support, if a GIS web site was developed it would have some additional cost.

Recreational

Recreational property will need to be reviewed yearly due to the 2011 flooding on the Missouri River. Boyd County lost lots of recreational valuation due to the damage from the flooding. A total yearly review to measure, & list the new and remodeled recreational property will be necessary. Our office has received several building permits and Manufactured Housing Transfer Statements (Form 521MH) so there is much activity in this area since the flooding. We estimated \$1,500.00 for the cost of reviewing all property that has changed since last year. We currently have 150 improved recreational parcels. Constantly, there are changes to keep all recreational property updated, ownership, etc. Sales review and pickup work will be completed.

2016

Residential

Sales ratio study will be done in all villages. We will analyze each village separately to decide if we need to do percentage increases or decreases to keep our values within required statistical measures. Sales review and pickup work will also be completed. We have approximately 749 village parcels. We continually keep property cards updated with the most current changes. To keep in compliance with the Nebraska Statue 77-1311.03, we will contact an individual to do a total review and inspection on all residential property. The old residential property cards may be replaced with new cards.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass if needed. Sales review and pickup work will be completed. We have 176 improved commercial parcels county-wide.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. The GIS system will be used to keep updated with all land usage.

Recreational

Recreational property will be reviewed as continually there are changes. Sales review and pickup work will be completed. Each year with all the changes in recreational property a drive thru review (using the property record cards) will be done to determine if any changes have been done since the previous year.

2017

Residential

Sales ratio study will be done in all villages. We will analyze each village separately to decide if we need to do percentage increases or decreases to keep our values within statistical measures. Sales review and pickup work will also be completed. All residential houses & improvements that were reviewed in 2016, to keep in compliance with the Nebraska Statute 77-1311.03, the changes from the review and inspection will be implemented for 2017. We will continually keep property cards updated & documented with the most current change.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass if needed. Sales review and pickup work will also be completed. We will continually keep property cards updated & documented with the most current change. Commercial property was last reviewed in 2011 so to keep in compliance with the Nebraska Statute 77-1311.03, we will begin preparing for the commercial review inspection.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will be platted on a map to determine if the current market areas are supported by the current sales. Sales review and pickup work will also be completed for agricultural properties. Using the most current GIS information we will review land usage and keep records updated. We will continually keep property cards updated & documented with the most current changes.

Recreational

Sales review and pickup work will be completed. All recreational property will be updated according to ownership and any changes that have occurred in the previous year.

TIMETABLE OF NARRATIVE PORTION OF THE PLAN

2015

1. Review recreational property
2. Sales ratio study in villages on residential property (make needed adjustments)
3. Market study of ag land , use the most current GIS imagery for land use changes
4. Updates & sales ratio study on all commercial property
5. Sales review and pickup work

6. Continue adding or changing GIS information on property that had changes
7. Update all improved agricultural parcels with the 2014 physical review information
8. Change residential lot values if our recent analysis verifies changes needed
9. Begin preparing for the residential review

2016

1. Sales ratio study on village residential property
2. Market study of ag land & rural improvements
3. Sales ratio study on commercial property
4. Review recreational property for any changes since the previous year
5. Sales review and pickup work
6. Keep all GIS information current through out the county
7. Review all residential property to keep in compliance with Nebraska Statute 77-1311.03

2017

1. Market study of ag land,
2. Sales review & pickup work
3. Sales ratio study on residential property
4. Recreational property reviewed for continual changes
5. Commercial property, updates & sales ratio study
6. Updated GIS information used to review all property
7. Implement the 2016 residential review & inspection information

STAFF

1. Assessor
2. Deputy Assessor

The Assessor has her Assessor's certification and has taken IAAO and other courses of instruction for the assessment field to complete the required hours to maintain them. The Assessor attends monthly district meetings. The Assessor and Deputy Assessor will continue to attend workshops and sessions that will give required certification hours. Should the occasion occur that we need further training in a specific area, we will find somewhere to receive instruction. The Assessor and Deputy Assessor must be knowledgeable to complete all office responsibilities and reports. Reports are filed accurately and in a timely manner. The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed to meet the requirements of law/regulation.

1. Form 45 County Abstract of Assessment for Real Property
2. Personal Property Schedules
3. Sales information to PA&D rosters and annual Assessed Value Update with Abstract
4. Certification of Value Political Subdivisions

5. School District Taxable Value Report
6. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
7. Certificate of Taxes Levied Report
8. Report of current values for properties owned by Board of Educational Lands and Funds
9. Report of all Exempt Property and Taxable Government Owned Property
10. Annual Plan of Assessment Report (for the next 3 Assessment years)
11. Notice of Valuation Change - Statute 77-1315
12. Attend County Board of Equalization meetings
13. TERC Appeals – prepare & attend hearings
14. TERC Statewide Equalization – attend hearings if applicable to county
15. Centralized Assessment – establishes assessment records & tax billing for tax list
16. Annual Inventory Statement – reported to County Board by August 25th.
17. Average Residential Value for Homestead Exemptions- certified by September 1st
18. Tax Districts & Tax Rates
19. Tax List - prepared & certified to the county treasurer by November 22nd

The data on the cadastral maps is 1973. Consideration should be given to replace them as all the highways have changed their right-of-ways since they were published. The edges of the cadastral maps are getting worn even though we have them in sturdy book binders. The cadastral maps are kept current as to ownership when we do monthly transfers. Implementing GIS Workshop has helped as our outdated cadastral maps are fragile & badly worn.

The soil maps that show the land usage are in excellent condition. We were unable to obtain usage maps from the Farm Service Agency to get our records updated, thus GIS Workshop implementation has helped us do our job the best and the most accurate way possible. We are already realizing the benefits of having the GIS workshop. We have had numerous individuals stop in the office to view and print GIS maps. All surveys can be drawn out with much accuracy.

The property record cards contain all information required by Regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property, and if agricultural land is involved, an inventory of the soil types by land use. The property record cards are updated continually. All rural, exempt, and IOLL property record cards have been replaced with new property record cards. We have put situs of property and cadastral map book and page on residential and commercial property and continually add information as we obtain information. We are planning to meet with the Holt County person that works with the 911 physical addresses and document the physical address on all recreational property in the Sleepy Hollow & Sunshine Bottom area.

All personal property is handled according to Regulation 20. The schedules are to be filed by May 1 to be considered timely. After May 1st and on or before June 30th all schedules received by the office receive a 10% penalty. On or after July 1, a 25% penalty is assessed. We have our local newspaper publish an ad for 2 weeks to remind taxpayers that it is personal property filing time. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. We both do the personal property file maintenance. We maintain personal

property books and also in the computer. Our office phones &/or sends out notices if schedules are late and apply penalties.

The assessor maintains the homestead exemption files. Pre-typed applications with a letter of explanation and income guidelines are mailed to each applicant a week before the filing date. The assessor does the work with the applications to get them ready to be submitted to the state. We check the list to remind the ones who forgot to come in and submit applications. A courtesy phone call is made to remind them of the upcoming deadline date.

The assessor tends to the 521 Transfer Statements. There are 7 steps to complete the information on the transfers.

1. Change ownership on real estate books
2. Change ownership on the real estate cards
3. Change ownership in the PC Admin and CAMA
4. Update cadastral maps and GIS system
5. Update address index
6. Do state reports on each sale (electronically- effective July 1, 2008)
7. Send informational questionnaire to both the buyer and the seller on each sale
8. Map it on the wall maps & provide the information for public use

Physical review of residential property sales is done. If needed pictures of qualified residential, commercial and recreational sales are taken. Information is generally attained from realtors, attorneys, buyers and sellers previous to a sale. We send a questionnaire to the buyer & seller of the property & enclose a stamped self-addressed envelope for their convenience.

Real property is updated annually through maintenance and pickup work. We review the building permits obtained from the zoning administrator, village clerks, and informational statements received in our office. We do our pickup work in the fall. We hire a lister on a yearly basis for listing new construction. We have the calculations completed and put in the computer, on the cards, and in the books by January 1st.

When we need to do reappraisals we will hire a lister or an appraiser to physically inspect the property to verify all information in the property record card along with taking new photos. They will re-measure and re-list on a worksheet construction data where necessary. We will expect a sketch to show shapes and square footage of houses where there are changes or a new structure. These properties will be valued using Marshall & Swift's cost approach and using market derived depreciation.

MIPS is our vendor for Cama software, administrative software and personal property software. In June 2012, we updated our Version One PC ADMIN – CAMA to the newer improved Version Two PC ADMIN – CAMA.

We make new address & situs changes in the address index and in the computer when those changes occur.

We have been trying to get more cell phone numbers documented in our office, to help us contact individuals in a timely matter.

The Assessor makes all tax list corrections.

The Assessor and Deputy Assessor have had the NEW SALES FILE online training for the new web based system that was implemented in 2011.

The assessor along with the clerk & treasurer are on the local Freeholder's Petition board. Hearings are held to approve or deny the freeholder petition(s) that are filed on or before June 1 of current year. **LB988**

The assessor provides all information for Boyd County Board of Equalization when they have protests during July. The assessor and deputy assessor review all protested property and take current pictures.

The assessor, with assistance from county attorney, puts together all information for TERC board hearings and attends the hearings and testifies for the county board.

Our office receives numerous letters, phone calls, faxes, & emails from appraisers, attorneys, insurance companies, banks, etc. requesting information from our office. We have compiled information for Region 24 Emergency Management (Doug Fox), U.S. Small Business Administration – Office of Disaster Assistance, recreational land owners, & recreational property owners. Our office purchased a fax/san machine it has been very beneficial to us & the public. Several personal property depreciation schedules have been sent to us via fax. Appraisers, banks, insurance companies & individuals like the instant fax information they can receive from our office.

We have been asked by many appraisers, attorneys, insurance companies, banks, & the public if we have a web site. In 2013, MIPS, a Nebraska Computer Vendor Company, developed a basic website for Boyd County. MIPS told us that there is no cost for this service at this time. This serve to the public has helped save us valuable time as we receive many emails and phone calls requesting information from our office. Web Site: www.nebraskaassessorsonline.us

Boyd County real property is in compliance with Nebraska Statute 77-1311.03 All Boyd County real property parcels have been inspected and reviewed in the first 6 year cycle (March 19th 2008 to March 19th 2014).

Budget Request for 2014 is \$ 101,870.00

Date _____

Mary J. Schoenefeld
Boyd County Assessor

2015 Assessment Survey for Boyd County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$101,870, this includes \$6,500 for GIS
7.	Adopted budget, or granted budget if different from above:
	Same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$8,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$8,800, plus \$500 computer consultant
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000, plus \$2,500 for travel expenses
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS INC
2.	CAMA software:
	MIPS INC V 2.5
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and Deputy
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	GIS is not available to the public, however the county is online at Nebraskaassessoronline.us
7.	Who maintains the GIS software and maps?
	GIS Workshop 100% support. The assessor and deputy also assist
8.	Personal Property software:
	MIPS INC V 2.5

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Butte
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	None, however the assessor has a verbal agreement with a local lister for data collection and pick up work.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

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

2015 Certification for Boyd 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 Boyd County Assessor.

Dated this 7th day of April, 2015.



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

Ruth A. Sorensen
Property Tax Administrator

