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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

BOYD COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Boyd County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Boyd County.

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

For the Tax Commissioner

Sincerely,

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

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Tammy Haney, Boyd County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

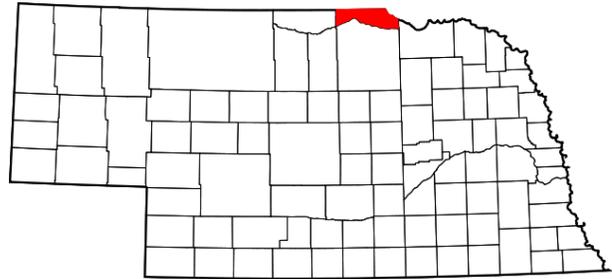
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

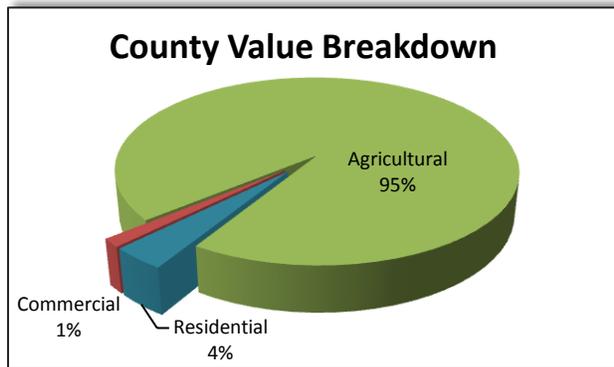
**Further information may be found in Exhibit 94*

County Overview

With a total area of 540 miles, Boyd has 2,006 residents, per the Census Bureau Quick Facts for 2015, a 5% population decline from the 2010 US Census. In a review of the past fifty-five years, Boyd has seen a steady drop in population of 56% (Nebraska Department of Economic Development). Reports indicate that 81% of county residents are homeowners and 94% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Boyd are evenly disbursed among Butte, Lynch, and Spencer. Per the latest information available from the U.S. Census Bureau, there are sixty-four employer establishments in Boyd, a 5% drop from the preceding year. Countywide employment is at 1,069 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ANOKA	10	6	-40%
BRISTOW	88	65	-26%
BUTTE	366	326	-11%
GROSS	5	2	-60%
LYNCH	269	245	-9%
MONOWI	2	1	-50%
NAPER	105	84	-20%
SPENCER	541	455	-16%

Simultaneously, the agricultural economy has remained another strong anchor for Boyd that has fortified the local rural area economies. Boyd is included in the Lower Niobrara Natural Resources District (NRD). Grassland makes up a majority of the land in the county.

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2017 Residential Correlation for Boyd County

Assessment Actions

For the 2017 assessment year, a lot value study was done on all valuation groupings within the county along with updated costing and new depreciation. The costing was updated to all improvements countywide. All valuation groupings were physically reviewed and inspected in 2016. Pick-up work was also completed and placed on the assessment roll.

Description of Analysis

Residential sales are stratified into five valuation groupings. Groupings 02 and 05 make up 64% of the qualified sales in the study.

Valuation Grouping	Description
01	Anoka, Bristow, Gross, Monowi and Naper
02	Butte
03	Lynch
04	Rural
05	Spencer

The residential profile for Boyd County is made up of 36 total sales. Only the median measure of central tendency is within the range. The high mean can be attributed to low dollar sales, while the weighted mean and price related differential may be an indication that the higher priced properties are undervalued. All valuation groupings with sufficient sales fall within the acceptable range for the calculated median.

The assessment actions in Boyd County are applied uniformly. An analysis of the sold properties and the abstract shows similar movement of the unsold properties. The movement of the residential market in Boyd County is somewhat consistent with that of other counties in this region.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer

2017 Residential Correlation for Boyd County

and seller. It is estimated that approximately 70% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. The county assessor comments are fairly well documented on the non-qualified transactions, and comparing the previous trend of usability rates it appears to be pretty consistent.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. Within the class, the review work is typically completed in a six year cycle. The inspection process entails a thorough on site physical inspection of the property. The review consists of on-site inspections where the property record card is reviewed and updated for any observed updates. New photos are taken and the condition of the property is noted.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. The valuation groups are defined by economic influence. Lot studies, costing and depreciation were last completed for the 2017 assessment year.

Equalization and Quality of Assessment

The stratification of the valuation groupings demonstrates that all groupings have met an acceptable level of value. The two exceptions would be Valuation Grouping (01) and (04) which both consist of an inadequate sampling of sales. However, because these groupings are reviewed and appraised as all other residential property they too are considered to be at an acceptable level of value.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4	116.37	144.02	120.66	39.26	119.36
02	13	99.74	106.82	81.04	34.35	131.81
03	7	98.28	103.43	91.74	31.48	112.74
04	2	66.32	66.32	54.24	43.05	122.27
05	10	95.24	100.29	88.32	32.47	113.55
____ALL____	36	99.01	106.23	83.00	34.37	127.99

2017 Residential Correlation for Boyd County

The statistical analysis and a review of the assessment practices indicate that there is uniformity and equalization with the assessment of the residential property. Boyd County complies with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the residential property in Boyd County is 99%

2017 Commercial Correlation for Boyd County

Assessment Actions

For 2017 only routine maintenance and pick up work was completed. For 2018 all commercial will be reviewed and revalued with updated lot values, costing and depreciation.

Description of Analysis

Currently there is one valuation grouping within the commercial class. This consists of all towns or villages within the county.

The statistical analysis for the commercial class of real property has eleven qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. The profile comprises a diverse group of sales involving eight different occupancy codes; the sales are scattered throughout the county. The commercial class is scheduled for review for 2018.

All commercial properties are valued using the cost approach. A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated and reviews and inspects the commercial class within the six-year cycle. When comparing to nearby communities it appears, the value has increased over the past decade at a similar rate.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. It is estimated that approximately 70% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are completed if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. The county assessor comments are fairly well documented on the non-qualified transactions, and comparing the previous trend of usability rates, it appears to be consistent.

2017 Commercial Correlation for Boyd County

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements have been filed monthly and the AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. Within the class, the review work is typically completed in a six-year cycle. The inspection process entails a thorough on site physical inspection of the property. The review consists of on-site inspections where the property record card is reviewed and updated for any observed updates. New photos are taken and the condition of the property is noted.

Valuation groups were examined to ensure that the grouping defined was equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

Equalization and Quality of Assessment

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner.

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

Level of Value

Based on analysis of all available information, Boyd County has achieved the statutory level of value of 100% for the commercial property class.

2017 Agricultural Correlation for Boyd County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2017 included the following overall adjustments: irrigated land stayed the same, dry land increased by approximately 1.45%; grass received a 3.5% increase.

Land use has started to be updated in 2016 via the newest aerial imagery.

Description of Analysis

The agricultural land in Boyd County is divided between grassland at 50%, dryland at 42%, irrigated at 5% and wasteland at 1.85%. One valuation model is applied to the entire county. Each year the county assessor studies the market for trends that might indicate additional areas. All counties adjoining Boyd are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The statistical analysis is supportive of the assessment actions to the agricultural values. Both the majority land use (MLU) 95 and 80% statistics support that values are within the acceptable range. The additional analysis including comparable sales also support the decision and both demonstrate overall acceptable levels of value.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. It is estimated that approximately 70% of verifications are returned. When sales questionnaires are incomplete the county makes phone calls to follow up for additional information. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. The county assessor comments are fairly well documented on the non-qualified transactions. Pivot adjustments are made when the personal property is reported on the Real Estate Transfer Statement or the returned sales questionnaire.

Discussions were held with the county assessor to review the agricultural sales to ensure that only sales that reflect market value are used to establish the assessed value of real property.

2017 Agricultural Correlation for Boyd County

The review also looked at the filing of real estate transfers statements as well as a check of the values reported on the Assessed Value Update. The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural class was discussed with the county Assessor. Boyd County has it set up on the six-year review and inspection plan to systematically review land use with the most current aerial imagery. The county compares this aerial imagery to each agricultural parcel within the township. Sales verification is also part of the process used to analyze and understand the agricultural land values and trends. Agricultural improvements are physically reviewed and inspected within the six-year cycle.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis continues to support the use of one market area.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. The farm home site value is the same as the rural residential first acre home site. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The analysis supports that Boyd County has achieved equalization within and across county lines. The irrigated and dry land 80% majority land use has too small a sample to use as a separate measurement; however the assessor has done a good job of keeping up with the general movement of the market. For that reason irrigated and dry land value are also believed to be acceptable.

A comparison of the values used in Boyd County to adjoining counties demonstrates similar comparability with the values.

2017 Agricultural Correlation for Boyd County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	3	66.13	75.09	73.55	26.08	102.09
1	3	66.13	75.09	73.55	26.08	102.09
____ Grass ____						
County	17	70.65	69.37	64.42	18.00	107.68
1	17	70.65	69.37	64.42	18.00	107.68
____ ALL ____	33	69.34	69.53	65.92	21.52	105.48

The quality of assessment of the agricultural property in Boyd County complies with generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the agricultural class in Boyd County is 69%.

2017 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 (Cum. Supp. 2016). 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	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	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, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Boyd County

Residential Real Property - Current

Number of Sales	36	Median	99.01
Total Sales Price	\$1,062,000	Mean	106.23
Total Adj. Sales Price	\$1,067,000	Wgt. Mean	83.00
Total Assessed Value	\$885,575	Average Assessed Value of the Base	\$21,107
Avg. Adj. Sales Price	\$29,639	Avg. Assessed Value	\$24,599

Confidence Interval - Current

95% Median C.I	83.22 to 115.71
95% Wgt. Mean C.I	69.77 to 96.23
95% Mean C.I	89.60 to 122.86
% of Value of the Class of all Real Property Value in the County	4.69
% of Records Sold in the Study Period	2.91
% of Value Sold in the Study Period	3.39

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	53	97	97.16
2015	49	93	93.30
2014	33	98	98.02
2013	28	95	94.96

2017 Commission Summary for Boyd County

Commercial Real Property - Current

Number of Sales	11	Median	91.54
Total Sales Price	\$324,988	Mean	112.86
Total Adj. Sales Price	\$324,988	Wgt. Mean	82.46
Total Assessed Value	\$267,985	Average Assessed Value of the Base	\$36,783
Avg. Adj. Sales Price	\$29,544	Avg. Assessed Value	\$24,362

Confidence Interval - Current

95% Median C.I	37.17 to 204.95
95% Wgt. Mean C.I	11.99 to 152.93
95% Mean C.I	59.79 to 165.93
% of Value of the Class of all Real Property Value in the County	1.39
% of Records Sold in the Study Period	5.21
% of Value Sold in the Study Period	3.45

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	12	100	94.52
2015	7	100	97.49
2014	6	100	99.49
2013	7		92.03

08 Boyd
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 36
Total Sales Price : 1,062,000
Total Adj. Sales Price : 1,067,000
Total Assessed Value : 885,575
Avg. Adj. Sales Price : 29,639
Avg. Assessed Value : 24,599

MEDIAN : 99
WGT. MEAN : 83
MEAN : 106
COD : 34.37
PRD : 127.99

COV : 47.91
STD : 50.90
Avg. Abs. Dev : 34.03
MAX Sales Ratio : 265.80
MIN Sales Ratio : 37.77

95% Median C.I. : 83.22 to 115.71
95% Wgt. Mean C.I. : 69.77 to 96.23
95% Mean C.I. : 89.60 to 122.86

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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
Qtrts											
01-OCT-14 To 31-DEC-14	6	105.63	94.52	74.58	21.46	126.74	49.13	125.40	49.13 to 125.40	24,417	18,211
01-JAN-15 To 31-MAR-15	3	45.27	66.25	46.00	57.39	144.02	37.77	115.71	N/A	60,633	27,892
01-APR-15 To 30-JUN-15	5	131.67	164.18	143.54	36.11	114.38	107.42	265.80	N/A	8,500	12,201
01-JUL-15 To 30-SEP-15	6	97.66	127.98	112.47	51.09	113.79	51.11	247.75	51.11 to 247.75	20,667	23,243
01-OCT-15 To 31-DEC-15	6	91.79	92.85	88.68	13.60	104.70	69.17	122.86	69.17 to 122.86	31,100	27,578
01-JAN-16 To 31-MAR-16	4	74.15	76.80	70.16	17.98	109.46	57.13	101.75	N/A	22,625	15,874
01-APR-16 To 30-JUN-16	5	101.07	108.27	92.63	20.85	116.88	80.72	138.35	N/A	52,000	48,168
01-JUL-16 To 30-SEP-16	1	63.90	63.90	63.90	00.00	100.00	63.90	63.90	N/A	35,000	22,365
Study Yrs											
01-OCT-14 To 30-SEP-15	20	107.21	117.73	79.49	40.83	148.11	37.77	265.80	87.58 to 125.40	24,745	19,670
01-OCT-15 To 30-SEP-16	16	87.74	91.85	86.03	20.74	106.77	57.13	138.35	69.80 to 101.75	35,756	30,761
Calendar Yrs											
01-JAN-15 To 31-DEC-15	20	99.01	117.23	84.04	42.50	139.49	37.77	265.80	87.58 to 122.86	26,750	22,481
ALL	36	99.01	106.23	83.00	34.37	127.99	37.77	265.80	83.22 to 115.71	29,639	24,599

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	116.37	144.02	120.66	39.26	119.36	95.58	247.75	N/A	11,000	13,273
02	13	99.74	106.82	81.04	34.35	131.81	45.27	265.80	69.80 to 125.40	31,992	25,925
03	7	98.28	103.43	91.74	31.48	112.74	62.18	197.70	62.18 to 197.70	19,929	18,282
04	2	66.32	66.32	54.24	43.05	122.27	37.77	94.86	N/A	66,750	36,203
05	10	95.24	100.29	88.32	32.47	113.55	51.11	186.12	57.13 to 138.35	33,410	29,508
ALL	36	99.01	106.23	83.00	34.37	127.99	37.77	265.80	83.22 to 115.71	29,639	24,599

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	36	99.01	106.23	83.00	34.37	127.99	37.77	265.80	83.22 to 115.71	29,639	24,599
06											
07											
ALL	36	99.01	106.23	83.00	34.37	127.99	37.77	265.80	83.22 to 115.71	29,639	24,599

08 Boyd
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 36
Total Sales Price : 1,062,000
Total Adj. Sales Price : 1,067,000
Total Assessed Value : 885,575
Avg. Adj. Sales Price : 29,639
Avg. Assessed Value : 24,599

MEDIAN : 99
WGT. MEAN : 83
MEAN : 106
COD : 34.37
PRD : 127.99

COV : 47.91
STD : 50.90
Avg. Abs. Dev : 34.03
MAX Sales Ratio : 265.80
MIN Sales Ratio : 37.77

95% Median C.I. : 83.22 to 115.71
95% Wgt. Mean C.I. : 69.77 to 96.23
95% Mean C.I. : 89.60 to 122.86

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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	2	198.74	198.74	192.64	33.75	103.17	131.67	265.80	N/A	2,750	5,298	
Less Than 15,000	12	120.56	144.20	131.86	33.39	109.36	87.58	265.80	104.25 to 197.70	8,792	11,593	
Less Than 30,000	25	107.00	120.21	106.89	31.93	112.46	51.11	265.80	95.58 to 122.86	15,300	16,355	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	34	96.93	100.79	82.43	31.07	122.27	37.77	247.75	80.72 to 107.42	31,221	25,735	
Greater Than 14,999	24	84.99	87.24	77.64	29.32	112.36	37.77	186.12	63.90 to 99.74	40,063	31,103	
Greater Than 29,999	11	69.17	74.45	69.64	31.98	106.91	37.77	134.48	45.27 to 99.74	62,227	43,337	
<u>Incremental Ranges</u>												
0 TO 4,999	2	198.74	198.74	192.64	33.75	103.17	131.67	265.80	N/A	2,750	5,298	
5,000 TO 14,999	10	111.57	133.29	128.52	28.40	103.71	87.58	247.75	101.75 to 197.70	10,000	12,852	
15,000 TO 29,999	13	95.58	98.07	97.39	25.13	100.70	51.11	186.12	69.80 to 119.18	21,308	20,751	
30,000 TO 59,999	6	82.02	86.55	83.90	28.22	103.16	57.13	134.48	57.13 to 134.48	39,933	33,504	
60,000 TO 99,999	3	45.27	44.06	43.43	08.37	101.45	37.77	49.13	N/A	79,967	34,727	
100,000 TO 149,999	2	83.74	83.74	83.66	03.61	100.10	80.72	86.75	N/A	102,500	85,750	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	36	99.01	106.23	83.00	34.37	127.99	37.77	265.80	83.22 to 115.71	29,639	24,599	

08 Boyd
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 11
Total Sales Price : 324,988
Total Adj. Sales Price : 324,988
Total Assessed Value : 267,985
Avg. Adj. Sales Price : 29,544
Avg. Assessed Value : 24,362

MEDIAN : 92
WGT. MEAN : 82
MEAN : 113
COD : 64.21
PRD : 136.87

COV : 70.00
STD : 79.00
Avg. Abs. Dev : 58.78
MAX Sales Ratio : 270.70
MIN Sales Ratio : 14.05

95% Median C.I. : 37.17 to 204.95
95% Wgt. Mean C.I. : 11.99 to 152.93
95% Mean C.I. : 59.79 to 165.93

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	2	123.70	123.70	144.01	65.69	85.90	42.44	204.95	N/A	24,000	34,563
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	2	87.73	87.73	79.63	12.48	110.17	76.78	98.67	N/A	11,500	9,158
01-JAN-15 To 31-MAR-15	2	78.13	78.13	21.72	82.02	359.71	14.05	142.21	N/A	58,500	12,705
01-APR-15 To 30-JUN-15	1	270.70	270.70	270.70	00.00	100.00	270.70	270.70	N/A	5,000	13,535
01-JUL-15 To 30-SEP-15	2	86.41	86.41	86.41	05.94	100.00	81.28	91.54	N/A	25,000	21,603
01-OCT-15 To 31-DEC-15	1	181.72	181.72	181.72	00.00	100.00	181.72	181.72	N/A	46,988	85,385
01-JAN-16 To 31-MAR-16	1	37.17	37.17	37.17	00.00	100.00	37.17	37.17	N/A	35,000	13,010
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	2	123.70	123.70	144.01	65.69	85.90	42.44	204.95	N/A	24,000	34,563
01-OCT-14 To 30-SEP-15	7	91.54	110.75	51.52	52.98	214.97	14.05	270.70	14.05 to 270.70	27,857	14,352
01-OCT-15 To 30-SEP-16	2	109.45	109.45	120.01	66.04	91.20	37.17	181.72	N/A	40,994	49,198
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	4	87.73	105.71	123.15	52.55	85.84	42.44	204.95	N/A	17,750	21,860
01-JAN-15 To 31-DEC-15	6	116.88	130.25	76.50	58.15	170.26	14.05	270.70	14.05 to 270.70	36,498	27,923
<u>ALL</u>	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362
<u>ALL</u>	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362
04											
<u>ALL</u>	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362

08 Boyd
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 11
Total Sales Price : 324,988
Total Adj. Sales Price : 324,988
Total Assessed Value : 267,985
Avg. Adj. Sales Price : 29,544
Avg. Assessed Value : 24,362

MEDIAN : 92
WGT. MEAN : 82
MEAN : 113
COD : 64.21
PRD : 136.87

COV : 70.00
STD : 79.00
Avg. Abs. Dev : 58.78
MAX Sales Ratio : 270.70
MIN Sales Ratio : 14.05

95% Median C.I. : 37.17 to 204.95
95% Wgt. Mean C.I. : 11.99 to 152.93
95% Mean C.I. : 59.79 to 165.93

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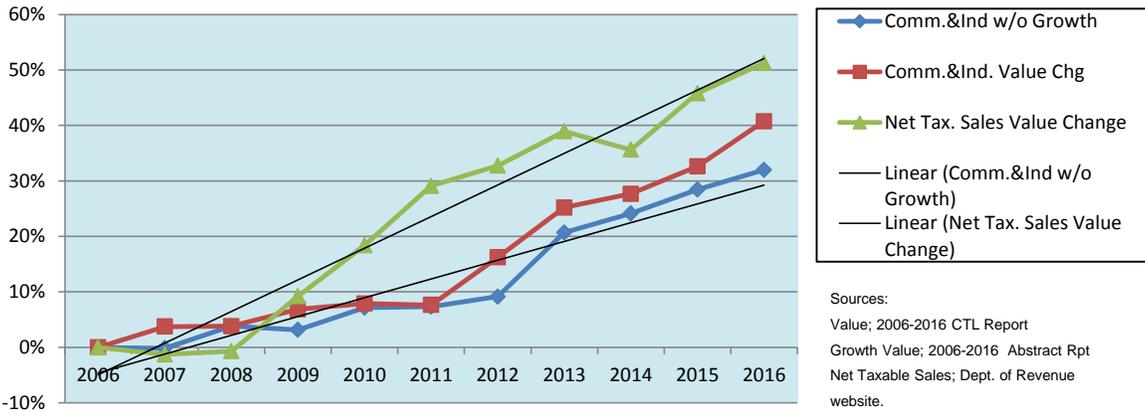
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	98.67	98.67	98.67	00.00	100.00	98.67	98.67	N/A	3,000	2,960
Less Than 15,000	3	142.21	170.53	176.33	40.32	96.71	98.67	270.70	N/A	5,000	8,817
Less Than 30,000	7	91.54	114.80	89.95	48.55	127.63	42.44	270.70	42.44 to 270.70	14,714	13,236
Ranges Excl. Low \$											
Greater Than 4,999	10	86.41	114.28	82.31	74.00	138.84	14.05	270.70	37.17 to 204.95	32,199	26,503
Greater Than 14,999	8	79.03	91.24	77.92	61.53	117.09	14.05	204.95	14.05 to 204.95	38,749	30,192
Greater Than 29,999	4	109.45	109.47	78.98	76.62	138.60	14.05	204.95	N/A	55,497	43,834
Incremental Ranges											
0 TO 4,999	1	98.67	98.67	98.67	00.00	100.00	98.67	98.67	N/A	3,000	2,960
5,000 TO 14,999	2	206.46	206.46	195.75	31.12	105.47	142.21	270.70	N/A	6,000	11,745
15,000 TO 29,999	4	79.03	73.01	75.23	16.96	97.05	42.44	91.54	N/A	22,000	16,550
30,000 TO 59,999	3	181.72	141.28	142.77	30.78	98.96	37.17	204.95	N/A	37,329	53,293
60,000 TO 99,999											
100,000 TO 149,999	1	14.05	14.05	14.05	00.00	100.00	14.05	14.05	N/A	110,000	15,455
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
353	1	142.21	142.21	142.21	00.00	100.00	142.21	142.21	N/A	7,000	9,955
406	1	98.67	98.67	98.67	00.00	100.00	98.67	98.67	N/A	3,000	2,960
419	1	81.28	81.28	81.28	00.00	100.00	81.28	81.28	N/A	25,000	20,320
442	3	76.78	98.59	57.68	82.87	170.93	14.05	204.95	N/A	53,333	30,765
444	1	181.72	181.72	181.72	00.00	100.00	181.72	181.72	N/A	46,988	85,385
471	2	156.57	156.57	92.07	72.89	170.06	42.44	270.70	N/A	11,500	10,588
478	1	37.17	37.17	37.17	00.00	100.00	37.17	37.17	N/A	35,000	13,010
528	1	91.54	91.54	91.54	00.00	100.00	91.54	91.54	N/A	25,000	22,885
ALL	11	91.54	112.86	82.46	64.21	136.87	14.05	270.70	37.17 to 204.95	29,544	24,362

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 5,383,300	\$ 286,725	5.33%	\$ 5,096,575	-	\$ 7,910,342	-
2007	\$ 5,583,865	\$ 210,000	3.76%	\$ 5,373,865	-0.18%	\$ 7,807,442	-1.30%
2008	\$ 5,587,740	\$ -	0.00%	\$ 5,587,740	0.07%	\$ 7,854,813	0.61%
2009	\$ 5,751,720	\$ 199,985	3.48%	\$ 5,551,735	-0.64%	\$ 8,637,172	9.96%
2010	\$ 5,806,745	\$ 38,980	0.67%	\$ 5,767,765	0.28%	\$ 9,363,902	8.41%
2011	\$ 5,793,900	\$ 16,185	0.28%	\$ 5,777,715	-0.50%	\$ 10,211,943	9.06%
2012	\$ 6,256,300	\$ 381,225	6.09%	\$ 5,875,075	1.40%	\$ 10,499,960	2.82%
2013	\$ 6,739,865	\$ 241,960	3.59%	\$ 6,497,905	3.86%	\$ 10,991,417	4.68%
2014	\$ 6,872,370	\$ 190,370	2.77%	\$ 6,682,000	-0.86%	\$ 10,728,837	-2.39%
2015	\$ 7,140,315	\$ 225,695	3.16%	\$ 6,914,620	0.61%	\$ 11,533,168	7.50%
2016	\$ 7,576,635	\$ 472,525	6.24%	\$ 7,104,110	-0.51%	\$ 11,964,731	3.74%
Ann %chg	3.48%			Average	0.35%	4.28%	4.31%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.18%	3.73%	-1.30%
2008	3.80%	3.80%	-0.70%
2009	3.13%	6.84%	9.19%
2010	7.14%	7.87%	18.38%
2011	7.33%	7.63%	29.10%
2012	9.14%	16.22%	32.74%
2013	20.70%	25.20%	38.95%
2014	24.12%	27.66%	35.63%
2015	28.45%	32.64%	45.80%
2016	31.97%	40.74%	51.25%

County Number: 8
 County Name: Boyd

08 Boyd
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 33
Total Sales Price : 18,639,877
Total Adj. Sales Price : 18,899,877
Total Assessed Value : 12,458,695
Avg. Adj. Sales Price : 572,724
Avg. Assessed Value : 377,536

MEDIAN : 69
WGT. MEAN : 66
MEAN : 70
COD : 21.52
PRD : 105.48

COV : 26.82
STD : 18.65
Avg. Abs. Dev : 14.92
MAX Sales Ratio : 112.29
MIN Sales Ratio : 46.53

95% Median C.I. : 54.64 to 74.72
95% Wgt. Mean C.I. : 60.14 to 71.70
95% Mean C.I. : 63.17 to 75.89

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13												
01-JAN-14 To 31-MAR-14	3	69.34	76.48	77.55	24.43	98.62	54.64	105.45	N/A	287,333	222,823	
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	1	70.65	70.65	70.65	00.00	100.00	70.65	70.65	N/A	1,300,000	918,485	
01-OCT-14 To 31-DEC-14	9	54.63	65.47	55.16	27.07	118.69	46.53	112.29	50.71 to 86.45	477,609	263,436	
01-JAN-15 To 31-MAR-15	7	74.57	70.61	70.12	20.85	100.70	46.97	107.46	46.97 to 107.46	529,561	371,324	
01-APR-15 To 30-JUN-15	2	78.88	78.88	73.56	11.44	107.23	69.86	87.90	N/A	984,136	723,920	
01-JUL-15 To 30-SEP-15	3	53.70	60.07	60.96	14.23	98.54	51.80	74.72	N/A	648,333	395,240	
01-OCT-15 To 31-DEC-15	2	65.75	65.75	67.16	08.23	97.90	60.34	71.16	N/A	623,426	418,670	
01-JAN-16 To 31-MAR-16	1	72.63	72.63	72.63	00.00	100.00	72.63	72.63	N/A	336,000	244,040	
01-APR-16 To 30-JUN-16	3	58.51	72.03	66.02	29.14	109.10	53.21	104.37	N/A	848,449	560,157	
01-JUL-16 To 30-SEP-16	2	76.34	76.34	73.25	13.37	104.22	66.13	86.55	N/A	345,500	253,070	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	4	70.00	75.02	73.40	18.61	102.21	54.64	105.45	N/A	540,500	396,739	
01-OCT-14 To 30-SEP-15	21	57.19	67.69	63.80	27.61	106.10	46.53	112.29	51.74 to 77.92	567,556	362,083	
01-OCT-15 To 30-SEP-16	8	68.65	71.61	67.81	17.58	105.60	53.21	104.37	53.21 to 104.37	602,400	408,499	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	13	57.19	68.41	61.26	28.54	111.67	46.53	112.29	51.74 to 86.45	496,960	304,452	
01-JAN-15 To 31-DEC-15	14	70.51	68.84	68.46	18.38	100.56	46.97	107.46	51.80 to 79.47	633,361	433,584	
<u>ALL</u>	33	69.34	69.53	65.92	21.52	105.48	46.53	112.29	54.64 to 74.72	572,724	377,536	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	33	69.34	69.53	65.92	21.52	105.48	46.53	112.29	54.64 to 74.72	572,724	377,536	
<u>ALL</u>	33	69.34	69.53	65.92	21.52	105.48	46.53	112.29	54.64 to 74.72	572,724	377,536	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Dry</u>												
County	2	79.58	79.58	78.77	32.52	101.03	53.70	105.45	N/A	320,000	252,055	
1	2	79.58	79.58	78.77	32.52	101.03	53.70	105.45	N/A	320,000	252,055	
<u>Grass</u>												
County	10	70.91	72.93	69.08	18.08	105.57	51.74	112.29	51.74 to 87.90	487,013	336,417	
1	10	70.91	72.93	69.08	18.08	105.57	51.74	112.29	51.74 to 87.90	487,013	336,417	
<u>ALL</u>	33	69.34	69.53	65.92	21.52	105.48	46.53	112.29	54.64 to 74.72	572,724	377,536	

08 Boyd
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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 Avg. Assessed Value : 377,536

MEDIAN : 69
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 MEAN : 70
 COD : 21.52
 PRD : 105.48

COV : 26.82
 STD : 18.65
 Avg. Abs. Dev : 14.92
 MAX Sales Ratio : 112.29
 MIN Sales Ratio : 46.53

95% Median C.I. : 54.64 to 74.72
 95% Wgt. Mean C.I. : 60.14 to 71.70
 95% Mean C.I. : 63.17 to 75.89

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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
_____Dry_____											
County	3	66.13	75.09	73.55	26.08	102.09	53.70	105.45	N/A	363,333	267,225
1	3	66.13	75.09	73.55	26.08	102.09	53.70	105.45	N/A	363,333	267,225
_____Grass_____											
County	17	70.65	69.37	64.42	18.00	107.68	51.35	112.29	51.80 to 79.47	563,407	362,964
1	17	70.65	69.37	64.42	18.00	107.68	51.35	112.29	51.80 to 79.47	563,407	362,964
_____ALL_____	33	69.34	69.53	65.92	21.52	105.48	46.53	112.29	54.64 to 74.72	572,724	377,536

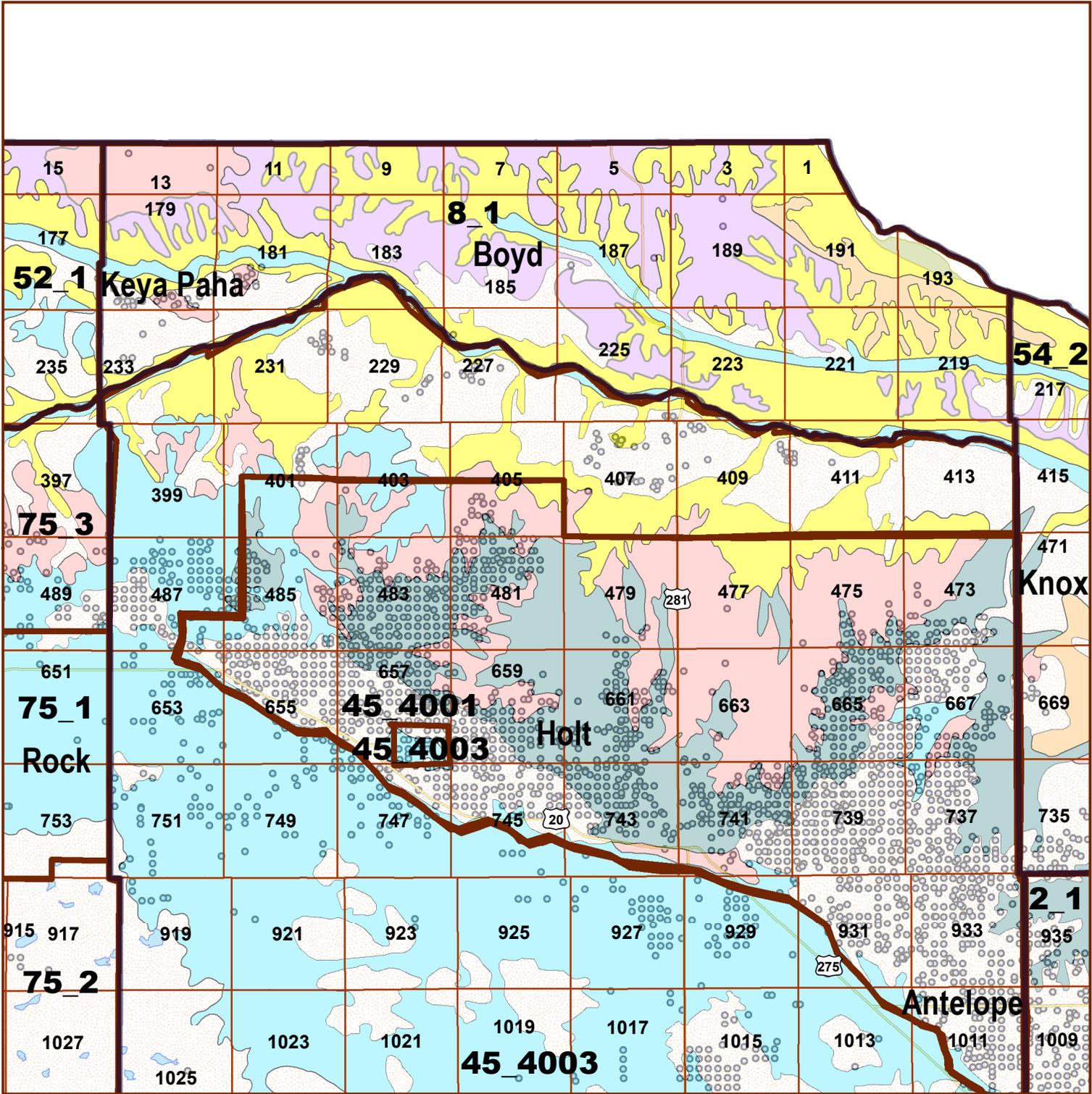
Boyd County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	3470	3470	3260	3260	3080	3080	2820	2820	3087
Rock	3	n/a	3700	n/a	3600	3500	3492	3248	2778	3384
Knox	2	3810	3683	3606	3517	3442	3365	3111	2969	3472
Keya Paha	1	3200	3200	3100	3100	2800	2800	2700	2700	2852
Holt	3	2850	2840	2839	2850	2700	2699	2491	2482	2604

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2350	2350	2090	2090	1880	1880	1700	1700	2100
Rock	3	n/a	1100	n/a	1070	960	920	860	800	939
Knox	2	2790	2710	2290	2075	2025	1990	1970	1955	2246
Keya Paha	1	1000	1000	995	995	965	965	915	915	974
Holt	3	1800	1800	1800	1800	1800	1799	1800	1800	1800

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1420	1420	1280	1280	1202	1200	1190	1190	1212
Rock	3	n/a	1051	n/a	987	900	856	745	594	767
Knox	2	1352	1350	1353	1352	1341	1340	1340	1340	1342
Keya Paha	1	810	810	745	745	735	735	725	725	730
Holt	3	1540	1540	1432	1434	1433	1433	1322	873	1230

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



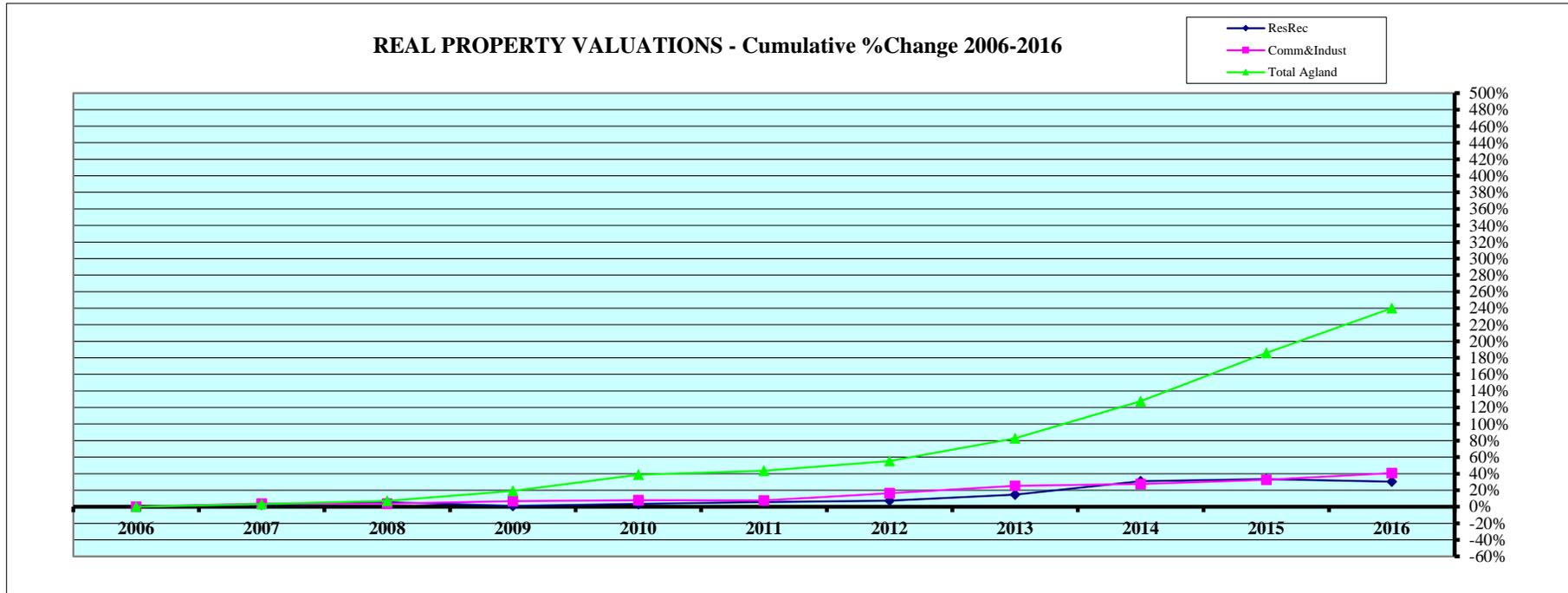
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Boyd County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	21,263,060	--	--	--	5,383,300	--	--	--	142,486,065	--	--	--
2007	21,841,690	578,630	2.72%	2.72%	5,583,865	200,565	3.73%	3.73%	147,140,505	4,654,440	3.27%	3.27%
2008	22,413,465	571,775	2.62%	5.41%	5,587,740	3,875	0.07%	3.80%	152,529,225	5,388,720	3.66%	7.05%
2009	21,428,595	-984,870	-4.39%	0.78%	5,751,720	163,980	2.93%	6.84%	169,556,645	17,027,420	11.16%	19.00%
2010	22,008,645	580,050	2.71%	3.51%	5,806,745	55,025	0.96%	7.87%	197,504,985	27,948,340	16.48%	38.61%
2011	22,490,465	481,820	2.19%	5.77%	5,793,900	-12,845	-0.22%	7.63%	204,414,135	6,909,150	3.50%	43.46%
2012	22,812,095	321,630	1.43%	7.29%	6,256,300	462,400	7.98%	16.22%	221,144,815	16,730,680	8.18%	55.20%
2013	24,358,185	1,546,090	6.78%	14.56%	6,739,865	483,565	7.73%	25.20%	260,430,935	39,286,120	17.76%	82.78%
2014	27,813,305	3,455,120	14.18%	30.81%	6,872,370	132,505	1.97%	27.66%	324,319,990	63,889,055	24.53%	127.62%
2015	28,362,820	549,515	1.98%	33.39%	7,140,315	267,945	3.90%	32.64%	407,387,955	83,067,965	25.61%	185.91%
2016	27,710,410	-652,410	-2.30%	30.32%	7,576,635	436,320	6.11%	40.74%	484,573,580	77,185,625	18.95%	240.08%

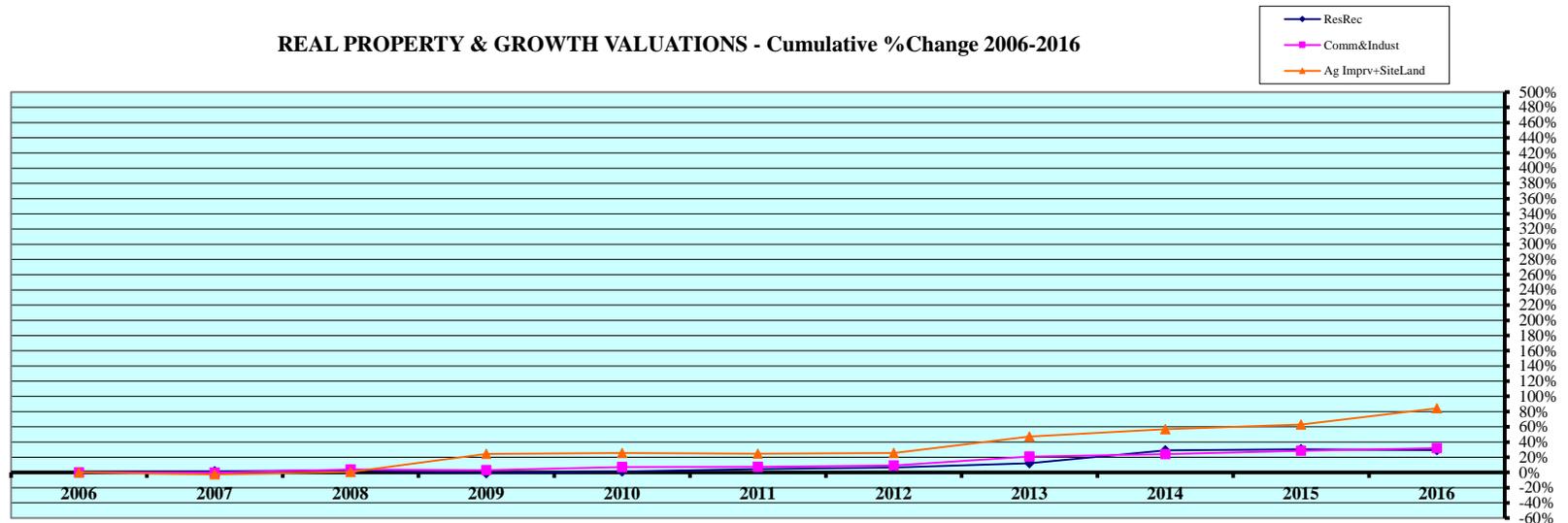
Rate Annual %chg: Residential & Recreational 2.68% Commercial & Industrial 3.48% Agricultural Land 13.02%

Cnty# 8
 County BOYD

CHART 1 EXHIBIT 8B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	21,263,060	501,245	2.36%	20,761,815	--	--	5,383,300	286,725	5.33%	5,096,575	--	--
2007	21,841,690	274,535	1.26%	21,567,155	1.43%	1.43%	5,583,865	210,000	3.76%	5,373,865	-0.18%	-0.18%
2008	22,413,465	591,060	2.64%	21,822,405	-0.09%	2.63%	5,587,740	0	0.00%	5,587,740	0.07%	3.80%
2009	21,428,595	368,175	1.72%	21,060,420	-6.04%	-0.95%	5,751,720	199,985	3.48%	5,551,735	-0.64%	3.13%
2010	22,008,645	478,505	2.17%	21,530,140	0.47%	1.26%	5,806,745	38,980	0.67%	5,767,765	0.28%	7.14%
2011	22,490,465	284,640	1.27%	22,205,825	0.90%	4.43%	5,793,900	16,185	0.28%	5,777,715	-0.50%	7.33%
2012	22,812,095	132,800	0.58%	22,679,295	0.84%	6.66%	6,256,300	381,225	6.09%	5,875,075	1.40%	9.14%
2013	24,358,185	543,875	2.23%	23,814,310	4.39%	12.00%	6,739,865	241,960	3.59%	6,497,905	3.86%	20.70%
2014	27,813,305	405,875	1.46%	27,407,430	12.52%	28.90%	6,872,370	190,370	2.77%	6,682,000	-0.86%	24.12%
2015	28,362,820	630,985	2.22%	27,731,835	-0.29%	30.42%	7,140,315	225,695	3.16%	6,914,620	0.61%	28.45%
2016	27,710,410	226,810	0.82%	27,483,600	-3.10%	29.26%	7,576,635	472,525	6.24%	7,104,110	-0.51%	31.97%
Rate Ann%chg	2.68%				1.10%		3.48%			C & I w/o growth	0.35%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	9,364,730	4,105,205	13,469,935	208,625	1.55%	13,261,310	--	--
2007	9,801,945	3,719,700	13,521,645	402,690	2.98%	13,118,955	-2.61%	-2.61%
2008	10,006,755	3,787,870	13,794,625	251,814	1.83%	13,542,811	0.16%	0.54%
2009	9,681,955	7,371,735	17,053,690	294,795	1.73%	16,758,895	21.49%	24.42%
2010	9,789,100	7,584,570	17,373,670	454,460	2.62%	16,919,210	-0.79%	25.61%
2011	10,002,555	7,222,435	17,224,990	438,230	2.54%	16,786,760	-3.38%	24.62%
2012	10,326,435	7,717,795	18,044,230	1,128,395	6.25%	16,915,835	-1.79%	25.58%
2013	12,195,680	8,284,235	20,479,915	651,037	3.18%	19,828,878	9.89%	47.21%
2014	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	3.06%	56.69%
2015	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	62.91%
2016	14,568,680	11,116,855	25,685,535	863,225	3.36%	24,822,310	6.23%	84.28%
Rate Ann%chg	4.52%	10.48%	6.67%			Ag Imprv+Site w/o growth	3.07%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

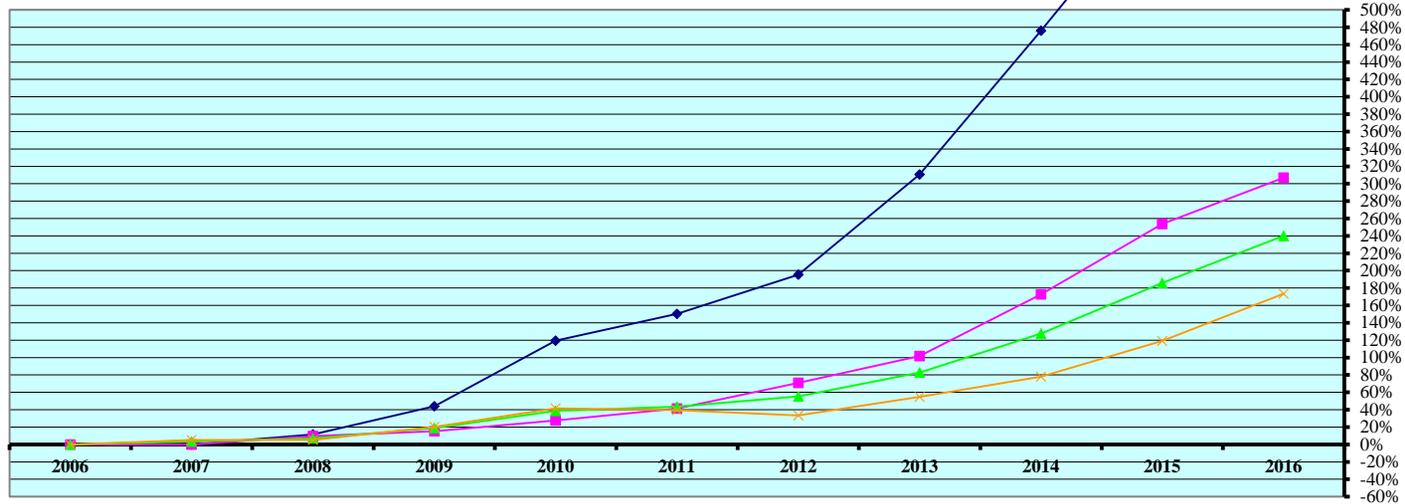
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

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

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	3,312,055	--	--	--	50,849,615	--	--	--	88,032,395	--	--	--
2007	3,312,055	0	0.00%	0.00%	50,855,965	6,350	0.01%	0.01%	92,680,485	4,648,090	5.28%	5.28%
2008	3,695,500	383,445	11.58%	11.58%	55,847,575	4,991,610	9.82%	9.83%	92,694,150	13,665	0.01%	5.30%
2009	4,764,580	1,069,080	28.93%	43.86%	58,656,415	2,808,840	5.03%	15.35%	105,843,650	13,149,500	14.19%	20.23%
2010	7,269,835	2,505,255	52.58%	119.50%	64,878,645	6,222,230	10.61%	27.59%	124,779,100	18,935,450	17.89%	41.74%
2011	8,292,365	1,022,530	14.07%	150.37%	71,884,880	7,006,235	10.80%	41.37%	122,915,125	-1,863,975	-1.49%	39.62%
2012	9,780,005	1,487,640	17.94%	195.29%	86,864,520	14,979,640	20.84%	70.83%	117,401,240	-5,513,885	-4.49%	33.36%
2013	13,599,215	3,819,210	39.05%	310.60%	102,528,350	15,663,830	18.03%	101.63%	136,173,845	18,772,605	15.99%	54.69%
2014	19,079,315	5,480,100	40.30%	476.06%	138,673,200	36,144,850	35.25%	172.71%	156,754,500	20,580,655	15.11%	78.06%
2015	24,720,225	5,640,910	29.57%	646.37%	179,833,580	41,160,380	29.68%	253.66%	192,979,725	36,225,225	23.11%	119.21%
2016	26,527,905	1,807,680	7.31%	700.95%	206,882,340	27,048,760	15.04%	306.85%	240,695,325	47,715,600	24.73%	173.42%

Rate Ann.%chg: Irrigated **23.13%** Dryland **15.07%** Grassland **10.58%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	286,225	--	--	--	5,775	--	--	--	142,486,065	--	--	--
2007	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	147,140,505	4,654,440	3.27%	3.27%
2008	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	152,529,225	5,388,720	3.66%	7.05%
2009	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	169,556,645	17,027,420	11.16%	19.00%
2010	298,555	12,330	4.31%	4.31%	278,850	273,075	4728.57%	4728.57%	197,504,985	27,948,340	16.48%	38.61%
2011	181,065	-117,490	-39.35%	-36.74%	1,140,700	861,850	309.07%	19652.38%	204,414,135	6,909,150	3.50%	43.46%
2012	5,963,225	5,782,160	3193.42%	1983.40%	1,135,825	-4,875	-0.43%	19567.97%	221,144,815	16,730,680	8.18%	55.20%
2013	6,969,070	1,005,845	16.87%	2334.82%	1,160,455	24,630	2.17%	19994.46%	260,430,935	39,286,120	17.76%	82.78%
2014	8,010,795	1,041,725	14.95%	2698.78%	1,802,180	641,725	55.30%	31106.58%	324,319,990	63,889,055	24.53%	127.62%
2015	8,010,430	-365	0.00%	2698.65%	1,843,995	41,815	2.32%	31830.65%	407,387,955	83,067,965	25.61%	185.91%
2016	9,180,315	1,169,885	14.60%	3107.38%	1,287,695	-556,300	-30.17%	22197.75%	484,573,580	77,185,625	18.95%	240.08%

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

Rate Ann.%chg: Total Agric Land **13.02%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	3,345,925	5,369	623			50,823,325	98,129	518			88,032,395	221,178	398		
2007	3,312,055	5,317	623	-0.04%	-0.04%	50,849,615	98,181	518	0.00%	0.00%	92,691,475	221,175	419	5.29%	5.29%
2008	3,695,500	5,435	680	9.15%	9.11%	55,847,575	98,057	570	9.97%	9.97%	92,694,940	221,188	419	0.00%	5.29%
2009	4,769,315	5,840	817	20.11%	31.05%	58,652,625	97,747	600	5.36%	15.86%	105,841,385	221,093	479	14.23%	20.28%
2010	7,269,835	5,881	1,236	51.38%	98.39%	65,062,355	97,770	665	10.90%	28.49%	124,596,105	221,134	563	17.70%	41.56%
2011	8,266,115	5,913	1,398	13.08%	124.34%	71,916,355	100,773	714	7.24%	37.79%	117,544,730	208,480	564	0.07%	41.66%
2012	9,780,005	5,928	1,650	18.01%	164.75%	86,977,070	100,615	864	21.13%	66.91%	117,201,550	207,846	564	0.01%	41.67%
2013	13,475,770	7,566	1,781	7.96%	185.83%	102,645,805	100,619	1,020	18.01%	96.97%	136,098,595	206,378	659	16.95%	65.69%
2014	18,427,840	7,790	2,365	32.80%	279.59%	139,184,070	101,043	1,377	35.03%	165.96%	156,672,315	205,460	763	15.63%	91.59%
2015	23,875,100	8,083	2,954	24.87%	374.01%	179,987,080	100,434	1,792	30.10%	246.01%	193,185,670	205,779	939	23.11%	135.87%
2016	26,312,235	8,526	3,086	4.48%	395.26%	206,934,455	100,346	2,062	15.07%	298.17%	240,753,035	205,412	1,172	24.85%	194.47%

Rate Annual %chg Average Value/Acre: 17.35%

14.82%

11.40%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	286,225	6,105	47			0	0				142,487,870	330,782	431		
2007	286,225	6,105	47	0.00%	0.00%	0	0				147,139,370	330,779	445	3.27%	3.27%
2008	286,225	6,105	47	0.00%	0.00%	0	0				152,524,240	330,785	461	3.66%	7.04%
2009	286,225	6,105	47	0.00%	0.00%	0	0				169,549,550	330,785	513	11.16%	18.99%
2010	298,555	5,958	50	6.89%	6.89%	273,075	389	702			197,499,925	331,132	596	16.36%	38.46%
2011	5,940,255	13,758	432	761.63%	820.97%	893,980	1,544	579	-17.55%		204,561,435	330,468	619	3.78%	43.70%
2012	5,963,250	14,549	410	-5.07%	774.25%	892,955	1,530	583	0.77%		220,814,830	330,469	668	7.95%	55.12%
2013	6,969,700	14,547	479	16.89%	921.94%	922,550	1,527	604	3.54%		260,112,420	330,637	787	17.74%	82.63%
2014	8,009,835	14,513	552	15.20%	1077.25%	1,164,890	1,875	621	2.84%		323,458,950	330,681	978	24.34%	127.08%
2015	8,010,430	14,524	552	-0.07%	1076.44%	1,208,335	1,875	644	3.73%		406,266,615	330,695	1,229	25.60%	185.20%
2016	9,177,205	14,524	632	14.56%	1247.79%	1,287,965	1,872	688	6.76%		484,464,895	330,679	1,465	19.25%	240.11%

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BOYD

Rate Annual %chg Average Value/Acre: 13.02%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,099	BOYD	33,590,342	461,330	257,234	22,247,755	7,576,635	0	5,462,655	484,573,580	14,568,680	11,116,855	0	579,855,066
cnty.sector.value % of total value:		5.79%	0.08%	0.04%	3.84%	1.31%		0.94%	83.57%	2.51%	1.92%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6	ANOKA	96,314	359	178	26,010	0	0	0	258,675	18,030	9,910	0	409,476
0.29%	%sector of county sector	0.29%	0.08%	0.07%	0.12%				0.05%	0.12%	0.09%		0.07%
	%sector of municipality	23.52%	0.09%	0.04%	6.35%				63.17%	4.40%	2.42%		100.00%
65	BRISTOW	48,331	20,102	9,972	973,805	89,380	0	0	5,590	0	0	0	1,147,180
3.10%	%sector of county sector	0.14%	4.36%	3.88%	4.38%	1.18%			0.00%				0.20%
	%sector of municipality	4.21%	1.75%	0.87%	84.89%	7.79%			0.49%				100.00%
326	BUTTE	781,392	0	0	4,702,500	1,963,855	0	0	9,240	0	8,570	0	7,465,557
15.53%	%sector of county sector	2.33%			21.14%	25.92%			0.00%		0.08%		1.29%
	%sector of municipality	10.47%			62.99%	26.31%			0.12%		0.11%		100.00%
2	GROSS	4,702	0	0	46,335	13,515	0	0	0	0	0	0	64,552
0.10%	%sector of county sector	0.01%			0.21%	0.18%							0.01%
	%sector of municipality	7.28%			71.78%	20.94%							100.00%
245	LYNCH	138,790	517	257	4,081,785	648,135	0	0	0	0	0	0	4,869,484
11.67%	%sector of county sector	0.41%	0.11%	0.10%	18.35%	8.55%							0.84%
	%sector of municipality	2.85%	0.01%	0.01%	83.82%	13.31%							100.00%
1	MONOWI	3,950	0	0	8,025	3,265	0	0	14,970	0	2,080	0	32,290
0.05%	%sector of county sector	0.01%			0.04%	0.04%			0.00%		0.02%		0.01%
	%sector of municipality	12.23%			24.85%	10.11%			46.36%		6.44%		100.00%
84	NAPER	50,605	0	0	1,182,565	146,420	0	0	0	0	0	0	1,379,590
4.00%	%sector of county sector	0.15%			5.32%	1.93%							0.24%
	%sector of municipality	3.67%			85.72%	10.61%							100.00%
455	SPENCER	1,396,397	89,951	66,688	9,707,740	3,236,835	0	0	24,105	0	0	0	14,521,716
21.68%	%sector of county sector	4.16%	19.50%	25.93%	43.63%	42.72%			0.00%				2.90%
	%sector of municipality	9.62%	0.62%	0.46%	66.85%	22.29%			0.17%				100.00%
1,184	Total Municipalities	2,520,481	110,929	77,095	20,728,765	6,101,405	0	0	312,580	18,030	20,560	0	29,889,845
56.41%	%all municip.sect of cnty	7.50%	24.05%	29.97%	93.17%	80.53%			0.06%	0.12%	0.18%		5.15%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
8	BOYD

CHART 5

EXHIBIT

8B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 3,675	Value : 556,891,375	Growth 1,208,185	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	294	300,110	23	138,500	1	880	318	439,490	
02. Res Improve Land	731	1,051,025	27	77,055	0	0	758	1,128,080	
03. Res Improvements	737	17,904,125	27	1,128,035	12	225,850	776	19,258,010	
04. Res Total	1,031	19,255,260	50	1,343,590	13	226,730	1,094	20,825,580	349,865
% of Res Total	94.24	92.46	4.57	6.45	1.19	1.09	29.77	3.74	28.96
05. Com UnImp Land	29	31,810	0	0	2	3,710	31	35,520	
06. Com Improve Land	145	212,540	18	126,835	1	5,265	164	344,640	
07. Com Improvements	158	5,995,450	18	843,000	4	542,615	180	7,381,065	
08. Com Total	187	6,239,800	18	969,835	6	551,590	211	7,761,225	186,745
% of Com Total	88.63	80.40	8.53	12.50	2.84	7.11	5.74	1.39	15.46
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	16	947,910	16	947,910	
14. Rec Improve Land	0	0	0	0	39	1,384,155	39	1,384,155	
15. Rec Improvements	0	0	0	0	127	2,952,065	127	2,952,065	
16. Rec Total	0	0	0	0	143	5,284,130	143	5,284,130	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.89	0.95	0.00
Res & Rec Total	1,031	19,255,260	50	1,343,590	156	5,510,860	1,237	26,109,710	349,865
% of Res & Rec Total	83.35	73.75	4.04	5.15	12.61	21.11	33.66	4.69	28.96
Com & Ind Total	187	6,239,800	18	969,835	6	551,590	211	7,761,225	186,745
% of Com & Ind Total	88.63	80.40	8.53	12.50	2.84	7.11	5.74	1.39	15.46
17. Taxable Total	1,218	25,495,060	68	2,313,425	162	6,062,450	1,448	33,870,935	536,610
% of Taxable Total	84.12	75.27	4.70	6.83	11.19	17.90	39.40	6.08	44.41

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	153	1	25	179

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	6	265,435	1,629	337,047,925	1,635	337,313,360
28. Ag-Improved Land	1	11,585	4	61,755	560	164,099,650	565	164,172,990
29. Ag Improvements	2	6,920	4	47,155	586	21,480,015	592	21,534,090
30. Ag Total							2,227	523,020,440

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	2	1.64	7,055	
33. HomeSite Improvements	0	0.00	0	2	0.00	34,860	
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	4	0.00	12,295	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	5	4.06	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	70	70.76	424,560	70	70.76	424,560	
32. HomeSite Improv Land	363	374.56	2,247,360	365	376.20	2,254,415	
33. HomeSite Improvements	382	0.00	10,712,040	384	0.00	10,746,900	522,455
34. HomeSite Total				454	446.96	13,425,875	
35. FarmSite UnImp Land	118	176.22	176,220	119	176.52	176,520	
36. FarmSite Improv Land	449	1,425.90	1,425,900	454	1,430.61	1,430,610	
37. FarmSite Improvements	561	0.00	10,767,975	567	0.00	10,787,190	149,120
38. FarmSite Total				686	1,607.13	12,394,320	
39. Road & Ditches	1,555	4,256.67	0	1,560	4,260.73	0	
40. Other- Non Ag Use	2	16.95	635,625	2	16.95	635,625	
41. Total Section VI				1,140	6,331.77	26,455,820	671,575

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	160,720	3	230.24	160,720

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	44.30	0.50%	153,720	0.57%	3,469.98
46. 1A	1,048.33	11.95%	3,637,705	13.43%	3,470.00
47. 2A1	1,017.13	11.59%	3,315,850	12.24%	3,260.01
48. 2A	1,181.31	13.46%	3,851,065	14.21%	3,260.00
49. 3A1	82.37	0.94%	253,700	0.94%	3,080.00
50. 3A	2,488.11	28.35%	7,663,365	28.29%	3,079.99
51. 4A1	1,217.98	13.88%	3,434,710	12.68%	2,820.01
52. 4A	1,695.69	19.32%	4,781,850	17.65%	2,820.00
53. Total	8,775.22	100.00%	27,091,965	100.00%	3,087.33
Dry					
54. 1D1	1,777.60	1.78%	4,177,405	1.99%	2,350.03
55. 1D	36,164.38	36.19%	84,986,510	40.49%	2,350.01
56. 2D1	5,602.26	5.61%	11,708,765	5.58%	2,090.01
57. 2D	31,252.31	31.27%	65,317,345	31.12%	2,090.00
58. 3D1	3,842.23	3.84%	7,223,450	3.44%	1,880.01
59. 3D	1,453.97	1.45%	2,733,460	1.30%	1,880.00
60. 4D1	14,580.49	14.59%	24,786,770	11.81%	1,700.00
61. 4D	5,262.14	5.27%	8,945,535	4.26%	1,699.98
62. Total	99,935.38	100.00%	209,879,240	100.00%	2,100.15
Grass					
63. 1G1	524.93	0.26%	745,400	0.30%	1,420.00
64. 1G	9,545.40	4.65%	13,557,025	5.44%	1,420.27
65. 2G1	5,535.60	2.69%	7,085,580	2.84%	1,280.00
66. 2G	17,411.29	8.47%	22,293,440	8.95%	1,280.40
67. 3G1	4,229.47	2.06%	5,082,185	2.04%	1,201.61
68. 3G	10,903.40	5.31%	13,084,080	5.25%	1,200.00
69. 4G1	35,566.84	17.31%	42,337,025	17.00%	1,190.35
70. 4G	121,769.51	59.26%	144,927,790	58.18%	1,190.18
71. Total	205,486.44	100.00%	249,112,525	100.00%	1,212.31
Irrigated Total					
Irrigated Total	8,775.22	2.65%	27,091,965	5.46%	3,087.33
Dry Total					
Dry Total	99,935.38	30.23%	209,879,240	42.27%	2,100.15
Grass Total					
Grass Total	205,486.44	62.16%	249,112,525	50.17%	1,212.31
72. Waste	14,535.51	4.40%	9,179,260	1.85%	631.51
73. Other	1,870.49	0.57%	1,301,630	0.26%	695.88
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	330,603.04	100.00%	496,564,620	100.00%	1,502.00

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	8,775.22	27,091,965	8,775.22	27,091,965
77. Dry Land	0.00	0	79.28	163,355	99,856.10	209,715,885	99,935.38	209,879,240
78. Grass	7.42	9,535	122.16	153,290	205,356.86	248,949,700	205,486.44	249,112,525
79. Waste	0.00	0	9.72	530	14,525.79	9,178,730	14,535.51	9,179,260
80. Other	0.00	0	0.00	0	1,870.49	1,301,630	1,870.49	1,301,630
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	7.42	9,535	211.16	317,175	330,384.46	496,237,910	330,603.04	496,564,620

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	8,775.22	2.65%	27,091,965	5.46%	3,087.33
Dry Land	99,935.38	30.23%	209,879,240	42.27%	2,100.15
Grass	205,486.44	62.16%	249,112,525	50.17%	1,212.31
Waste	14,535.51	4.40%	9,179,260	1.85%	631.51
Other	1,870.49	0.57%	1,301,630	0.26%	695.88
Exempt	0.00	0.00%	0	0.00%	0.00
Total	330,603.04	100.00%	496,564,620	100.00%	1,502.00

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Anoka	31	12,500	4	740	4	19,420	35	32,660	0
83.2 Bristow	21	15,155	60	48,435	60	903,715	81	967,305	25,675
83.3 Butte	48	96,405	192	347,570	194	4,723,265	242	5,167,240	65,725
83.4 Commercial-rural Res.	0	0	1	74,210	1	72,610	1	146,820	0
83.5 Gross	20	8,245	2	770	3	29,970	23	38,985	7,425
83.6 Lynch	86	79,525	160	129,130	172	3,041,470	258	3,250,125	32,705
83.7 Monowi	31	2,570	2	140	2	5,240	33	7,950	0
83.8 Naper	18	15,040	64	61,355	64	990,405	82	1,066,800	11,310
83.9 Rural Residential	42	1,112,095	67	1,392,825	157	4,298,690	199	6,803,610	46,305
83.10 Spencer	37	45,865	245	457,060	246	8,125,290	283	8,628,215	160,720
84 Residential Total	334	1,387,400	797	2,512,235	903	22,210,075	1,237	26,109,710	349,865

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Bristow	3	1,475	0	0	0	0	3	1,475	0
85.2	Butte	13	14,470	2	3,105	2	4,180	15	21,755	0
85.3	Commercial-bristow	0	0	15	5,850	15	82,055	15	87,905	0
85.4	Commercial-butte	0	0	40	61,060	42	2,020,105	42	2,081,165	138,570
85.5	Commercial-gross	0	0	1	140	1	13,375	1	13,515	0
85.6	Commercial-lynch	0	0	25	13,015	28	627,120	28	640,135	0
85.7	Commercial-monowi	0	0	1	30	1	3,235	1	3,265	0
85.8	Commercial-naper	0	0	12	6,520	12	134,550	12	141,070	0
85.9	Commercial-rural Res.	0	0	18	129,590	21	1,381,830	21	1,511,420	43,965
85.10	Commercial-spencer	0	0	48	121,895	56	3,055,785	56	3,177,680	4,210
85.11	Lynch	8	5,930	1	1,050	1	10,700	9	17,680	0
85.12	Naper	1	245	0	0	0	0	1	245	0
85.13	Rural Residential	2	3,710	0	0	0	0	2	3,710	0
85.14	Spencer	4	9,690	1	2,385	1	48,130	5	60,205	0
86	Commercial Total	31	35,520	164	344,640	180	7,381,065	211	7,761,225	186,745

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	524.93	0.26%	745,400	0.30%	1,420.00
88. 1G	9,545.40	4.65%	13,557,025	5.44%	1,420.27
89. 2G1	5,535.60	2.69%	7,085,580	2.84%	1,280.00
90. 2G	17,411.29	8.47%	22,293,440	8.95%	1,280.40
91. 3G1	4,229.47	2.06%	5,082,185	2.04%	1,201.61
92. 3G	10,903.40	5.31%	13,084,080	5.25%	1,200.00
93. 4G1	35,566.84	17.31%	42,337,025	17.00%	1,190.35
94. 4G	121,769.51	59.26%	144,927,790	58.18%	1,190.18
95. Total	205,486.44	100.00%	249,112,525	100.00%	1,212.31
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	205,486.44	100.00%	249,112,525	100.00%	1,212.31
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	205,486.44	100.00%	249,112,525	100.00%	1,212.31

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

08 Boyd

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	22,247,755	20,825,580	-1,422,175	-6.39%	349,865	-7.97%
02. Recreational	5,462,655	5,284,130	-178,525	-3.27%	0	-3.27%
03. Ag-Homesite Land, Ag-Res Dwelling	14,568,680	13,425,875	-1,142,805	-7.84%	522,455	-11.43%
04. Total Residential (sum lines 1-3)	42,279,090	39,535,585	-2,743,505	-6.49%	872,320	-8.55%
05. Commercial	7,576,635	7,761,225	184,590	2.44%	186,745	-0.03%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	7,576,635	7,761,225	184,590	2.44%	186,745	-0.03%
08. Ag-Farmsite Land, Outbuildings	10,480,175	12,394,320	1,914,145	18.26%	149,120	16.84%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	636,680	635,625	-1,055	-0.17%		
11. Total Non-Agland (sum lines 8-10)	11,116,855	13,029,945	1,913,090	17.21%	149,120	15.87%
12. Irrigated	26,527,905	27,091,965	564,060	2.13%		
13. Dryland	206,882,340	209,879,240	2,996,900	1.45%		
14. Grassland	240,695,325	249,112,525	8,417,200	3.50%		
15. Wasteland	9,180,315	9,179,260	-1,055	-0.01%		
16. Other Agland	1,287,695	1,301,630	13,935	1.08%		
17. Total Agricultural Land	484,573,580	496,564,620	11,991,040	2.47%		
18. Total Value of all Real Property (Locally Assessed)	545,546,160	556,891,375	11,345,215	2.08%	1,208,185	1.86%

2017 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:
	\$112,035, this includes \$10,336 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:
	\$8,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,000, plus \$500 computer consultant
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,500, 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 3.0
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 available to the public. www.boyd.gisworkshop.com and we have nebraska.assessorsonline.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 3.0

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

2017 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:														
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Ag	Agricultural homes and outbuildings														
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 2017.														
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.																																							
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2017 Commercial Assessment Survey for Boyd County

1.	Valuation data collection done by:			
	Assessor, Deputy Assessor and lister			
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	Anoka, Bristow, Gross, Monowi, Naper, Butte, Lynch, Spencer and Rural – all commercial parcels within Boyd County.		
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>
	01	2012	2007	2004
				<u>Date of Last Inspection</u>
				2011

2017 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="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="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;">2014-2015</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.	2014-2015
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1	Soils, land use and geographic characteristics.	2014-2015					
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%.						
	<i><u>If your county has special value applications, please answer the following</u></i>						
7a.	How many special valuation applications are on file?						
	N/A						
7b.	What process was used to determine if non-agricultural influences exist in the county?						
	N/A						
	<i><u>If your county recognizes a special value, please answer the following</u></i>						
7c.	Describe the non-agricultural influences recognized within the county.						
	N/A						
7d.	Where is the influenced area located within the county?						
	N/A						
7e.	Describe in detail how the special values were arrived at in the influenced area(s).						
	N/A						

2016 Plan of Assessment for Boyd County

Assessment Years 2017, 2018, and 2019

June 15, 2016

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	1,080	30%
Commercial	213	6%
Recreational	142	4%
Agricultural	<u>2,220</u>	<u>60%</u>
	3,655	100%

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

	Total Taxable Acres	% of Total Acres
Irrigated	8,525.78	3%
Dry land	100,345.77	30%
Grassland	205,412.06	62%
Waste	14,523.80	4%
Other Ag land	<u>1,871.99</u>	<u>1%</u>
Total	330,679.40	100%

New Property: For assessment year 2016, an estimated 15 building permits and /or information statements were filed for new property construction/additions in the county.

2015 Level of Value

<u>Property Class</u>	<u>Median</u>	<u>*C.O.D</u>	<u>*P.R.D.</u>
Residential	97	45.32	135.86
Agricultural	71	29.87	105.99
Commercial	100% (Insufficient number of sales to provide reliable statistical studies)		

*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 12 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

2017

Residential

Sales ratio study will be done in all villages. We have approximately 751 improved village parcels. Sales review and pickup work will be completed. We continually keep property cards updated with the most current changes. The old residential parcel cards have been replaced with new cards. 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) and put into effect for 2017. To keep in compliance with the Nebraska Statute 77-1311.03, we contacted an individual to do a total review and inspection on all residential property. New values will be implemented for 2017.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. We have 180 improved commercial parcels county-wide. Sales review and pickup work will be completed. We have contacted an individual to do a total review and inspection on all commercial property, and will begin preparing for the 6 year review to keep in compliance with the Nebraska State Statute 77-1311.03

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. 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 will be implementing an updated soil survey for the state of Nebraska for 2017 throughout the county. There are approximately 80 new soils that are now listed in the soil surveys from the NRCS of the USDA. We have fully implemented GIS. This GIS is very beneficial for the county as a whole. We currently have the 2014 imagery and will be receiving the 2016 imagery in the fall of 2016. We will begin reviewing land use in the county. 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. A total yearly review to measure & list the new and remodeled recreational property will be necessary due to constant changes. 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 currently have 164 improved recreational parcels. Constantly, there are changes to keep all recreational property updated, ownership, etc. Sales review and pickup work will be completed.

2018

Residential

Sales ratio study will be done in all villages too keep in compliance with the Nebraska Statue 77-1311.03. Sales review and pickup work will also be completed. We have approximately 749 village parcels. We continually keep property cards updated and documented with the most current changes.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. Sales review and pickup work will be completed. We have 180 improved commercial parcels county-wide. To keep in compliance with the Nebraska Statue 77-1311.03, all commercial property will be reviewed and changes will be implemented for 2018.

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. We continually will keep property cards updated and documented with the most current changes.

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.

2019

Residential

Sales ratio study will be done in all villages to keep in compliance with Nebraska Statute 77-1311.03. Sales review and pickup work will also be completed. We have approximately 749 village parcels. We will continually keep property cards updated & documented with the most current changes.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. Sales review and pickup work will also be completed. We will continually keep property cards updated & documented with the most current change.

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. To keep in compliance with the Nebraska State Statute 77-1311.01, we will contact an individual to do a whole review and inspection of all rural parcels. 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. A yearly review is necessary due to all the changes.

TIMETABLE OF NARRATIVE PORTION OF THE PLAN

2017

1. Sales ratio study in villages on residential property
2. Market study of ag land and 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 throughout the county
7. Implement the 2016 residential review and inspection information

8. Implement soils from the new soil survey
9. Implement new residential lot values throughout the county
10. Prepare for the commercial 6 year review

2018

1. Market study of ag land
2. Sales review and pickup work
3. Sales ratio study on residential property
4. Recreational property reviewed for continual changes
5. Commercial property, updates and sales ratio study
6. Updated GIS information used to review all property
7. Implement the 2017 commercial review and inspection information

2019

1. Sales review and pick up work
2. Market study of ag land and rural improvements
3. Prepare for the rural 6 year inspection and review
4. Recreational property reviewed for continual changes
5. Sales ratio study in villages on residential property
6. Updates and sales ratio study on commercial property
7. Continue adding or changing GIS information on property that had changes

STAFF

1. Assessor
2. Deputy Assessor

The Assessor has her Assessor's certification and will be taking the 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. Form 45P – Personal Property County Abstract Of Assessment Report
3. Personal Property Schedules
4. Form 259P - Personal Property Tax Exemption Summary Certificate

5. Sales information to PA&D rosters and annual Assessed Value Update with Abstract
6. Certification of Value Political Subdivisions
7. School District Taxable Value Report
8. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
9. Certificate of Taxes Levied Report
10. Report of current values for properties owned by Board of Educational Lands and Funds
11. Report of all Exempt Property and Taxable Government Owned Property
12. Annual Plan of Assessment Report (for the next 3 Assessment years)
13. Notice of Valuation Change - Statute 77-1315
14. Attend County Board of Equalization meetings
15. TERC Appeals – prepare & attend hearings
16. TERC Statewide Equalization – attend hearings if applicable to county
17. Centralized Assessment – establishes assessment records & tax billing for tax list
18. Annual Inventory Statement – reported to County Board by August 25th.
19. Average Residential Value for Homestead Exemptions- certified by September 1st
20. Tax Districts & Tax Rates
21. 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 and receive the \$10,000 exemption. After May 1st and on or before June 30th all schedules received by the office receive a 10% penalty with no exemption. On or after July 1, a 25% penalty is assessed with no exemption. 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. A Personal Property Tax Exemption Summary Certificate and a Personal Property County Abstract of Assessment Report will be completed for 2016.

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 have since updated to the product version 3.0 for 2016.

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/scan 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 service 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 2016 is: \$ 112,035

Date: _____

Tammy L. Haney
Boyd County Assessor