

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

IN THE MATTER OF THE EQUALIZATION)
OF VALUE OF REAL PROPERTY WITHIN)
BOX BUTTE COUNTY, NEBRASKA,)
)
FOR TAX YEAR 2020.)

COUNTY NUMBER - 7

AFFIDAVIT

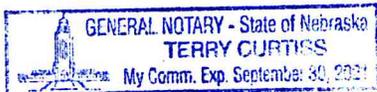
MICHELLE ROBINSON, being first duly sworn on oath, states:

1. I am an adult. I am the duly elected Box Butte County Assessor.
2. I have served as Box Butte County Assessor since January 2007. I was Deputy Assessor from 1998 - 2007. I was a clerk in the office of the Box Butte County Assessor from 1992-1998.
3. Attached hereto are documents related to the sales of rural residential property in 2018 and 2019. There are two rural residential property market areas. The summary for each market area precedes the relevant sales information sheets for the properties. Market Area 1 is identified as Exhibit A. Market Area 2 is identified as Exhibit B.
4. A map of Box Butte County showing the rural residential market areas is attached hereto as Exhibit C. The sales in Market Area 1 are plotted on Exhibit D. The Sales in Market Area 2 are plotted on Exhibit E.
5. Box Butte County will undertake its six year reappraisal of all rural residential property in 2021. Given the small number of sales of property in each market area, the inclusion of sales that should not be part of the rural residential sales, and the nearness to the total reappraisal of all rural residential property and its opportunity for comprehensive review of depreciation factors, no change should be made to 2020 values.
6. There is a significant amount of rural residential property that is poorly maintained abandoned, functionally obsolete, with limited access to broad band service, all water roads, that should not be increased in value based upon statistical analysis but only after individual review.

FURTHER AFFIANT SAYETH NOT.

Michelle Robinson
MICHELLE ROBINSON

Subscribed and sworn to this 23rd day of April 2020.



Terry Curtiss
Notary Public

My Commission expires: 9/30/2021