



2016 REPORTS & OPINIONS

BOYD COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 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:

Property Class	COD	PRD
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 are necessary to 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.

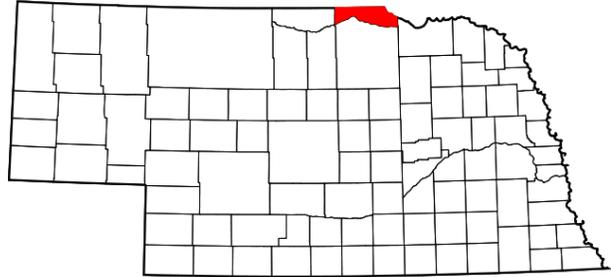
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

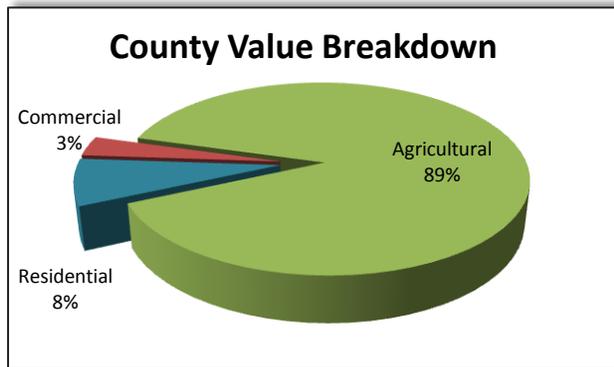
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 540 square miles, Boyd had 2,033 residents, per the Census Bureau Quick Facts for 2014, a 3% population decline from the 2010 US Census. In a review of the past fifty years, Boyd has seen a steady drop in population of 55% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 92% of residents occupied the same residence as in the prior year (Census Quick Facts).



The commercial activity in Boyd is evenly disbursed among Butte, Lynch and Spencer. Per the latest information available from the U.S. Census Bureau, there were sixty-seven employer establishments in Boyd. County-wide employment was at 1,076 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



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). Grass land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Boyd ranks tenth in corn for silage. (USDA AgCensus).

Boyd County Quick Facts

Founded	1891
Namesake	For Governor James E. Boyd
Region	Northeast
County Seat	Butte
Other Communities	Anoka Bristow Gross Lynch Monowi Naper Spencer
Most Populated	Spencer (440) -3% from 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Boyd County

Assessment Actions

For assessment year 2016 no actions were taken within the residential class other than pick up work. All towns are currently being physically reviewed/inspected and will have a new lot study performed, with new costing and depreciation put on for the 2017 assessment year.

Description of Analysis

Residential sales are stratified into five valuation groupings with each grouping being represented in the qualified statistics. Groupings 02 and 05 make up 66% of the qualified sales in the study.

Valuation Grouping	Assessor Location
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 53 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 low weighted mean may be an indication of assessment regressivity. This occurs when higher valued properties have a lower assessment to sales ratio than low-dollar properties. All valuation groupings with sufficient sales fall within the acceptable range for the calculated median.

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's 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

2016 Residential Correlation for Boyd 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 were last done in 2004, costing was updated in 2007 and a depreciation study was last done in 2012. The county assessor has indicated that lot values, updated costing and new depreciation is planned for 2017. The county has established valuation groupings that represent economic areas within the county.

Equalization and Quality of Assessment

The valuation group substratum indicates that all groups with sufficient sales are statistically within the acceptable range. While the qualitative statistics in each grouping are not within the acceptable ranges, each of the valuation groupings has been subject to the same inspection and reappraisal cycle as the remainder of the county. Therefore all properties within the residential class are determined to be at uniform portions of market value.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	114.14	129.96	93.00	50.35	139.74
02	16	91.97	102.08	73.93	36.46	138.08
03	8	162.98	198.44	154.31	46.66	128.60
04	2	70.73	70.73	66.41	43.25	106.51
05	19	93.39	94.13	85.79	24.69	109.72
<u>ALL</u>	53	97.16	116.80	85.97	45.32	135.86

Based on the assessment practices review and the statistical analysis, the quality of assessment in Boyd County is in compliance with professionally accepted mass appraisal standards.

2016 Residential Correlation for Boyd County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Boyd County is 97%.

2016 Commercial Correlation for Boyd County

Assessment Actions

For assessment year 2016 the only actions performed by Boyd County were to group all valuation groupings into one, countywide. All pick up work was also completed and placed on the assessment roll.

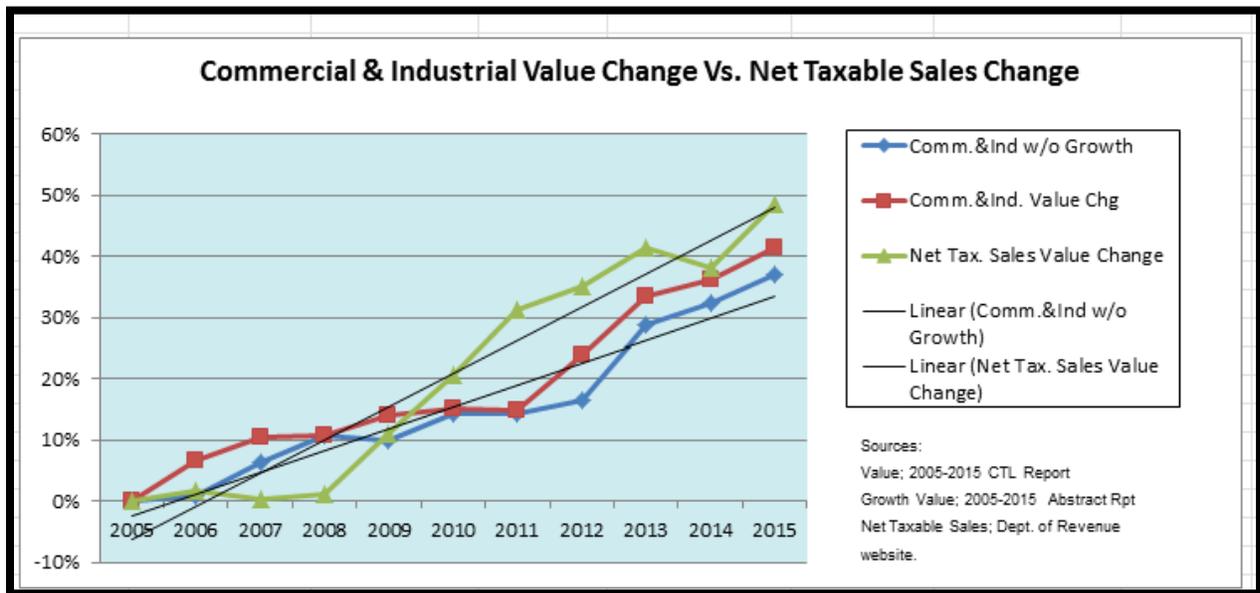
Description of Analysis

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

Valuation Grouping	Assessor Location
01	Anoka, Bristow, Gross, Monowi, Naper, Butte, Lynch, Spencer and Rural

The statistical analysis for the commercial class of real property has twelve qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. There are 33 difference occupancy codes within Boyd County. Within these small towns there is limited trade for an agricultural area. The sample does not represent the population.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) as one indicator of commercial market activity.



2016 Commercial Correlation for Boyd County

The Net Taxable Sales point toward an Average Annual Rate of 4.11% net increase over ten of the last eleven years. The Annual Percent Change in assessed value illustrates an average annual percent change excluding growth for the same time period of .50%, a 3.61 point difference. Although there were years in the data that indicated a decline in the Net Taxable Sales from the previous year (years 2014 and 2007) the remainder were fairly positive.

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's 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 are being 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.

2016 Commercial Correlation for Boyd County

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.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	12	94.52	106.01	76.08	48.60	139.34
____ALL____	12	94.52	106.01	76.08	48.60	139.34

Level of Value

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

2016 Agricultural Correlation for Boyd County

Assessment Actions

For assessment year 2016 a sales analysis was completed; as a result irrigated land increased approximately 6%, dryland 15% and grassland 25%.

Description of Analysis

Agricultural land in Boyd County is divided between 62% being grassland, 30% dryland, 3% irrigated with the remaining 5% being waste ground. There is one market area for 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 immerge at varying distances.

Analysis of the sales within the county showed that irrigated, dryland and grassland had a disproportionate number of sales in the newer years. Comparable sales from outside Boyd County were supplemented in the land uses to maximize the majority land use (MLU) samples sizes and achieve a proportionate and representative mix of sales.

The statistics calculated for the County supports that values are within the acceptable range overall and for the 80% MLU grass land subclass. The 80% grass MLU subclass with 31 sales was focused on. The number of irrigated and dry land sales is not sufficient. However, the past years the assessor has increased these values proportionately with the general movement of the market. For that reason irrigated and dry land values are also believed to be acceptable.

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's 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 transfer statement or the returned sales questionnaire.

2016 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 also 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 6 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 supports the 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 analysis supports that the county has achieved equalization; comparison of Boyd County values compared to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The market adjustments made for 2016 parallel the movement of the agricultural market across the region.

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 quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

2016 Agricultural Correlation for Boyd County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	3	77.78	70.40	72.23	09.90	97.47
1	3	77.78	70.40	72.23	09.90	97.47
<u> Dry </u>						
County	6	76.47	76.21	75.41	18.61	101.06
1	6	76.47	76.21	75.41	18.61	101.06
<u> Grass </u>						
County	31	75.30	84.76	81.81	34.56	103.61
1	31	75.30	84.76	81.81	34.56	103.61
<u> ALL </u>						
	59	70.61	75.37	71.11	29.87	105.99

Level of Value

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

2016 Opinions of the Property Tax Administrator for Boyd County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Boyd County

Residential Real Property - Current

Number of Sales	53	Median	97.16
Total Sales Price	\$1,660,200	Mean	116.80
Total Adj. Sales Price	\$1,645,700	Wgt. Mean	85.97
Total Assessed Value	\$1,414,765	Average Assessed Value of the Base	\$22,676
Avg. Adj. Sales Price	\$31,051	Avg. Assessed Value	\$26,694

Confidence Interval - Current

95% Median C.I	89.25 to 114.33
95% Wgt. Mean C.I	74.79 to 97.15
95% Mean C.I	98.21 to 135.39
% of Value of the Class of all Real Property Value in the	5.08
% of Records Sold in the Study Period	4.34
% of Value Sold in the Study Period	5.11

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	49	93	93.30
2014	33	98	98.02
2013	28	95	94.96
2012	27	99	98.58

2016 Commission Summary for Boyd County

Commercial Real Property - Current

Number of Sales	12	Median	94.52
Total Sales Price	\$336,000	Mean	106.01
Total Adj. Sales Price	\$334,500	Wgt. Mean	76.08
Total Assessed Value	\$254,490	Average Assessed Value of the Base	\$35,587
Avg. Adj. Sales Price	\$27,875	Avg. Assessed Value	\$21,208

Confidence Interval - Current

95% Median C.I	54.32 to 131.64
95% Wgt. Mean C.I	20.47 to 131.69
95% Mean C.I	61.27 to 150.75
% of Value of the Class of all Real Property Value in the County	1.39
% of Records Sold in the Study Period	5.63
% of Value Sold in the Study Period	3.36

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	7	100	97.49
2014	6	100	99.49
2013	7		92.03
2012	8		92.34

08 Boyd
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 53
Total Sales Price : 1,660,200
Total Adj. Sales Price : 1,645,700
Total Assessed Value : 1,414,765
Avg. Adj. Sales Price : 31,051
Avg. Assessed Value : 26,694

MEDIAN : 97
WGT. MEAN : 86
MEAN : 117
COD : 45.32
PRD : 135.86

COV : 59.13
STD : 69.06
Avg. Abs. Dev : 44.03
MAX Sales Ratio : 340.66
MIN Sales Ratio : 28.86

95% Median C.I. : 89.25 to 114.33
95% Wgt. Mean C.I. : 74.79 to 97.15
95% Mean C.I. : 98.21 to 135.39

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	9	85.00	73.45	70.57	21.33	104.08	28.86	101.00	44.47 to 91.79	41,611	29,367
01-JAN-14 To 31-MAR-14	3	97.05	122.85	98.24	29.10	125.05	93.39	178.10	N/A	31,667	31,108
01-APR-14 To 30-JUN-14	9	91.35	93.88	89.50	27.70	104.89	50.80	138.65	63.76 to 120.88	43,222	38,683
01-JUL-14 To 30-SEP-14	9	98.78	110.73	96.11	26.46	115.21	69.56	179.20	81.94 to 151.88	31,778	30,542
01-OCT-14 To 31-DEC-14	7	119.88	140.91	96.08	45.82	146.66	51.46	340.66	51.46 to 340.66	20,614	19,807
01-JAN-15 To 31-MAR-15	3	40.14	61.87	43.79	57.25	141.29	38.26	107.21	N/A	60,633	26,550
01-APR-15 To 30-JUN-15	6	202.04	199.43	164.95	39.14	120.90	104.00	295.33	104.00 to 295.33	7,333	12,097
01-JUL-15 To 30-SEP-15	7	94.18	135.83	109.34	61.02	124.23	54.50	317.08	54.50 to 317.08	18,714	20,462
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	30	91.57	95.70	85.68	27.59	111.69	28.86	179.20	81.94 to 101.00	38,150	32,688
01-OCT-14 To 30-SEP-15	23	110.40	144.32	86.62	59.28	166.61	38.26	340.66	92.59 to 149.74	21,791	18,875
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	28	99.23	114.16	93.51	34.71	122.08	50.80	340.66	89.86 to 120.88	32,654	30,536
<u>ALL</u>	53	97.16	116.80	85.97	45.32	135.86	28.86	340.66	89.25 to 114.33	31,051	26,694

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	8	114.14	129.96	93.00	50.35	139.74	28.86	317.08	28.86 to 317.08	16,500	15,345
02	16	91.97	102.08	73.93	36.46	138.08	38.26	257.40	69.56 to 110.40	25,931	19,171
03	8	162.98	198.44	154.31	46.66	128.60	89.86	340.66	89.86 to 340.66	13,663	21,083
04	2	70.73	70.73	66.41	43.25	106.51	40.14	101.32	N/A	83,250	55,288
05	19	93.39	94.13	85.79	24.69	109.72	44.47	162.64	67.41 to 116.78	43,316	37,159
<u>ALL</u>	53	97.16	116.80	85.97	45.32	135.86	28.86	340.66	89.25 to 114.33	31,051	26,694

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	52	97.11	117.10	85.27	46.12	137.33	28.86	340.66	89.25 to 114.33	30,273	25,814
06	1	101.32	101.32	101.32	00.00	100.00	101.32	101.32	N/A	71,500	72,445
07											
<u>ALL</u>	53	97.16	116.80	85.97	45.32	135.86	28.86	340.66	89.25 to 114.33	31,051	26,694

08 Boyd
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 53
 Total Sales Price : 1,660,200
 Total Adj. Sales Price : 1,645,700
 Total Assessed Value : 1,414,765
 Avg. Adj. Sales Price : 31,051
 Avg. Assessed Value : 26,694

MEDIAN : 97
 WGT. MEAN : 86
 MEAN : 117
 COD : 45.32
 PRD : 135.86

COV : 59.13
 STD : 69.06
 Avg. Abs. Dev : 44.03
 MAX Sales Ratio : 340.66
 MIN Sales Ratio : 28.86

95% Median C.I. : 89.25 to 114.33
 95% Wgt. Mean C.I. : 74.79 to 97.15
 95% Mean C.I. : 98.21 to 135.39

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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	3	257.40	233.13	218.07	19.25	106.91	146.67	295.33	N/A	2,333	5,088
Less Than 15,000	22	136.10	161.51	149.10	44.62	108.32	80.08	340.66	99.68 to 179.20	7,536	11,236
Less Than 30,000	32	118.33	143.98	122.93	44.12	117.12	50.80	340.66	97.16 to 149.74	12,009	14,763
Ranges Excl. Low \$											
Greater Than 4,999	50	95.62	109.82	85.40	40.27	128.59	28.86	340.66	87.56 to 107.21	32,774	27,990
Greater Than 14,999	31	87.56	85.07	78.89	28.52	107.83	28.86	151.88	67.41 to 97.16	47,739	37,663
Greater Than 29,999	21	79.33	75.39	74.71	25.60	100.91	28.86	120.88	63.76 to 92.59	60,067	44,874
Incremental Ranges											
0 TO 4,999	3	257.40	233.13	218.07	19.25	106.91	146.67	295.33	N/A	2,333	5,088
5,000 TO 14,999	19	119.88	150.20	146.05	44.99	102.84	80.08	340.66	97.05 to 178.10	8,358	12,207
15,000 TO 29,999	10	103.78	105.40	103.08	27.08	102.25	50.80	151.88	54.50 to 149.74	21,850	22,522
30,000 TO 59,999	10	82.27	80.13	81.27	18.29	98.60	28.86	114.33	65.71 to 98.78	39,100	31,777
60,000 TO 99,999	10	65.59	69.01	69.16	32.61	99.78	38.26	120.88	40.14 to 101.32	77,040	53,279
100,000 TO 149,999	1	91.79	91.79	91.79	00.00	100.00	91.79	91.79	N/A	100,000	91,790
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	53	97.16	116.80	85.97	45.32	135.86	28.86	340.66	89.25 to 114.33	31,051	26,694

08 Boyd
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 12
Total Sales Price : 336,000
Total Adj. Sales Price : 334,500
Total Assessed Value : 254,490
Avg. Adj. Sales Price : 27,875
Avg. Assessed Value : 21,208

MEDIAN : 95
WGT. MEAN : 76
MEAN : 106
COD : 48.60
PRD : 139.34

COV : 66.43
STD : 70.42
Avg. Abs. Dev : 45.94
MAX Sales Ratio : 270.70
MIN Sales Ratio : 14.05

95% Median C.I. : 54.32 to 131.64
95% Wgt. Mean C.I. : 20.47 to 131.69
95% Mean C.I. : 61.27 to 150.75

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	54.32	54.32	54.32	00.00	100.00	54.32	54.32	N/A	17,000	9,235
01-JUL-13 To 30-SEP-13	2	102.85	102.85	103.13	05.21	99.73	97.49	108.21	N/A	38,000	39,190
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	131.64	126.34	142.74	41.15	88.51	42.44	204.95	N/A	17,833	25,455
01-JUL-14 To 30-SEP-14											
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	1	14.05	14.05	14.05	00.00	100.00	14.05	14.05	N/A	110,000	15,455
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
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	3	97.49	86.67	94.21	18.42	92.00	54.32	108.21	N/A	31,000	29,205
01-OCT-13 To 30-SEP-14	3	131.64	126.34	142.74	41.15	88.51	42.44	204.95	N/A	17,833	25,455
01-OCT-14 To 30-SEP-15	6	86.41	105.50	48.14	55.70	219.15	14.05	270.70	14.05 to 270.70	31,333	15,085
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	97.49	86.67	94.21	18.42	92.00	54.32	108.21	N/A	31,000	29,205
01-JAN-14 To 31-DEC-14	5	98.67	110.90	123.76	44.06	89.61	42.44	204.95	N/A	15,300	18,936
<u>ALL</u>	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208
<u>ALL</u>	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208
04											
<u>ALL</u>	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208

08 Boyd
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 12
Total Sales Price : 336,000
Total Adj. Sales Price : 334,500
Total Assessed Value : 254,490
Avg. Adj. Sales Price : 27,875
Avg. Assessed Value : 21,208

MEDIAN : 95
WGT. MEAN : 76
MEAN : 106
COD : 48.60
PRD : 139.34

COV : 66.43
STD : 70.42
Avg. Abs. Dev : 45.94
MAX Sales Ratio : 270.70
MIN Sales Ratio : 14.05

95% Median C.I. : 54.32 to 131.64
95% Wgt. Mean C.I. : 20.47 to 131.69
95% Mean C.I. : 61.27 to 150.75

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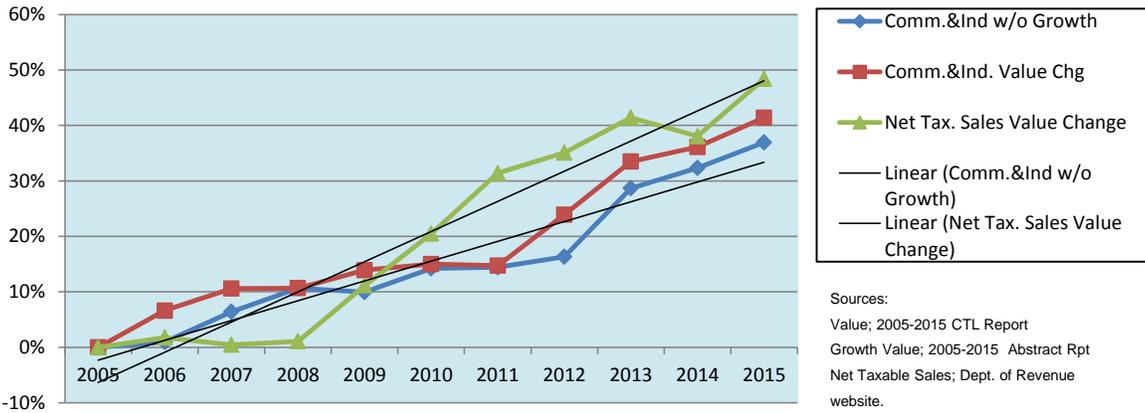
SALE PRICE *

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	131.64	167.00	175.81	43.56	94.99	98.67	270.70	N/A	4,500	7,912
Less Than 30,000	8	86.41	105.92	83.69	48.86	126.56	42.44	270.70	42.44 to 270.70	14,813	12,396
Ranges Excl. Low \$											
Greater Than 4,999	11	91.54	106.67	75.88	54.04	140.58	14.05	270.70	42.44 to 204.95	30,136	22,866
Greater Than 14,999	9	81.28	85.67	71.89	43.01	119.17	14.05	204.95	42.44 to 108.21	35,667	25,639
Greater Than 29,999	4	102.85	106.18	71.91	49.01	147.66	14.05	204.95	N/A	54,000	38,830
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	201.17	201.17	197.86	34.56	101.67	131.64	270.70	N/A	5,250	10,388
15,000 TO 29,999	5	76.78	69.27	71.84	19.81	96.42	42.44	91.54	N/A	21,000	15,087
30,000 TO 59,999	3	108.21	136.88	131.95	33.10	103.74	97.49	204.95	N/A	35,333	46,622
60,000 TO 99,999											
100,000 TO 149,999	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	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	131.64	131.64	131.64	00.00	100.00	131.64	131.64	N/A	5,500	7,240
343	1	108.21	108.21	108.21	00.00	100.00	108.21	108.21	N/A	40,000	43,285
406	2	98.08	98.08	97.58	00.60	100.51	97.49	98.67	N/A	19,500	19,028
419	1	81.28	81.28	81.28	00.00	100.00	81.28	81.28	N/A	25,000	20,320
442	4	65.55	87.53	57.36	81.37	152.60	14.05	204.95	N/A	44,250	25,383
471	2	156.57	156.57	92.07	72.89	170.06	42.44	270.70	N/A	11,500	10,588
528	1	91.54	91.54	91.54	00.00	100.00	91.54	91.54	N/A	25,000	22,885
ALL	12	94.52	106.01	76.08	48.60	139.34	14.05	270.70	54.32 to 131.64	27,875	21,208

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
2005	\$ 5,049,700	\$ 164,045	3.25%	\$ 4,885,655	-	\$ 7,771,777	-
2006	\$ 5,383,300	\$ 286,725	5.33%	\$ 5,096,575	0.93%	\$ 7,910,342	1.78%
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%
Ann %chg	3.52%			Average	0.50%	3.65%	4.11%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	0.93%	6.61%	1.78%
2007	6.42%	10.58%	0.46%
2008	10.65%	10.65%	1.07%
2009	9.94%	13.90%	11.14%
2010	14.22%	14.99%	20.49%
2011	14.42%	14.74%	31.40%
2012	16.35%	23.89%	35.10%
2013	28.68%	33.47%	41.43%
2014	32.32%	36.09%	38.05%
2015	36.93%	41.40%	48.40%

County Number: 8
 County Name: Boyd

08 Boyd
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 59
Total Sales Price : 27,068,209
Total Adj. Sales Price : 27,223,209
Total Assessed Value : 19,357,345
Avg. Adj. Sales Price : 461,410
Avg. Assessed Value : 328,091

MEDIAN : 71
WGT. MEAN : 71
MEAN : 75
COD : 29.87
PRD : 105.99

COV : 37.11
STD : 27.97
Avg. Abs. Dev : 21.09
MAX Sales Ratio : 145.14
MIN Sales Ratio : 39.30

95% Median C.I. : 59.71 to 76.64
95% Wgt. Mean C.I. : 62.48 to 79.73
95% Mean C.I. : 68.23 to 82.51

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	5	80.01	92.14	92.75	17.71	99.34	76.64	144.33	N/A	361,526	335,319
01-JAN-13 To 31-MAR-13	3	72.71	89.39	81.09	34.34	110.24	60.27	135.18	N/A	241,859	196,123
01-APR-13 To 30-JUN-13	9	101.96	102.93	99.59	25.37	103.35	44.69	145.14	72.92 to 139.86	520,909	518,797
01-JUL-13 To 30-SEP-13	6	56.33	55.02	48.55	14.33	113.33	39.30	67.70	39.30 to 67.70	452,071	219,479
01-OCT-13 To 31-DEC-13	1	63.30	63.30	63.30	00.00	100.00	63.30	63.30	N/A	240,000	151,919
01-JAN-14 To 31-MAR-14	4	68.82	73.53	72.85	19.69	100.93	52.94	103.54	N/A	477,563	347,922
01-APR-14 To 30-JUN-14	2	59.79	59.79	60.68	07.74	98.53	55.16	64.42	N/A	470,000	285,185
01-JUL-14 To 30-SEP-14	4	73.61	75.32	66.10	34.87	113.95	39.86	114.21	N/A	205,616	135,908
01-OCT-14 To 31-DEC-14	10	51.55	62.02	52.60	26.17	117.91	45.22	108.55	48.00 to 84.69	525,848	276,572
01-JAN-15 To 31-MAR-15	9	72.41	73.16	73.42	27.80	99.65	43.35	126.29	49.73 to 105.00	452,992	332,603
01-APR-15 To 30-JUN-15	3	72.04	75.17	71.89	07.61	104.56	68.52	84.95	N/A	698,757	502,371
01-JUL-15 To 30-SEP-15	3	53.34	59.68	60.80	12.60	98.16	52.77	72.93	N/A	648,333	394,157
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	23	77.78	86.32	83.06	33.13	103.92	39.30	145.14	61.87 to 101.96	431,905	358,740
01-OCT-13 To 30-SEP-14	11	64.42	70.75	67.92	24.34	104.17	39.86	114.21	52.94 to 103.54	355,701	241,601
01-OCT-14 To 30-SEP-15	25	55.91	67.33	63.16	29.94	106.60	43.35	126.29	52.77 to 75.30	535,067	337,949
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	19	72.71	83.58	80.40	37.53	103.96	39.30	145.14	59.71 to 120.39	440,326	354,018
01-JAN-14 To 31-DEC-14	20	57.68	66.76	59.02	29.13	113.11	39.86	114.21	50.00 to 75.30	446,560	263,570
<u>ALL</u>	59	70.61	75.37	71.11	29.87	105.99	39.30	145.14	59.71 to 76.64	461,410	328,091

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	59	70.61	75.37	71.11	29.87	105.99	39.30	145.14	59.71 to 76.64	461,410	328,091
<u>ALL</u>	59	70.61	75.37	71.11	29.87	105.99	39.30	145.14	59.71 to 76.64	461,410	328,091

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	3	80.01	78.77	78.03	21.15	100.95	52.77	103.54	N/A	285,333	222,652
1	3	80.01	78.77	78.03	21.15	100.95	52.77	103.54	N/A	285,333	222,652
<u>Grass</u>											
County	21	76.83	88.78	90.59	34.17	98.00	39.86	145.14	67.03 to 114.21	363,801	329,559
1	21	76.83	88.78	90.59	34.17	98.00	39.86	145.14	67.03 to 114.21	363,801	329,559
<u>ALL</u>	59	70.61	75.37	71.11	29.87	105.99	39.30	145.14	59.71 to 76.64	461,410	328,091

08 Boyd
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

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 Total Adj. Sales Price : 27,223,209
 Total Assessed Value : 19,357,345
 Avg. Adj. Sales Price : 461,410
 Avg. Assessed Value : 328,091

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 75
 COD : 29.87
 PRD : 105.99

COV : 37.11
 STD : 27.97
 Avg. Abs. Dev : 21.09
 MAX Sales Ratio : 145.14
 MIN Sales Ratio : 39.30

95% Median C.I. : 59.71 to 76.64
 95% Wgt. Mean C.I. : 62.48 to 79.73
 95% Mean C.I. : 68.23 to 82.51

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	3	77.78	70.40	72.23	09.90	97.47	55.16	78.26	N/A	499,057	360,464
1	3	77.78	70.40	72.23	09.90	97.47	55.16	78.26	N/A	499,057	360,464
_____Dry_____											
County	6	76.47	76.21	75.41	18.61	101.06	52.77	103.54	52.77 to 103.54	334,125	251,955
1	6	76.47	76.21	75.41	18.61	101.06	52.77	103.54	52.77 to 103.54	334,125	251,955
_____Grass_____											
County	31	75.30	84.76	81.81	34.56	103.61	39.86	145.14	64.42 to 101.96	402,919	329,641
1	31	75.30	84.76	81.81	34.56	103.61	39.86	145.14	64.42 to 101.96	402,919	329,641
_____ALL_____											
	59	70.61	75.37	71.11	29.87	105.99	39.30	145.14	59.71 to 76.64	461,410	328,091

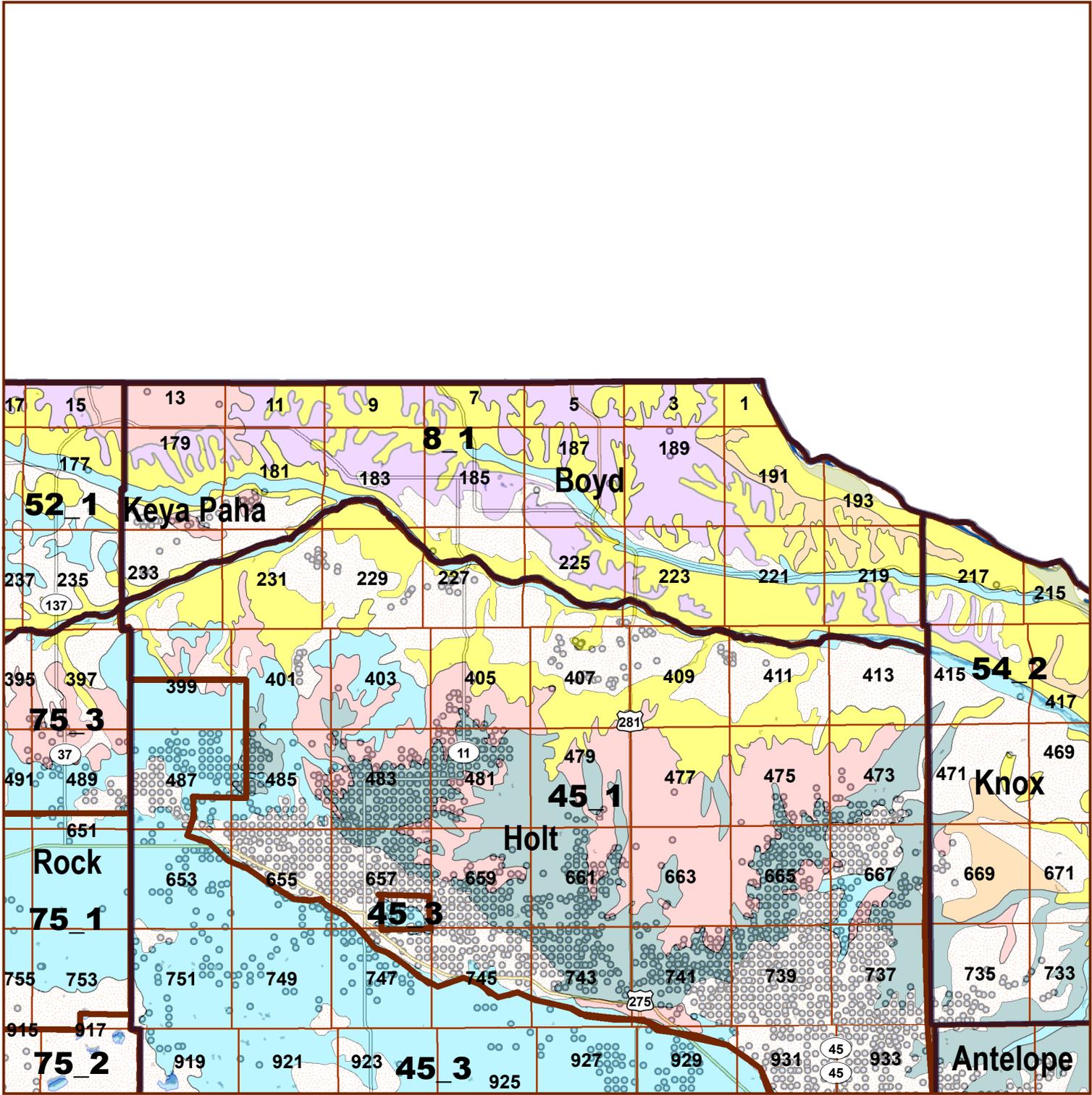
Boyd County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Boyd	1	3,470	3,470	3,260	3,260	3,080	3,080	2,820	2,820	3,086
Knox	2	3,630	3,509	3,373	3,144	2,995	2,875	2,596	2,475	3,112
Holt	1	4,800	4,800	4,800	4,800	4,587	4,600	4,396	4,398	4,619
Keya Paha	1	3,200	3,200	3,100	3,099	2,800	2,800	2,700	2,700	2,852
Rock	3	n/a	3,700	3,600	3,600	3,500	3,493	3,249	2,718	3,385

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Boyd	1	2,310	2,310	2,050	2,050	1,850	1,850	1,670	1,670	2,062
Knox	2	2,904	2,824	2,385	2,160	2,110	2,075	2,050	2,035	2,341
Holt	1	1,800	1,800	1,800	1,800	1,800	1,799	1,800	1,800	1,800
Keya Paha	1	1,000	1,000	950	950	920	920	870	870	937
Rock	3	n/a	1,000	975	975	875	840	780	725	849

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Boyd	1	1,380	1,380	1,240	1,240	1,160	1,160	1,150	1,150	1,172
Knox	2	1,317	1,314	1,239	1,286	1,280	1,280	1,304	1,308	1,301
Holt	1	1,401	1,400	1,303	1,300	1,300	1,301	1,200	1,035	1,181
Keya Paha	1	770	770	770	710	700	700	690	690	695
Rock	3	n/a	1,000	940	944	860	813	710	605	731

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



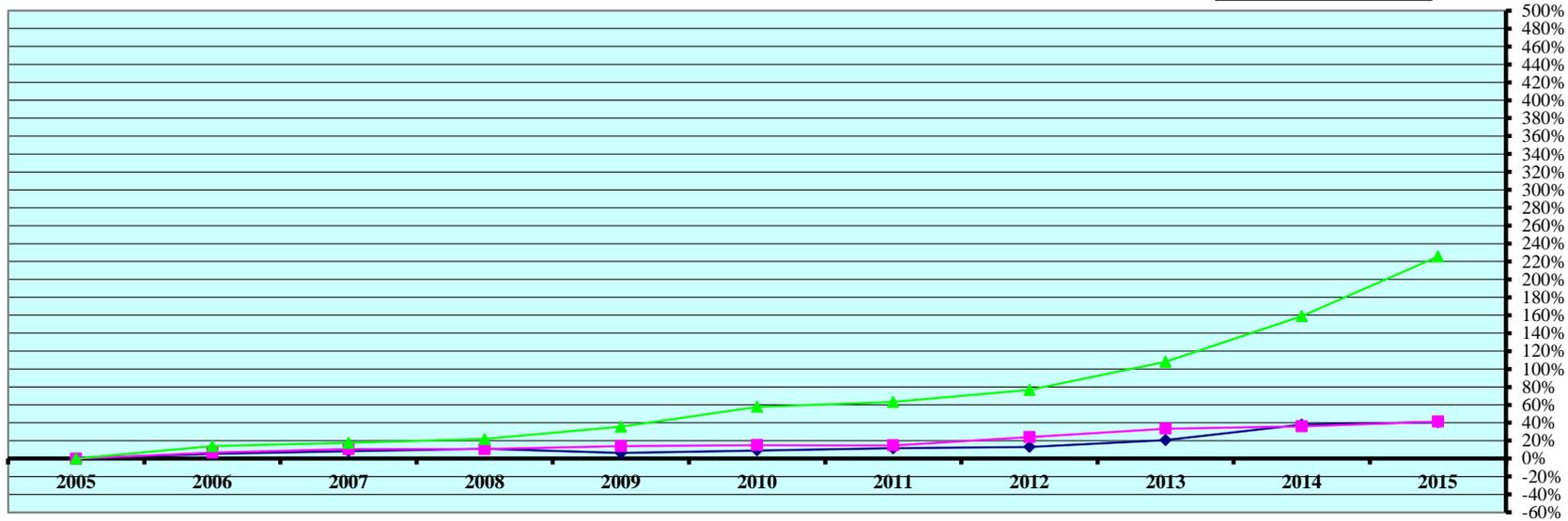
Legend

- 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 2005-2015



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
2005	20,176,735	--	--	--	5,049,700	--	--	--	125,142,070	--	--	--
2006	21,263,060	1,086,325	5.38%	5.38%	5,383,300	333,600	6.61%	6.61%	142,486,065	17,343,995	13.86%	13.86%
2007	21,841,690	578,630	2.72%	8.25%	5,583,865	200,565	3.73%	10.58%	147,140,505	4,654,440	3.27%	17.58%
2008	22,413,465	571,775	2.62%	11.09%	5,587,740	3,875	0.07%	10.65%	152,529,225	5,388,720	3.66%	21.88%
2009	21,428,595	-984,870	-4.39%	6.20%	5,751,720	163,980	2.93%	13.90%	169,556,645	17,027,420	11.16%	35.49%
2010	22,008,645	580,050	2.71%	9.08%	5,806,745	55,025	0.96%	14.99%	197,504,985	27,948,340	16.48%	57.82%
2011	22,490,465	481,820	2.19%	11.47%	5,793,900	-12,845	-0.22%	14.74%	204,414,135	6,909,150	3.50%	63.35%
2012	22,812,095	321,630	1.43%	13.06%	6,256,300	462,400	7.98%	23.89%	221,144,815	16,730,680	8.18%	76.72%
2013	24,358,185	1,546,090	6.78%	20.72%	6,739,865	483,565	7.73%	33.47%	260,430,935	39,286,120	17.76%	108.11%
2014	27,813,305	3,455,120	14.18%	37.85%	6,872,370	132,505	1.97%	36.09%	324,319,990	63,889,055	24.53%	159.16%
2015	28,362,820	549,515	1.98%	40.57%	7,140,315	267,945	3.90%	41.40%	407,387,955	83,067,965	25.61%	225.54%

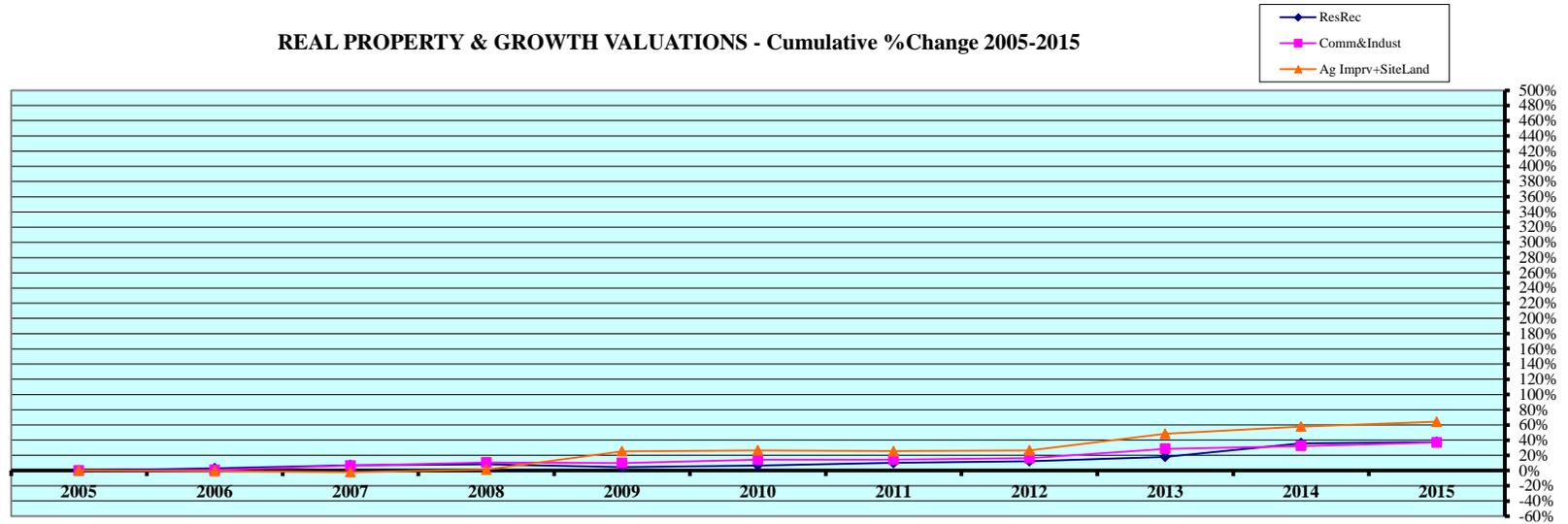
Rate Annual %chg: Residential & Recreational **3.46%** Commercial & Industrial **3.52%** Agricultural Land **12.53%**

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 2005-2015



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	
2005	20,176,735	211,355	1.05%	19,965,380	--	--	5,049,700	164,045	3.25%	4,885,655	--	--	
2006	21,263,060	501,245	2.36%	20,761,815	2.90%	2.90%	5,383,300	286,725	5.33%	5,096,575	0.93%	0.93%	
2007	21,841,690	274,535	1.26%	21,567,155	1.43%	6.89%	5,583,865	210,000	3.76%	5,373,865	-0.18%	6.42%	
2008	22,413,465	591,060	2.64%	21,822,405	-0.09%	8.16%	5,587,740	0	0.00%	5,587,740	0.07%	10.65%	
2009	21,428,595	368,175	1.72%	21,060,420	-6.04%	4.38%	5,751,720	199,985	3.48%	5,551,735	-0.64%	9.94%	
2010	22,008,645	478,505	2.17%	21,530,140	0.47%	6.71%	5,806,745	38,980	0.67%	5,767,765	0.28%	14.22%	
2011	22,490,465	284,640	1.27%	22,205,825	0.90%	10.06%	5,793,900	16,185	0.28%	5,777,715	-0.50%	14.42%	
2012	22,812,095	132,800	0.58%	22,679,295	0.84%	12.40%	6,256,300	381,225	6.09%	5,875,075	1.40%	16.35%	
2013	24,358,185	543,875	2.23%	23,814,310	4.39%	18.03%	6,739,865	241,960	3.59%	6,497,905	3.86%	28.68%	
2014	27,813,305	405,875	1.46%	27,407,430	12.52%	35.84%	6,872,370	190,370	2.77%	6,682,000	-0.86%	32.32%	
2015	28,362,820	630,985	2.22%	27,731,835	-0.29%	37.44%	7,140,315	225,695	3.16%	6,914,620	0.61%	36.93%	
Rate Ann%chg	3.46%			Resid & Rec. w/o growth			1.70%			C & I w/o growth			0.50%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	9,354,010	4,020,125	13,374,135	218,915	1.64%	13,155,220	--	--
2006	9,364,730	4,105,205	13,469,935	208,625	1.55%	13,261,310	-0.84%	-0.84%
2007	9,801,945	3,719,700	13,521,645	402,690	2.98%	13,118,955	-2.61%	-1.91%
2008	10,006,755	3,787,870	13,794,625	251,814	1.83%	13,542,811	0.16%	1.26%
2009	9,681,955	7,371,735	17,053,690	294,795	1.73%	16,758,895	21.49%	25.31%
2010	9,789,100	7,584,570	17,373,670	454,460	2.62%	16,919,210	-0.79%	26.51%
2011	10,002,555	7,222,435	17,224,990	438,230	2.54%	16,786,760	-3.38%	25.52%
2012	10,326,435	7,717,795	18,044,230	1,128,395	6.25%	16,915,835	-1.79%	26.48%
2013	12,195,680	8,284,235	20,479,915	651,037	3.18%	19,828,878	9.89%	48.26%
2014	13,238,970	9,049,030	22,288,000	1,182,005	5.30%	21,105,995	3.06%	57.81%
2015	13,529,020	9,837,055	23,366,075	1,422,750	6.09%	21,943,325	-1.55%	64.07%
Rate Ann%chg	3.76%	9.36%	5.74%	Ag Imprv+Site w/o growth			2.36%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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.

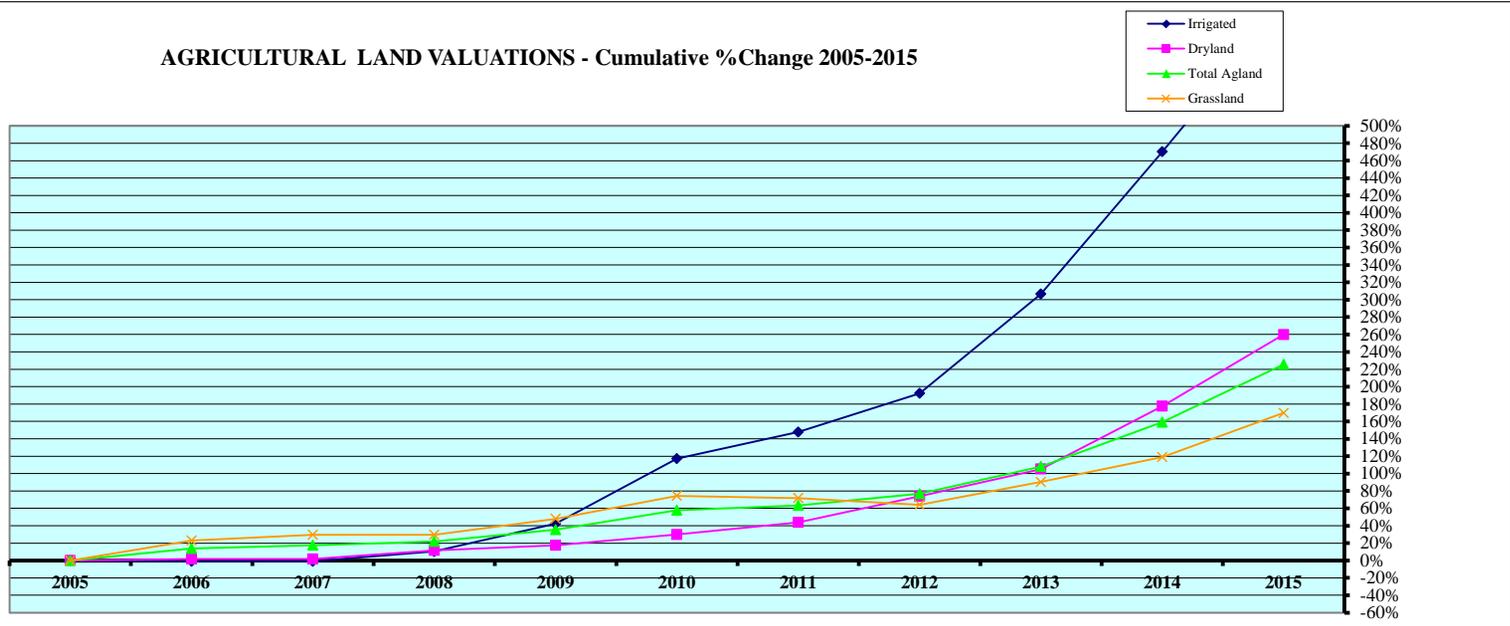
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 8
County BOYD

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	3,345,925	--	--	--	49,967,150	--	--	--	71,536,995	--	--	--
2006	3,312,055	-33,870	-1.01%	-1.01%	50,849,615	882,465	1.77%	1.77%	88,032,395	16,495,400	23.06%	23.06%
2007	3,312,055	0	0.00%	-1.01%	50,855,965	6,350	0.01%	1.78%	92,680,485	4,648,090	5.28%	29.56%
2008	3,695,500	383,445	11.58%	10.45%	55,847,575	4,991,610	9.82%	11.77%	92,694,150	13,665	0.01%	29.58%
2009	4,764,580	1,069,080	28.93%	42.40%	58,656,415	2,808,840	5.03%	17.39%	105,843,650	13,149,500	14.19%	47.96%
2010	7,269,835	2,505,255	52.58%	117.27%	64,878,645	6,222,230	10.61%	29.84%	124,779,100	18,935,450	17.89%	74.43%
2011	8,292,365	1,022,530	14.07%	147.83%	71,884,880	7,006,235	10.80%	43.86%	122,915,125	-1,863,975	-1.49%	71.82%
2012	9,780,005	1,487,640	17.94%	192.30%	86,864,520	14,979,640	20.84%	73.84%	117,401,240	-5,513,885	-4.49%	64.11%
2013	13,599,215	3,819,210	39.05%	306.44%	102,528,350	15,663,830	18.03%	105.19%	136,173,845	18,772,605	15.99%	90.35%
2014	19,079,315	5,480,100	40.30%	470.23%	138,673,200	36,144,850	35.25%	177.53%	156,754,500	20,580,655	15.11%	119.12%
2015	24,720,225	5,640,910	29.57%	638.82%	179,833,580	41,160,380	29.68%	259.90%	192,979,725	36,225,225	23.11%	169.76%

Rate Ann.%chg: Irrigated **22.14%** Dryland **13.66%** Grassland **10.43%**

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
2005	286,225	--	--	--	5,775	--	--	--	125,142,070	--	--	--
2006	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	142,486,065	17,343,995	13.86%	13.86%
2007	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	147,140,505	4,654,440	3.27%	17.58%
2008	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	152,529,225	5,388,720	3.66%	21.88%
2009	286,225	0	0.00%	0.00%	5,775	0	0.00%	0.00%	169,556,645	17,027,420	11.16%	35.49%
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%	57.82%
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%	63.35%
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%	76.72%
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%	108.11%
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%	159.16%
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%	225.54%

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

Rate Ann.%chg: Total Agric Land **12.53%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	3,431,725	5,497	624			49,824,530	97,877	509			71,604,340	221,421	323		
2006	3,345,925	5,369	623	-0.18%	-0.18%	50,823,325	98,129	518	1.74%	1.74%	88,032,395	221,178	398	23.08%	23.08%
2007	3,312,055	5,317	623	-0.04%	-0.22%	50,849,615	98,181	518	0.00%	1.74%	92,691,475	221,175	419	5.29%	29.59%
2008	3,695,500	5,435	680	9.15%	8.91%	55,847,575	98,057	570	9.97%	11.88%	92,694,940	221,188	419	0.00%	29.59%
2009	4,769,315	5,840	817	20.11%	30.82%	58,652,625	97,747	600	5.36%	17.87%	105,841,385	221,093	479	14.23%	48.03%
2010	7,269,835	5,881	1,236	51.38%	98.04%	65,062,355	97,770	665	10.90%	30.73%	124,596,105	221,134	563	17.70%	74.23%
2011	8,266,115	5,913	1,398	13.08%	123.94%	71,916,355	100,773	714	7.24%	40.19%	117,544,730	208,480	564	0.07%	74.35%
2012	9,780,005	5,928	1,650	18.01%	164.28%	86,977,070	100,615	864	21.13%	69.82%	117,201,550	207,846	564	0.01%	74.37%
2013	13,475,770	7,566	1,781	7.96%	185.33%	102,645,805	100,619	1,020	18.01%	100.40%	136,098,595	206,378	659	16.95%	103.92%
2014	18,427,840	7,790	2,365	32.80%	278.93%	139,184,070	101,043	1,377	35.03%	170.60%	156,672,315	205,460	763	15.63%	135.80%
2015	23,875,100	8,083	2,954	24.87%	373.17%	179,987,080	100,434	1,792	30.10%	252.04%	193,185,670	205,779	939	23.11%	190.30%

Rate Annual %chg Average Value/Acre: 16.82%

13.41%

11.25%

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
2005	287,680	6,087	47			0	0				125,148,275	330,883	378		
2006	286,225	6,105	47	-0.80%	-0.80%	0	0				142,487,870	330,782	431	13.89%	13.89%
2007	286,225	6,105	47	0.00%	-0.80%	0	0				147,139,370	330,779	445	3.27%	17.61%
2008	286,225	6,105	47	0.00%	-0.80%	0	0				152,524,240	330,785	461	3.66%	21.91%
2009	286,225	6,105	47	0.00%	-0.80%	0	0				169,549,550	330,785	513	11.16%	35.52%
2010	298,555	5,958	50	6.89%	6.04%	273,075	389	702			197,499,925	331,132	596	16.36%	57.69%
2011	5,940,255	13,758	432	761.63%	813.64%	893,980	1,544	579	-17.55%		204,561,435	330,468	619	3.78%	63.66%
2012	5,963,250	14,549	410	-5.07%	767.29%	892,955	1,530	583	0.77%		220,814,830	330,469	668	7.95%	76.66%
2013	6,969,700	14,547	479	16.89%	913.81%	922,550	1,527	604	3.54%		260,112,420	330,637	787	17.74%	108.00%
2014	8,009,835	14,513	552	15.20%	1067.87%	1,164,890	1,875	621	2.84%		323,458,950	330,681	978	24.34%	158.62%
2015	8,010,430	14,524	552	-0.07%	1067.07%	1,208,335	1,875	644	3.73%		406,266,615	330,695	1,229	25.60%	224.81%

8
BOYD

Rate Annual %chg Average Value/Acre: 12.50%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 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	31,186,998	552,531	263,001	23,061,410	7,140,315	0	5,301,410	407,387,955	13,529,020	9,837,055	0	498,259,695
cnty.sector.value % of total value:		6.26%	0.11%	0.05%	4.63%	1.43%		1.06%	81.76%	2.72%	1.97%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6	ANOKA	42,299	326	125	27,010	0	0	0	217,395	18,030	8,910	0	314,095
0.29%	%sector of county sector	0.14%	0.06%	0.05%	0.12%				0.05%	0.13%	0.09%		0.06%
	%sector of municipality	13.47%	0.10%	0.04%	8.60%				69.21%	5.74%	2.84%		100.00%
65	BRISTOW	63,478	18,243	6,968	977,225	89,380	0	0	4,495	0	0	0	1,159,789
3.10%	%sector of county sector	0.20%	3.30%	2.65%	4.24%	1.25%			0.00%				0.23%
	%sector of municipality	5.47%	1.57%	0.60%	84.26%	7.71%			0.39%				100.00%
326	BUTTE	725,128	0	0	4,683,965	1,963,855	0	0	7,450	0	8,570	0	7,388,968
15.53%	%sector of county sector	2.33%			20.31%	27.50%			0.00%		0.09%		1.48%
	%sector of municipality	9.81%			63.39%	26.58%			0.10%		0.12%		100.00%
2	GROSS	4,238	0	0	46,335	13,515	0	0	0	0	0	0	64,088
0.10%	%sector of county sector	0.01%			0.20%	0.19%							0.01%
	%sector of municipality	6.61%			72.30%	21.09%							100.00%
245	LYNCH	169,718	469	179	4,073,285	651,435	0	0	0	0	0	0	4,895,086
11.67%	%sector of county sector	0.54%	0.08%	0.07%	17.66%	9.12%							0.98%
	%sector of municipality	3.47%	0.01%	0.00%	83.21%	13.31%							100.00%
1	MONOWI	32,107	0	0	8,025	3,265	0	0	13,025	0	2,080	0	58,502
0.05%	%sector of county sector	0.10%			0.03%	0.05%			0.00%		0.02%		0.01%
	%sector of municipality	54.88%			13.72%	5.58%			22.26%		3.56%		100.00%
84	NAPER	57,043	0	0	1,171,230	146,420	0	0	0	0	0	0	1,374,693
4.00%	%sector of county sector	0.18%			5.08%	2.05%							0.28%
	%sector of municipality	4.15%			85.20%	10.65%							100.00%
455	SPENCER	1,152,665	179,685	77,744	9,676,880	2,825,935	0	0	19,675	0	0	0	13,932,584
21.68%	%sector of county sector	3.70%	32.52%	29.56%	41.96%	39.58%			0.00%				2.80%
	%sector of municipality	8.27%	1.29%	0.56%	69.46%	20.28%			0.14%				100.00%
1,184	Total Municipalities	2,246,676	198,723	85,016	20,663,955	5,693,805	0	0	262,040	18,030	19,560	0	29,187,805
56.41%	%all municip.sect of cnty	7.20%	35.97%	32.33%	89.60%	79.74%			0.06%	0.13%	0.20%		5.86%

Cnty#	County
8	BOYD

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

CHART 5

EXHIBIT

8B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 3,655	Value : 545,442,685	Growth 1,562,560	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	279	258,635	13	28,880	0	0	292	287,515	
02. Res Improve Land	743	1,067,390	27	77,055	0	0	770	1,144,445	
03. Res Improvements	749	19,403,885	27	1,155,520	12	255,735	788	20,815,140	
04. Res Total	1,028	20,729,910	40	1,261,455	12	255,735	1,080	22,247,100	85,885
% of Res Total	95.19	93.18	3.70	5.67	1.11	1.15	29.55	4.08	5.50
05. Com UnImp Land	30	31,810	1	320	2	3,710	33	35,840	
06. Com Improve Land	146	212,740	17	124,380	1	5,170	164	342,290	
07. Com Improvements	159	5,860,210	17	799,035	4	542,615	180	7,201,860	
08. Com Total	189	6,104,760	18	923,735	6	551,495	213	7,579,990	472,525
% of Com Total	88.73	80.54	8.45	12.19	2.82	7.28	5.83	1.39	30.24
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	951,240	16	951,240	
14. Rec Improve Land	0	0	0	0	38	1,356,670	38	1,356,670	
15. Rec Improvements	0	0	0	0	126	3,154,745	126	3,154,745	
16. Rec Total	0	0	0	0	142	5,462,655	142	5,462,655	140,925
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.89	1.00	9.02
Res & Rec Total	1,028	20,729,910	40	1,261,455	154	5,718,390	1,222	27,709,755	226,810
% of Res & Rec Total	84.12	74.81	3.27	4.55	12.60	20.64	33.43	5.08	14.52
Com & Ind Total	189	6,104,760	18	923,735	6	551,495	213	7,579,990	472,525
% of Com & Ind Total	88.73	80.54	8.45	12.19	2.82	7.28	5.83	1.39	30.24
17. Taxable Total	1,217	26,834,670	58	2,185,190	160	6,269,885	1,435	35,289,745	699,335
% of Taxable Total	84.81	76.04	4.04	6.19	11.15	17.77	39.26	6.47	44.76

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	152	1	23	176

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	7	265,175	1,623	328,009,165	1,630	328,274,340
28. Ag-Improved Land	3	35,395	14	161,085	558	160,911,055	575	161,107,535
29. Ag Improvements	2	6,920	4	40,010	584	20,724,135	590	20,771,065
30. Ag Total							2,220	510,152,940

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	1	1.00	6,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	22,820	
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	17,190	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	9	9.19	0	
40. Other- Non Ag Use	0	0.00	0	1	0.64	1,055	
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	69	69.76	418,560	69	69.76	418,560	
32. HomeSite Improv Land	363	374.56	2,247,360	364	375.56	2,253,360	
33. HomeSite Improvements	381	0.00	11,873,940	383	0.00	11,896,760	198,530
34. HomeSite Total				452	445.32	14,568,680	
35. FarmSite UnImp Land	118	179.94	179,940	119	180.24	180,240	
36. FarmSite Improv Land	449	1,423.43	1,423,430	454	1,428.14	1,428,140	
37. FarmSite Improvements	558	0.00	8,850,195	564	0.00	8,874,305	664,695
38. FarmSite Total				683	1,608.38	10,482,685	
39. Road & Ditches	1,549	4,256.57	0	1,558	4,265.76	0	
40. Other- Non Ag Use	2	16.95	635,625	3	17.59	636,680	
41. Total Section VI				1,135	6,337.05	25,688,045	863,225

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	155,515	3	230.24	155,515

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	0.52%	153,720	0.58%	3,469.98
46. 1A	976.16	11.45%	3,387,275	12.87%	3,470.00
47. 2A1	1,011.18	11.86%	3,296,450	12.53%	3,260.00
48. 2A	1,146.37	13.45%	3,737,160	14.20%	3,259.99
49. 3A1	82.37	0.97%	253,700	0.96%	3,080.00
50. 3A	2,444.22	28.67%	7,528,190	28.61%	3,080.00
51. 4A1	1,151.56	13.51%	3,247,405	12.34%	2,820.01
52. 4A	1,669.62	19.58%	4,708,335	17.89%	2,820.00
53. Total	8,525.78	100.00%	26,312,235	100.00%	3,086.20
Dry					
54. 1D1	1,771.87	1.77%	4,093,000	1.98%	2,309.99
55. 1D	36,293.41	36.17%	83,837,905	40.51%	2,310.00
56. 2D1	5,625.61	5.61%	11,532,610	5.57%	2,050.02
57. 2D	31,313.00	31.21%	64,191,990	31.02%	2,050.01
58. 3D1	3,849.01	3.84%	7,120,765	3.44%	1,850.03
59. 3D	1,472.26	1.47%	2,723,740	1.32%	1,850.04
60. 4D1	14,690.17	14.64%	24,532,510	11.86%	1,669.99
61. 4D	5,330.44	5.31%	8,901,935	4.30%	1,670.02
62. Total	100,345.77	100.00%	206,934,455	100.00%	2,062.21
Grass					
63. 1G1	530.04	0.26%	731,455	0.30%	1,380.00
64. 1G	9,512.65	4.63%	13,127,460	5.45%	1,380.00
65. 2G1	5,542.80	2.70%	6,873,060	2.85%	1,240.00
66. 2G	17,394.18	8.47%	21,568,730	8.96%	1,240.00
67. 3G1	4,224.86	2.06%	4,900,860	2.04%	1,160.01
68. 3G	10,924.49	5.32%	12,672,420	5.26%	1,160.00
69. 4G1	35,527.85	17.30%	40,857,770	16.97%	1,150.02
70. 4G	121,755.12	59.27%	140,021,280	58.16%	1,150.02
71. Total	205,411.99	100.00%	240,753,035	100.00%	1,172.05
Irrigated Total					
Irrigated Total	8,525.78	2.58%	26,312,235	5.43%	3,086.20
Dry Total					
Dry Total	100,345.77	30.35%	206,934,455	42.71%	2,062.21
Grass Total					
Grass Total	205,411.99	62.12%	240,753,035	49.69%	1,172.05
72. Waste	14,523.80	4.39%	9,177,205	1.89%	631.87
73. Other	1,871.99	0.57%	1,287,965	0.27%	688.02
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	330,679.33	100.00%	484,464,895	100.00%	1,465.06

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	8,525.78	26,312,235	8,525.78	26,312,235
77. Dry Land	1.96	4,515	105.01	214,700	100,238.80	206,715,240	100,345.77	206,934,455
78. Grass	23.04	28,830	165.05	200,690	205,223.90	240,523,515	205,411.99	240,753,035
79. Waste	0.00	0	10.86	590	14,512.94	9,176,615	14,523.80	9,177,205
80. Other	0.00	0	0.49	265	1,871.50	1,287,700	1,871.99	1,287,965
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	25.00	33,345	281.41	416,245	330,372.92	484,015,305	330,679.33	484,464,895

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	8,525.78	2.58%	26,312,235	5.43%	3,086.20
Dry Land	100,345.77	30.35%	206,934,455	42.71%	2,062.21
Grass	205,411.99	62.12%	240,753,035	49.69%	1,172.05
Waste	14,523.80	4.39%	9,177,205	1.89%	631.87
Other	1,871.99	0.57%	1,287,965	0.27%	688.02
Exempt	0.00	0.00%	0	0.00%	0.00
Total	330,679.33	100.00%	484,464,895	100.00%	1,465.06

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	12,770	35	26,010	0
83.2 Bristow	19	10,905	62	52,685	62	910,215	81	973,805	0
83.3 Butte	47	94,830	192	349,065	193	4,280,895	240	4,724,790	18,455
83.4 Gross	20	8,245	2	770	3	25,070	23	34,085	0
83.5 Lynch	77	68,925	168	139,155	180	4,010,295	257	4,218,375	56,535
83.6 Monowi	31	2,570	2	140	2	5,315	33	8,025	0
83.7 Naper	17	14,060	66	62,685	66	1,105,570	83	1,182,315	11,750
83.8 Rural Residential	29	980,120	67	1,439,550	159	4,510,870	188	6,930,540	102,395
83.9 Spencer	37	46,600	245	456,325	245	9,108,885	282	9,611,810	37,675
84 Residential Total	308	1,238,755	808	2,501,115	914	23,969,885	1,222	27,709,755	226,810

Schedule XII : Commercial 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>	
85.1	Bristow	3	1,475	15	5,850	15	82,055	18	89,380	0
85.2	Butte	13	14,470	42	64,165	42	1,882,175	55	1,960,810	0
85.3	Gross	0	0	1	140	1	13,375	1	13,515	0
85.4	Lynch	8	5,930	27	14,450	27	603,800	35	624,180	0
85.5	Monowi	0	0	1	30	1	3,235	1	3,265	0
85.6	Naper	1	245	12	6,520	13	468,755	14	475,520	0
85.7	Rural Residential	3	4,030	19	136,550	33	1,110,505	36	1,251,085	15,000
85.8	Spencer	5	9,690	47	114,585	48	3,037,960	53	3,162,235	457,525
86	Commercial Total	33	35,840	164	342,290	180	7,201,860	213	7,579,990	472,525

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	530.04	0.26%	731,455	0.30%	1,380.00
88. 1G	9,512.65	4.63%	13,127,460	5.45%	1,380.00
89. 2G1	5,542.80	2.70%	6,873,060	2.85%	1,240.00
90. 2G	17,394.18	8.47%	21,568,730	8.96%	1,240.00
91. 3G1	4,224.86	2.06%	4,900,860	2.04%	1,160.01
92. 3G	10,924.49	5.32%	12,672,420	5.26%	1,160.00
93. 4G1	35,527.85	17.30%	40,857,770	16.97%	1,150.02
94. 4G	121,755.12	59.27%	140,021,280	58.16%	1,150.02
95. Total	205,411.99	100.00%	240,753,035	100.00%	1,172.05
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	205,411.99	100.00%	240,753,035	100.00%	1,172.05
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	205,411.99	100.00%	240,753,035	100.00%	1,172.05

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

08 Boyd

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	23,061,410	22,247,100	-814,310	-3.53%	85,885	-3.90%
02. Recreational	5,301,410	5,462,655	161,245	3.04%	140,925	0.38%
03. Ag-Homesite Land, Ag-Res Dwelling	13,529,020	14,568,680	1,039,660	7.68%	198,530	6.22%
04. Total Residential (sum lines 1-3)	41,891,840	42,278,435	386,595	0.92%	425,340	-0.09%
05. Commercial	7,140,315	7,579,990	439,675	6.16%	472,525	-0.46%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	9,837,055	10,482,685	645,630	6.56%	664,695	-0.19%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	16,977,370	18,062,675	1,085,305	6.39%	1,137,220	-0.31%
10. Total Non-Agland Real Property	58,869,210	60,977,790	2,108,580	3.58%	1,562,560	0.93%
11. Irrigated	24,720,225	26,312,235	1,592,010	6.44%		
12. Dryland	179,833,580	206,934,455	27,100,875	15.07%		
13. Grassland	192,979,725	240,753,035	47,773,310	24.76%		
14. Wasteland	8,010,430	9,177,205	1,166,775	14.57%		
15. Other Agland	1,843,995	1,287,965	-556,030	-30.15%		
16. Total Agricultural Land	407,387,955	484,464,895	77,076,940	18.92%		
17. Total Value of all Real Property (Locally Assessed)	466,257,165	545,442,685	79,185,520	16.98%	1,562,560	16.65%

2016 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:
	\$105,614, this includes \$6,386 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:
	\$7,500
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:
	\$2,000, plus \$2,500 for travel expenses
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	None

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2016 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 2012.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	One depreciation table is developed for all valuation groupings. However, economic depreciation is applied to individual groupings based on the study.														

6.	Describe the methodology used to determine the residential lot values?																																							
	Market analysis of vacant land sales to determine sq ft value.																																							
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																							
	All lots are treated the same, currently there is no difference.																																							
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2016 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

2016 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;"><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						

2015 Plan of Assessment for Boyd County

Assessment Years 2016, 2017, and 2018

June 15, 2015

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	1,102	30%
Commercial	211	6%
Recreational	138	4%
Agricultural	<u>2,195</u>	<u>60%</u>
	3,646	100%

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

	Total Taxable Acres	% of Total Acres
Irrigated	8,082.98	2%
Dry land	100,434.30	31%
Grassland	205,778.51	62%
Waste	14,523.70	4%
Other Ag land	<u>1,874.93</u>	<u>1%</u>
Total	330,694.42	100%

New Property: For assessment year 2015, an estimated 37 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	93	26.72	114.48
Agricultural	71	41.04	104.55
Commercial	(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 7 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

2016

Residential

Sales ratio study will be done in all villages. To keep in compliance with the Nebraska Statue 77-1311.03, we will review and inspect all residential properties within 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 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). To keep in compliance with the Nebraska Statue 77-1311.03, we will contact an individual to do a total review and inspection on all residential property. The old residential property cards may be replaced with new cards.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are in compliance with required statistical measures. We have 179 improved commercial parcels county-wide. Sales review and pickup work will be completed. Commercial property keeps declining, many businesses have closed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustment to comply with statistical measures. Sales will also be platted on a map to determine if the current market areas are supported by the current sales. Each year a market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. We have fully implemented GIS, this GIS is very beneficial for the county as a whole. GIS provided us with the 2014 imagery. Using the 2014 Imagery, all agricultural land in the county will be reviewed. 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 161 improved recreational parcels. Constantly, there are changes to keep all recreational property updated, ownership, etc. Sales review and pickup work will be completed.

2017

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 751 village parcels. We continually keep property cards updated with the most current changes. To keep in compliance with the Nebraska Statue 77-1311.03, a total review & inspection of all residential homes and improvements was done and will be implemented for 2017. The old residential property cards may be replaced with new cards.

Commercial

Sales ratio study will be done on the commercial properties to be certain our values are still in compliance with required statistical measures. Sales review and pickup work will be completed. We have 179 improved commercial parcels county-wide. We will begin preparing for the 6 year review of all commercial property to keep in compliance with the Nebraska Statue 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 be platted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by utilizing the county's current MIPS system. Sales review and pickup work will also be completed for agricultural properties. The GIS system will be used to keep updated with all land usage.

Recreational

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

2018

Residential

Sales ratio study will be done in all villages to keep in compliance with Nebraska Statute 77-1311.03. We will review and inspect all residential properties within all the villages. Sales review and pickup work will also be completed. We have approximately 751 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. Commercial property was reviewed in 2017 and changes from the commercial review and inspection will be implemented.

Agricultural

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

Recreational

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

TIMETABLE OF NARRATIVE PORTION OF THE PLAN

2016

1. Review recreational property
2. Sales ratio study in villages on residential property
3. Updates & sales ratio study on all commercial property
4. Sales review and pickup work
5. Continue adding or changing GIS information on property that had changes
6. Change residential lot values if our recent analysis verifies changes needed
7. Review all residential property to keep in compliance with Nebraska Statute 77-1311.03

2017

1. Sales ratio study on village residential property

2. Market study of ag land & rural improvements
3. Sales ratio study on commercial property
4. Review recreational property for any changes since the previous year
5. Sales review and pickup work
6. Keep all GIS information current through out the county
7. Implement the 2016 residential review & inspection information
8. Prepare for the commercial review

2018

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

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. Personal Property Schedules
3. Sales information to PA&D rosters and annual Assessed Value Update with Abstract
4. Certification of Value Political Subdivisions
5. School District Taxable Value Report
6. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
7. Certificate of Taxes Levied Report
8. Report of current values for properties owned by Board of Educational Lands and Funds
9. Report of all Exempt Property and Taxable Government Owned Property
10. Annual Plan of Assessment Report (for the next 3 Assessment years)
11. Notice of Valuation Change - Statute 77-1315

12. Attend County Board of Equalization meetings
13. TERC Appeals – prepare & attend hearings
14. TERC Statewide Equalization – attend hearings if applicable to county
15. Centralized Assessment – establishes assessment records & tax billing for tax list
16. Annual Inventory Statement – reported to County Board by August 25th.
17. Average Residential Value for Homestead Exemptions- certified by September 1st
18. Tax Districts & Tax Rates
19. Tax List - prepared & certified to the county treasurer by November 22nd

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

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

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

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

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

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

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

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

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

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

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

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

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

The Assessor makes all tax list corrections.

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

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

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

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

Our office receives numerous letters, phone calls, faxes, & emails from appraisers, attorneys, insurance companies, banks, etc. requesting information from our office. We have compiled information for Region 24 Emergency Management (Doug Fox), U.S. Small Business Administration – Office of Disaster Assistance, recreational land owners, & recreational property owners. Our office purchased a fax/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 serve to the public has helped save us valuable time as we receive many emails and phone calls requesting information from our office. Web Site: www.nebraskaassessorsonline.us

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

Budget Request for 2015 is: \$ 105,614

Date: _____

Tammy L. Haney
Boyd County Assessor