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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

DIXON COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Dixon 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 Dixon 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: Amy Watchorn, Dixon 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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO’s recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

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 mass appraisal methods are used in the county assessor’s effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds’ records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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.

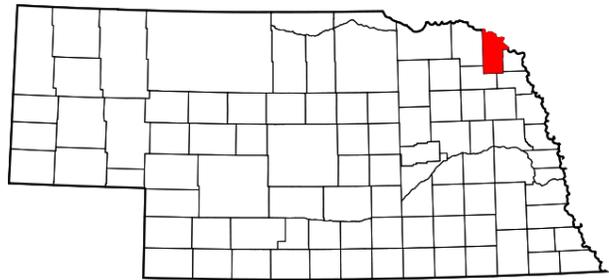
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

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

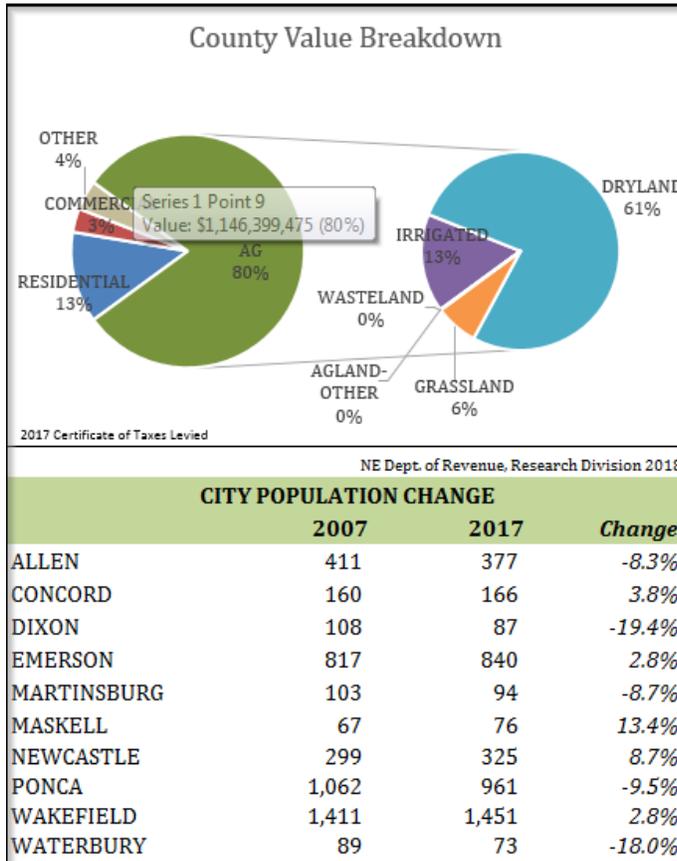
**Further information may be found in Exhibit 94*

County Overview

With a total area of 476 miles, Dixon County had 5,762 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 U.S. Census. Reports indicated that 77% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dixon County are located in and around Wakefield and Ponca. According to the latest information available from the U.S. Census Bureau, there were 109 with total employment of 1,237.



Agricultural land makes up the overwhelming majority of Dixon County's valuation base. Dryland makes up a majority of the land in the county. Dixon County is included in both the Lower Elkhorn and Lewis and Clark Natural Resources Districts (NRD). In value of sales by commodity group, Dixon ranks third in poultry and eggs (USDA AgCensus).

2018 Residential Correlation for Dixon County

Assessment Actions

The county reported that the rural residential houses and outbuildings were revalued for 2018 in Market Area 2. They county also completed a reappraisal of the small towns of Concord, Dixon, Maskell, and Waterbury. The county analyzes the market to determine if there are market changes. The analysis determined that homes in the village of Allen built after 1990 were increased in value and in the Village of Emerson, ranch style homes and 1 ½ story homes of average quality and condition were revalued. The village of Newcastle homes under 1,000 square foot were adjusted.

Description of Analysis

The residential parcels are defined utilizing seven valuation groups that are based on the assessor locations or towns in the county. Valuation Group 25 consists of five small towns within the county that have populations each of near 100.

Valuation Grouping	Definition
01	Ponca
05	Wakefield
10	Emerson
15	Allen
20	Newcastle
25	Concord, Dixon, Maskell, Martinsburg and Waterbury
30	Rural

The residential class statistical profile has 142 qualified sales representing all valuation groups. All the valuation groups with an adequate number of sales are acceptable. The overall statistical profile meets the standards of all qualitative measures and is within the acceptable range.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

2018 Residential Correlation for Dixon County

Timely submission of the Real Property Transfer statements were reviewed to assure the county is submitting all sales. The conclusion being that the transfer statements have been submitted timely. The supplemental data for the sales was also filed timely.

A review to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation verifying the sale is not arm's-length was completed. Dixon County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groups defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has seven valuation groups for the residential class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. The county is on schedule with the review and inspection.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

All valuation groupings with an adequate number of sales are within the acceptable level of value range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	41	91.69	98.19	90.60	19.53	108.38
05	32	98.06	97.27	92.30	15.95	105.38
10	13	95.10	100.50	94.79	12.45	106.02
15	12	98.52	127.76	95.64	45.93	133.58
20	8	97.16	92.09	91.17	11.04	101.01
25	12	92.29	92.70	80.85	38.16	114.66
30	24	94.07	93.45	89.86	10.83	104.00
----- ALL -----						
10/01/2015 To 09/30/2017	142	95.18	99.08	91.06	20.11	108.81

2018 Residential Correlation for Dixon County

Level of Value

Based on analysis of all available information, the level of value for the residential class in Dixon County is 95%.

2018 Commercial Correlation for Dixon County

Assessment Actions

For the current assessment year, the county analyzed the sales and completed a review of the valuation groups of Newcastle, Concord, Dixon, Emerson, Waterbury and the Rural groups. Revaluation was completed in the village of Newcastle and Dixon commercials. The grain elevator in Dixon was not revalued. The county found that the occupancy of bar/tavern in the small towns was also in need of review, revaluation, and all one story commercial buildings in the village of Allen.

Description of Analysis

Dixon County has seven valuation groups for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Ponca
05	Wakefield
10	Emerson
15	Allen
20	Newcastle
25	Concord, Dixon, Maskell, Martinsburg and Waterbury
30	Rural

Review of the statistical profile for the commercial class of property has 25 sales. The valuation groups of 01 (Ponca) and 05 (Wakefield) have 16 of the total sales file, each of the other valuation groups has few sales with the exception of group 25 which has no sales. The median is the only statistic in the acceptable range. Further analysis of removing the outlier sales on either end of the range adjusts the median one point, giving further confidence that the median is acceptable. The sales represent a diverse group of sales and it is difficult to see a pattern for any single occupancy or series.

The commercial revaluation has begun in the smaller villages for 2017. Review of the county assessment actions and the level of value for past years indicated the county has remained consistent and maintained the inspection and review process to deem the values for the commercial class are uniform.

2018 Commercial Correlation for Dixon County

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Property Transfer statements were reviewed to assure the county is submitting all sales. The conclusion being that the transfer statements have been submitted timely. The supplemental data for the sales was also filed timely.

A review to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation verifying the sale is not arm's-length was completed. Dixon County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all commercial sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has seven valuation groups for the commercial class. The review with the assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. The county is on schedule with the review and inspection.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

2018 Commercial Correlation for Dixon County

Equalization and Quality of Assessment

Confidence in the assessment practices of the county, review of the past assessment level of value it is believed that Dixon County has maintained quality and consistent practices. The County Abstract of Assessment compared to the Certificate of Taxes Levied (CTL) indicates a slight decrease in the commercial values.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	7	99.74	90.02	74.01	21.45	121.63
05	9	92.81	85.96	80.85	23.35	106.32
10	3	51.46	49.46	47.16	07.15	104.88
15	2	98.33	98.33	98.33	06.69	100.00
20	1	70.96	70.96	70.96		100.00
30	3	96.82	91.37	82.83	07.82	110.31
<hr/>						
ALL						
10/01/2014 TO 09/30/2017	25	91.75	83.76	74.86	23.64	111.89

Level of Value

Based on their assessment practices, Dixon County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

2018 Agricultural Correlation for Dixon County

Assessment Actions

Analysis of the current market and sales activity in Dixon County indicated decreasing values in Market Area 1 irrigated agricultural land by 5%; the dryland was decreased varying 1% to 5% based on the land capability group; and the grassland did not change for the 2018 assessment year. In Market Area 2, the irrigated agricultural land was decreased 5%; the dryland was decreased 13% to 14% based on the land capability group; and the grassland was decreased 5%.

Description of Analysis

An analysis of the agricultural land sales in Dixon County determined the sales within the county are reliable and sufficient. The sample reflects the current market conditions in the northeast portion of the state. The market is generally flat or slightly decreasing.

Review of the land values in neighboring Dakota, Cedar, Thurston and Wayne counties which all have similar characteristics to Dixon County also supports that the values of agricultural land is flat to slightly decreasing.

Dixon County described as having two market areas, the southern six-geo codes are Market Area 1 and the northern remainder of the geo codes is Market Area 2. The county is represented with approximately 61% dryland between both of the areas.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	15	71.96	76.45	74.12	16.29	103.14
2	27	74.35	76.87	74.56	21.90	103.10
<u>ALL</u>						
10/01/2014 To 09/30/2017	42	74.17	76.72	74.38	19.83	103.15

The calculated statistical profile is within the acceptable range. The agricultural land sales are represented with 62% of the dryland in both market areas and the level of value is acceptable. The irrigated land sample has two sales and though it is not representative of the irrigated land, Dixon County values are similar to the bordering counties and considered acceptable. The grassland sales are also limited, but comparison of values with adjoining counties suggests that values are reasonable.

2018 Agricultural Correlation for Dixon County

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Property Transfer statements were reviewed to ensure the county is submitting all sales to the state sales file. The conclusion being that the transfer statements have been submitted timely. The supplemental data for the sales was also filed timely.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation for a sale that is not arms'- length. Dixon County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

Discussion was held with the county assessor to determine if the market areas as defined were sufficient to identify the economic markets in the county. The data supports that two market areas are essential in the agricultural land class. The process for the agricultural land values were discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year review and inspections are current and up to date. Dixon County has been on schedule with the six-year review and currently completed market area one.

2018 Agricultural Correlation for Dixon County

Equalization

Agricultural homes and rural residential acreages have all been valued the same using the same depreciation and costing. For the 2018 assessment year, Market Area 2 was reviewed and updated the costing and depreciation. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The county majority land use supports that the dryland class has a sufficient number of sales and supports the overall level of value. The quality of assessment of agricultural land in Dixon County complies with professionally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	2	87.63	87.63	86.20	11.30	101.66
1	2	87.63	87.63	86.20	11.30	101.66
<u> Dry </u>						
County	26	73.73	73.71	72.48	12.38	101.70
1	11	69.25	70.07	69.93	09.60	100.20
2	15	74.35	76.39	74.63	13.91	102.36
<u> Grass </u>						
County	3	61.73	64.63	64.34	11.08	100.45
2	3	61.73	64.63	64.34	11.08	100.45
<u> ALL </u>						
10/01/2014 To 09/30/2017	42	74.17	76.72	74.38	19.83	103.15

Level of Value

Based on the analysis of all available information, the level of agricultural land in Dixon County is 74%.

2018 Opinions of the Property Tax Administrator for Dixon County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	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 6th day of April, 2018.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Dixon County

Residential Real Property - Current

Number of Sales	142	Median	95.18
Total Sales Price	\$12,052,170	Mean	99.08
Total Adj. Sales Price	\$12,052,170	Wgt. Mean	91.06
Total Assessed Value	\$10,974,685	Average Assessed Value of the Base	\$56,384
Avg. Adj. Sales Price	\$84,874	Avg. Assessed Value	\$77,287

Confidence Interval - Current

95% Median C.I	92.17 to 96.99
95% Wgt. Mean C.I	88.14 to 93.98
95% Mean C.I	93.26 to 104.90
% of Value of the Class of all Real Property Value in the County	10.65
% of Records Sold in the Study Period	5.67
% of Value Sold in the Study Period	7.77

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	108	95	95.32
2016	109	96	95.90
2015	97	96	95.67
2014	99	96	95.67

2018 Commission Summary for Dixon County

Commercial Real Property - Current

Number of Sales	25	Median	91.75
Total Sales Price	\$1,877,597	Mean	83.76
Total Adj. Sales Price	\$1,877,597	Wgt. Mean	74.86
Total Assessed Value	\$1,405,495	Average Assessed Value of the Base	\$135,973
Avg. Adj. Sales Price	\$75,104	Avg. Assessed Value	\$56,220

Confidence Interval - Current

95% Median C.I	70.96 to 100.00
95% Wgt. Mean C.I	57.05 to 92.66
95% Mean C.I	72.53 to 94.99
% of Value of the Class of all Real Property Value in the County	3.53
% of Records Sold in the Study Period	7.25
% of Value Sold in the Study Period	3.00

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	22	94	94.49
2016	20	100	95.34
2015	18	100	95.34
2014	12	100	85.75

26 Dixon
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 142
 Total Sales Price : 12,052,170
 Total Adj. Sales Price : 12,052,170
 Total Assessed Value : 10,974,685
 Avg. Adj. Sales Price : 84,874
 Avg. Assessed Value : 77,287

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 99
 COD : 20.11
 PRD : 108.81

COV : 35.69
 STD : 35.36
 Avg. Abs. Dev : 19.14
 MAX Sales Ratio : 362.30
 MIN Sales Ratio : 31.68

95% Median C.I. : 92.17 to 96.99
 95% Wgt. Mean C.I. : 88.14 to 93.98
 95% Mean C.I. : 93.26 to 104.90

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	13	96.99	104.37	94.86	12.24	110.03	80.53	169.58	94.13 to 113.35	113,508	107,675
01-JAN-16 To 31-MAR-16	10	101.27	116.31	103.90	20.90	111.94	91.53	213.87	93.68 to 141.23	64,990	67,522
01-APR-16 To 30-JUN-16	24	95.84	96.47	94.59	15.31	101.99	56.19	159.06	87.74 to 99.83	101,125	95,649
01-JUL-16 To 30-SEP-16	23	90.30	91.46	88.18	21.58	103.72	31.68	205.68	78.77 to 99.15	72,957	64,332
01-OCT-16 To 31-DEC-16	24	92.81	91.39	84.17	16.41	108.58	60.21	148.88	78.10 to 97.63	94,455	79,499
01-JAN-17 To 31-MAR-17	9	97.05	98.51	88.74	25.40	111.01	48.31	174.81	72.17 to 118.52	80,322	71,278
01-APR-17 To 30-JUN-17	22	90.22	100.21	88.82	21.84	112.82	68.13	216.50	80.34 to 112.59	85,209	75,687
01-JUL-17 To 30-SEP-17	17	97.10	108.65	95.05	28.80	114.31	39.58	362.30	84.87 to 110.46	56,309	53,523
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	70	95.84	99.12	93.90	17.84	105.56	31.68	213.87	94.01 to 99.15	89,007	83,574
01-OCT-16 To 30-SEP-17	72	93.93	99.05	88.02	22.38	112.53	39.58	362.30	85.98 to 97.10	80,857	71,173
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	81	94.67	95.99	90.55	18.38	106.01	31.68	213.87	91.53 to 96.61	86,689	78,499
<u>ALL</u>	142	95.18	99.08	91.06	20.11	108.81	31.68	362.30	92.17 to 96.99	84,874	77,287

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	41	91.69	98.19	90.60	19.53	108.38	56.19	205.68	84.73 to 99.83	91,394	82,805
05	32	98.06	97.27	92.30	15.95	105.38	39.58	169.58	85.98 to 100.85	69,331	63,991
10	13	95.10	100.50	94.79	12.45	106.02	80.34	141.23	87.89 to 120.58	75,417	71,490
15	12	98.52	127.76	95.64	45.93	133.58	68.13	362.30	72.76 to 148.88	76,229	72,908
20	8	97.16	92.09	91.17	11.04	101.01	65.34	107.77	65.34 to 107.77	43,363	39,534
25	12	92.29	92.70	80.85	38.16	114.66	31.68	216.50	49.50 to 123.86	39,979	32,323
30	24	94.07	93.45	89.86	10.83	104.00	67.22	117.78	84.87 to 96.99	140,192	125,981
<u>ALL</u>	142	95.18	99.08	91.06	20.11	108.81	31.68	362.30	92.17 to 96.99	84,874	77,287

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	142	95.18	99.08	91.06	20.11	108.81	31.68	362.30	92.17 to 96.99	84,874	77,287
06											
07											
<u>ALL</u>	142	95.18	99.08	91.06	20.11	108.81	31.68	362.30	92.17 to 96.99	84,874	77,287

26 Dixon
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 142
 Total Sales Price : 12,052,170
 Total Adj. Sales Price : 12,052,170
 Total Assessed Value : 10,974,685
 Avg. Adj. Sales Price : 84,874
 Avg. Assessed Value : 77,287

MEDIAN : 95
 WGT. MEAN : 91
 MEAN : 99
 COD : 20.11
 PRD : 108.81

COV : 35.69
 STD : 35.36
 Avg. Abs. Dev : 19.14
 MAX Sales Ratio : 362.30
 MIN Sales Ratio : 31.68

95% Median C.I. : 92.17 to 96.99
 95% Wgt. Mean C.I. : 88.14 to 93.98
 95% Mean C.I. : 93.26 to 104.90

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	3	174.81	166.32	166.35	20.76	99.98	107.64	216.50	N/A	8,667	14,417	
Less Than 30,000	16	127.76	149.71	141.60	42.63	105.73	31.68	362.30	101.18 to 205.68	18,829	26,662	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	142	95.18	99.08	91.06	20.11	108.81	31.68	362.30	92.17 to 96.99	84,874	77,287	
Greater Than 14,999	139	94.79	97.63	90.90	19.00	107.40	31.68	362.30	91.69 to 96.72	86,519	78,643	
Greater Than 29,999	126	94.27	92.66	89.76	13.93	103.23	39.58	152.04	90.70 to 96.14	93,261	83,715	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	3	174.81	166.32	166.35	20.76	99.98	107.64	216.50	N/A	8,667	14,417	
15,000 TO 29,999	13	123.86	145.88	139.26	44.20	104.75	31.68	362.30	85.98 to 205.68	21,175	29,488	
30,000 TO 59,999	39	99.47	98.38	99.48	18.61	98.89	39.58	152.04	94.27 to 105.88	41,535	41,319	
60,000 TO 99,999	46	95.08	93.26	92.90	10.99	100.39	49.50	119.96	87.89 to 98.49	78,979	73,372	
100,000 TO 149,999	23	91.69	87.09	86.88	09.22	100.24	67.94	99.93	78.10 to 95.26	120,057	104,300	
150,000 TO 249,999	16	86.24	87.34	86.84	10.30	100.58	69.81	113.35	77.94 to 95.10	185,106	160,740	
250,000 TO 499,999	1	67.22	67.22	67.22	00.00	100.00	67.22	67.22	N/A	250,000	168,040	
500,000 TO 999,999	1	80.53	80.53	80.53	00.00	100.00	80.53	80.53	N/A	525,000	422,790	
1,000,000 +												
<u>ALL</u>	142	95.18	99.08	91.06	20.11	108.81	31.68	362.30	92.17 to 96.99	84,874	77,287	

26 Dixon
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 25
Total Sales Price : 1,877,597
Total Adj. Sales Price : 1,877,597
Total Assessed Value : 1,405,495
Avg. Adj. Sales Price : 75,104
Avg. Assessed Value : 56,220

MEDIAN : 92
WGT. MEAN : 75
MEAN : 84
COD : 23.64
PRD : 111.89

COV : 32.49
STD : 27.21
Avg. Abs. Dev : 21.69
MAX Sales Ratio : 128.74
MIN Sales Ratio : 27.93

95% Median C.I. : 70.96 to 100.00
95% Wgt. Mean C.I. : 57.05 to 92.66
95% Mean C.I. : 72.53 to 94.99

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DATE OF SALE *	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-14 To 31-DEC-14	1	104.90	104.90	104.90	00.00	100.00	104.90	104.90	N/A	10,000	10,490
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	4	95.79	96.76	99.98	20.14	96.78	66.72	128.74	N/A	94,500	94,485
01-JUL-15 To 30-SEP-15	1	43.29	43.29	43.29	00.00	100.00	43.29	43.29	N/A	65,000	28,140
01-OCT-15 To 31-DEC-15	4	100.16	91.12	71.77	23.73	126.96	42.95	121.20	N/A	52,750	37,860
01-JAN-16 To 31-MAR-16	4	88.64	85.08	80.34	21.94	105.90	53.98	109.04	N/A	69,764	56,046
01-APR-16 To 30-JUN-16	2	71.29	71.29	78.39	27.82	90.94	51.46	91.12	N/A	54,500	42,720
01-JUL-16 To 30-SEP-16	2	84.06	84.06	83.35	15.18	100.85	71.30	96.82	N/A	31,771	26,480
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	4	96.28	82.11	64.41	22.58	127.48	27.93	107.96	N/A	133,000	85,660
01-APR-17 To 30-JUN-17	1	44.70	44.70	44.70	00.00	100.00	44.70	44.70	N/A	150,000	67,050
01-JUL-17 To 30-SEP-17	2	85.03	85.03	81.51	16.55	104.32	70.96	99.10	N/A	40,000	32,605
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	6	95.79	89.20	91.96	24.15	97.00	43.29	128.74	43.29 to 128.74	75,500	69,428
01-OCT-15 To 30-SEP-16	12	91.44	84.62	77.58	21.81	109.07	42.95	121.20	53.98 to 108.57	55,216	42,835
01-OCT-16 To 30-SEP-17	7	92.81	77.60	62.32	25.13	124.52	27.93	107.96	27.93 to 107.96	108,857	67,843
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	91.75	88.31	85.25	26.72	103.59	42.95	128.74	43.29 to 121.20	72,667	61,947
01-JAN-16 To 31-DEC-16	8	84.20	81.38	80.29	21.22	101.36	51.46	109.04	51.46 to 109.04	56,450	45,323
<u>ALL</u>	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	99.74	90.02	74.01	21.45	121.63	27.93	128.74	27.93 to 128.74	89,220	66,032
05	9	92.81	85.96	80.85	23.35	106.32	43.29	121.20	44.70 to 109.04	84,889	68,635
10	3	51.46	49.46	47.16	07.15	104.88	42.95	53.98	N/A	71,667	33,797
15	2	98.33	98.33	98.33	06.69	100.00	91.75	104.90	N/A	10,000	9,833
20	1	70.96	70.96	70.96	00.00	100.00	70.96	70.96	N/A	50,000	35,480
30	3	96.82	91.37	82.83	07.82	110.31	77.28	100.00	N/A	68,018	56,340
<u>ALL</u>	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220

26 Dixon
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 25
Total Sales Price : 1,877,597
Total Adj. Sales Price : 1,877,597
Total Assessed Value : 1,405,495
Avg. Adj. Sales Price : 75,104
Avg. Assessed Value : 56,220

MEDIAN : 92
WGT. MEAN : 75
MEAN : 84
COD : 23.64
PRD : 111.89

COV : 32.49
STD : 27.21
Avg. Abs. Dev : 21.69
MAX Sales Ratio : 128.74
MIN Sales Ratio : 27.93

95% Median C.I. : 70.96 to 100.00
95% Wgt. Mean C.I. : 57.05 to 92.66
95% Mean C.I. : 72.53 to 94.99

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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	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220
04											
<u>ALL</u>	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	98.33	98.33	98.33	06.69	100.00	91.75	104.90	N/A	10,000	9,833
Less Than 30,000	7	103.36	97.61	99.12	08.70	98.48	66.72	108.57	66.72 to 108.57	19,794	19,620
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220
Greater Than 14,999	23	91.12	82.49	74.60	25.22	110.58	27.93	128.74	66.72 to 100.00	80,765	60,253
Greater Than 29,999	18	82.75	78.37	72.92	29.74	107.47	27.93	128.74	51.46 to 99.10	96,613	70,453
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	98.33	98.33	98.33	06.69	100.00	91.75	104.90	N/A	10,000	9,833
15,000 TO 29,999	5	103.36	97.32	99.26	09.64	98.05	66.72	108.57	N/A	23,711	23,535
30,000 TO 59,999	8	84.06	84.23	84.02	26.54	100.25	51.46	121.20	51.46 to 121.20	41,443	34,821
60,000 TO 99,999	2	67.21	67.21	68.76	35.59	97.75	43.29	91.12	N/A	69,500	47,785
100,000 TO 149,999	3	99.74	90.48	88.36	28.67	102.40	42.95	128.74	N/A	114,500	101,175
150,000 TO 249,999	4	82.75	75.75	77.13	17.84	98.21	44.70	92.81	N/A	168,750	130,165
250,000 TO 499,999	1	27.93	27.93	27.93	00.00	100.00	27.93	27.93	N/A	250,000	69,835
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220

26 Dixon
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 25
 Total Sales Price : 1,877,597
 Total Adj. Sales Price : 1,877,597
 Total Assessed Value : 1,405,495
 Avg. Adj. Sales Price : 75,104
 Avg. Assessed Value : 56,220

MEDIAN : 92
 WGT. MEAN : 75
 MEAN : 84
 COD : 23.64
 PRD : 111.89

COV : 32.49
 STD : 27.21
 Avg. Abs. Dev : 21.69
 MAX Sales Ratio : 128.74
 MIN Sales Ratio : 27.93

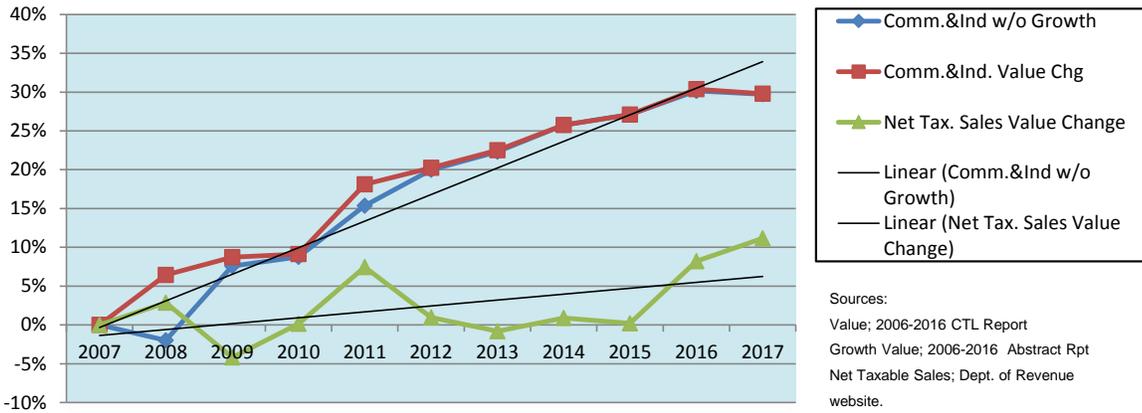
95% Median C.I. : 70.96 to 100.00
 95% Wgt. Mean C.I. : 57.05 to 92.66
 95% Mean C.I. : 72.53 to 94.99

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	5	92.81	84.13	84.03	15.16	100.12	51.46	100.00	N/A	77,811	65,386
334	1	44.70	44.70	44.70	00.00	100.00	44.70	44.70	N/A	150,000	67,050
340	1	99.74	99.74	99.74	00.00	100.00	99.74	99.74	N/A	108,500	108,220
344	2	48.64	48.64	48.19	11.00	100.93	43.29	53.98	N/A	60,000	28,915
350	1	96.82	96.82	96.82	00.00	100.00	96.82	96.82	N/A	30,000	29,045
353	2	106.43	106.43	107.04	01.44	99.43	104.90	107.96	N/A	16,750	17,930
384	3	91.12	88.80	91.53	15.31	97.02	66.72	108.57	N/A	40,000	36,613
406	3	88.21	69.30	57.21	24.11	121.13	27.93	91.75	N/A	161,667	92,495
434	1	71.30	71.30	71.30	00.00	100.00	71.30	71.30	N/A	33,542	23,915
442	2	96.08	96.08	95.57	26.14	100.53	70.96	121.20	N/A	49,000	46,828
446	1	109.04	109.04	109.04	00.00	100.00	109.04	109.04	N/A	50,000	54,520
483	1	103.36	103.36	103.36	00.00	100.00	103.36	103.36	N/A	25,000	25,840
49	1	42.95	42.95	42.95	00.00	100.00	42.95	42.95	N/A	125,000	53,690
544	1	128.74	128.74	128.74	00.00	100.00	128.74	128.74	N/A	110,000	141,615
<u>ALL</u>	25	91.75	83.76	74.86	23.64	111.89	27.93	128.74	70.96 to 100.00	75,104	56,220

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
2007	\$ 36,481,600	\$ 93,115	0.26%	\$ 36,388,485	-	\$ 12,424,696	-
2008	\$ 38,826,040	\$ 3,072,405	7.91%	\$ 35,753,635	-2.00%	\$ 12,777,977	2.84%
2009	\$ 39,662,649	\$ 415,887	1.05%	\$ 39,246,762	1.08%	\$ 11,903,898	-6.84%
2010	\$ 39,808,760	\$ 133,460	0.34%	\$ 39,675,300	0.03%	\$ 12,443,147	4.53%
2011	\$ 43,083,420	\$ 996,830	2.31%	\$ 42,086,590	5.72%	\$ 13,348,587	7.28%
2012	\$ 43,870,190	\$ 97,305	0.22%	\$ 43,772,885	1.60%	\$ 12,544,733	-6.02%
2013	\$ 44,690,795	\$ 65,610	0.15%	\$ 44,625,185	1.72%	\$ 12,321,547	-1.78%
2014	\$ 45,871,540	\$ -	0.00%	\$ 45,871,540	2.64%	\$ 12,536,252	1.74%
2015	\$ 46,372,705	\$ -	0.00%	\$ 46,372,705	1.09%	\$ 12,449,123	-0.70%
2016	\$ 47,561,465	\$ 77,775	0.16%	\$ 47,483,690	2.40%	\$ 13,443,924	7.99%
2017	\$ 47,347,450	\$ 17,095	0.04%	\$ 47,330,355	-0.49%	\$ 13,810,781	2.73%
Ann %chg	2.64%			Average	1.38%	0.88%	1.18%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-2.00%	6.43%	2.84%
2009	7.58%	8.72%	-4.19%
2010	8.75%	9.12%	0.15%
2011	15.36%	18.10%	7.44%
2012	19.99%	20.25%	0.97%
2013	22.32%	22.50%	-0.83%
2014	25.74%	25.74%	0.90%
2015	27.11%	27.11%	0.20%
2016	30.16%	30.37%	8.20%
2017	29.74%	29.78%	11.16%

County Number	26
County Name	Dixon

26 Dixon
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 42
Total Sales Price : 24,819,983
Total Adj. Sales Price : 24,819,983
Total Assessed Value : 18,460,390
Avg. Adj. Sales Price : 590,952
Avg. Assessed Value : 439,533

MEDIAN : 74
WGT. MEAN : 74
MEAN : 77
COD : 19.83
PRD : 103.15

COV : 30.60
STD : 23.48
Avg. Abs. Dev : 14.71
MAX Sales Ratio : 157.37
MIN Sales Ratio : 30.62

95% Median C.I. : 68.17 to 77.73
95% Wgt. Mean C.I. : 68.27 to 80.49
95% Mean C.I. : 69.62 to 83.82

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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	Asstd. Val	
<u>Qtrrs</u>												
01-OCT-14 To 31-DEC-14	2	68.99	68.99	66.46	48.83	103.81	35.30	102.68	N/A	262,732	174,608	
01-JAN-15 To 31-MAR-15	4	71.23	87.67	64.43	40.98	136.07	50.84	157.37	N/A	569,780	367,098	
01-APR-15 To 30-JUN-15	7	73.48	70.28	70.61	08.86	99.53	60.38	79.37	60.38 to 79.37	483,773	341,606	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	6	68.77	78.72	74.71	20.18	105.37	64.14	129.72	64.14 to 129.72	620,944	463,925	
01-JAN-16 To 31-MAR-16	4	63.21	57.96	63.28	23.32	91.59	30.62	74.78	N/A	481,364	304,594	
01-APR-16 To 30-JUN-16	2	71.62	71.62	71.58	03.31	100.06	69.25	73.98	N/A	485,816	347,730	
01-JUL-16 To 30-SEP-16	1	64.14	64.14	64.14	00.00	100.00	64.14	64.14	N/A	616,000	395,080	
01-OCT-16 To 31-DEC-16	7	83.80	87.54	80.01	18.85	109.41	55.52	134.71	55.52 to 134.71	576,743	461,436	
01-JAN-17 To 31-MAR-17	2	75.71	75.71	75.20	06.18	100.68	71.03	80.39	N/A	605,500	455,333	
01-APR-17 To 30-JUN-17	7	80.07	80.86	81.71	12.78	98.96	64.56	114.31	64.56 to 114.31	877,434	716,909	
01-JUL-17 To 30-SEP-17												
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	13	73.48	75.43	67.98	24.05	110.96	35.30	157.37	60.38 to 79.37	476,230	323,757	
01-OCT-15 To 30-SEP-16	13	69.25	70.11	70.35	16.90	99.66	30.62	129.72	64.14 to 74.78	556,827	391,728	
01-OCT-16 To 30-SEP-17	16	80.23	83.14	80.41	15.22	103.40	55.52	134.71	71.03 to 87.57	711,890	572,443	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	17	71.96	77.35	70.74	20.21	109.34	50.84	157.37	64.14 to 78.29	552,423	390,775	
01-JAN-16 To 31-DEC-16	14	74.38	75.14	73.36	20.37	102.43	30.62	134.71	55.81 to 87.57	539,306	395,641	
<u>ALL</u>	42	74.17	76.72	74.38	19.83	103.15	30.62	157.37	68.17 to 77.73	590,952	439,533	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
1	15	71.96	76.45	74.12	16.29	103.14	55.52	134.71	64.79 to 81.35	681,358	505,016	
2	27	74.35	76.87	74.56	21.90	103.10	30.62	157.37	64.56 to 80.07	540,726	403,154	
<u>ALL</u>	42	74.17	76.72	74.38	19.83	103.15	30.62	157.37	68.17 to 77.73	590,952	439,533	

26 Dixon
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 42
Total Sales Price : 24,819,983
Total Adj. Sales Price : 24,819,983
Total Assessed Value : 18,460,390
Avg. Adj. Sales Price : 590,952
Avg. Assessed Value : 439,533

MEDIAN : 74
WGT. MEAN : 74
MEAN : 77
COD : 19.83
PRD : 103.15

COV : 30.60
STD : 23.48
Avg. Abs. Dev : 14.71
MAX Sales Ratio : 157.37
MIN Sales Ratio : 30.62

95% Median C.I. : 68.17 to 77.73
95% Wgt. Mean C.I. : 68.27 to 80.49
95% Mean C.I. : 69.62 to 83.82

Printed:3/22/2018 10:29:23AM

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
_____Dry_____											
County	17	70.61	71.28	70.39	09.70	101.26	55.52	83.80	64.34 to 79.37	746,766	525,684
1	11	69.25	70.07	69.93	09.60	100.20	55.52	83.12	64.14 to 81.35	746,034	521,714
2	6	74.45	73.50	71.24	09.39	103.17	64.34	83.80	64.34 to 83.80	748,109	532,961
_____Grass_____											
County	3	61.73	64.63	64.34	11.08	100.45	55.81	76.34	N/A	245,700	158,092
2	3	61.73	64.63	64.34	11.08	100.45	55.81	76.34	N/A	245,700	158,092
_____ALL_____	42	74.17	76.72	74.38	19.83	103.15	30.62	157.37	68.17 to 77.73	590,952	439,533

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	2	87.63	87.63	86.20	11.30	101.66	77.73	97.53	N/A	444,000	382,735
1	2	87.63	87.63	86.20	11.30	101.66	77.73	97.53	N/A	444,000	382,735
_____Dry_____											
County	26	73.73	73.71	72.48	12.38	101.70	50.84	114.31	64.79 to 78.29	691,124	500,948
1	11	69.25	70.07	69.93	09.60	100.20	55.52	83.12	64.14 to 81.35	746,034	521,714
2	15	74.35	76.39	74.63	13.91	102.36	50.84	114.31	64.56 to 80.39	650,857	485,720
_____Grass_____											
County	3	61.73	64.63	64.34	11.08	100.45	55.81	76.34	N/A	245,700	158,092
2	3	61.73	64.63	64.34	11.08	100.45	55.81	76.34	N/A	245,700	158,092
_____ALL_____	42	74.17	76.72	74.38	19.83	103.15	30.62	157.37	68.17 to 77.73	590,952	439,533

Dixon County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dixon	1	6180	6065	5765	5580	5190	5095	4715	4525	5530
Cedar	2	6365	6365	6135	6135	6050	6050	4895	4895	5791
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5862
Dixon	2	5850	5850	5765	5580	5190	5095	4710	4525	5311
Dixon	2	5850	5850	5765	5580	5190	5095	4710	4525	5311
Cedar	1	5970	5970	5910	5910	5300	5300	4685	4685	5339
Dakota	1	6113	6010	5930	n/a	5820	n/a	5650	5510	5912

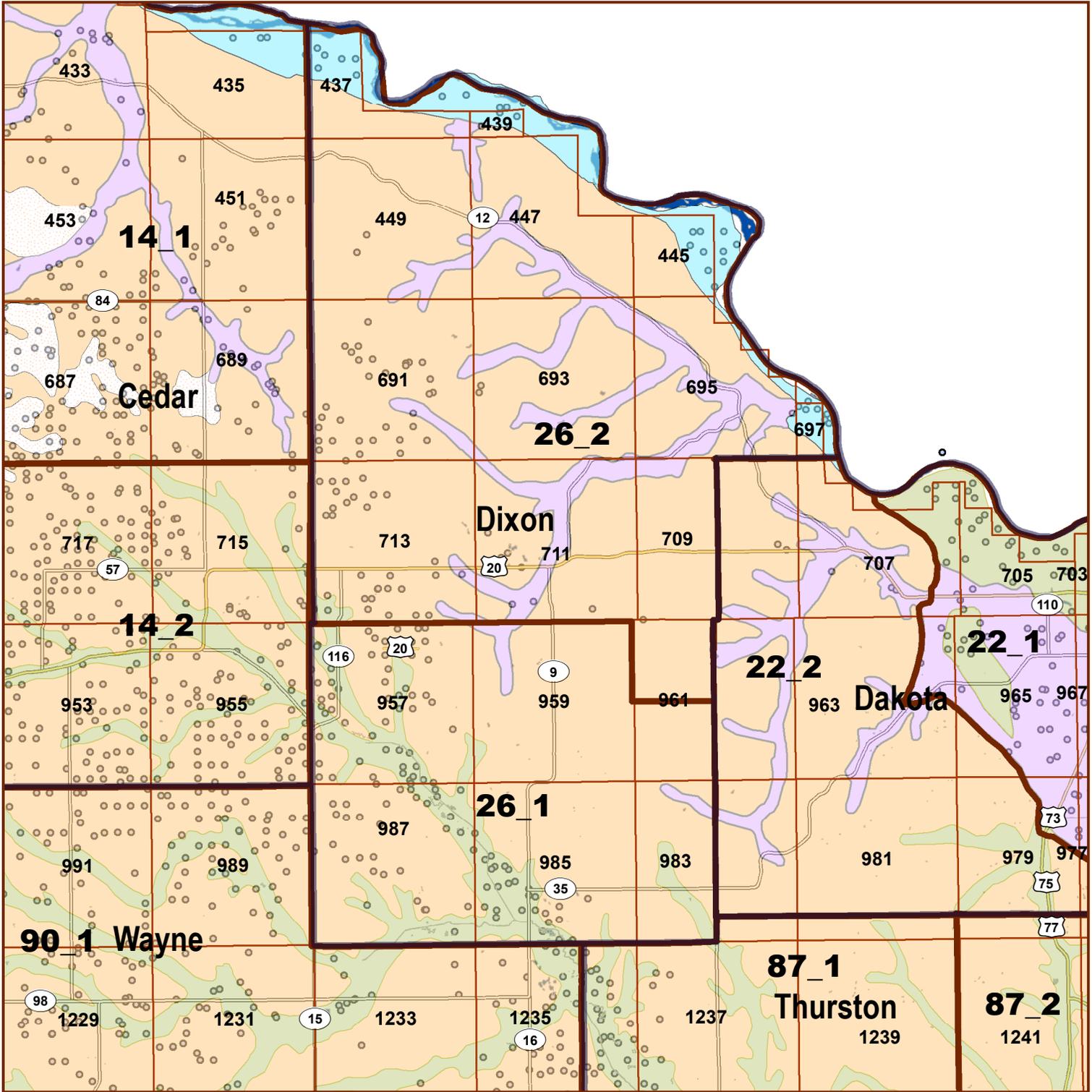
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dixon	1	5565	5205	5020	4950	4920	4248	4255	3705	4764
Cedar	2	5710	5710	5520	5520	5485	5485	4295	4295	5266
Wayne	1	5700	5650	5550	5450	5290	4750	4180	3895	5174
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	5075
Dixon	2	4480	4330	4330	4305	3810	3700	3375	3375	3816
Dixon	2	4480	4330	4330	4305	3810	3700	3375	3375	3816
Cedar	1	5220	5220	5185	5185	5169	5167	4029	4029	4768
Dakota	1	5433	5400	5355	n/a	5244	n/a	4240	4155	5289

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dixon	1	2430	2300	2030	n/a	1845	1720	1595	1470	1881
Cedar	2	2230	2230	2030	2030	1845	1845	1645	1645	1887
Wayne	1	2400	2260	2120	1980	1870	1590	1410	1270	1906
Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	1613
Dixon	2	2310	2185	1930	1755	1755	1635	1515	1395	1634
Dixon	2	2310	2185	1930	1755	1755	1635	1515	1395	1634
Cedar	1	2230	2231	2030	2030	1846	1845	1645	1646	1768
Dakota	1	2315	2280	2280	n/a	2170	n/a	2025	1880	2142

County	Mkt Area	CRP	TIMBER	WASTE
Dixon	1	4765	1245	96
Cedar	2	1950	741	600
Wayne	1	4948	n/a	200
Thurston	1	n/a	475	75
Dixon	2	3717	812	116
Dixon	2	3717	812	116
Cedar	1	1950	633	601
Dakota	1	n/a	601	209

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



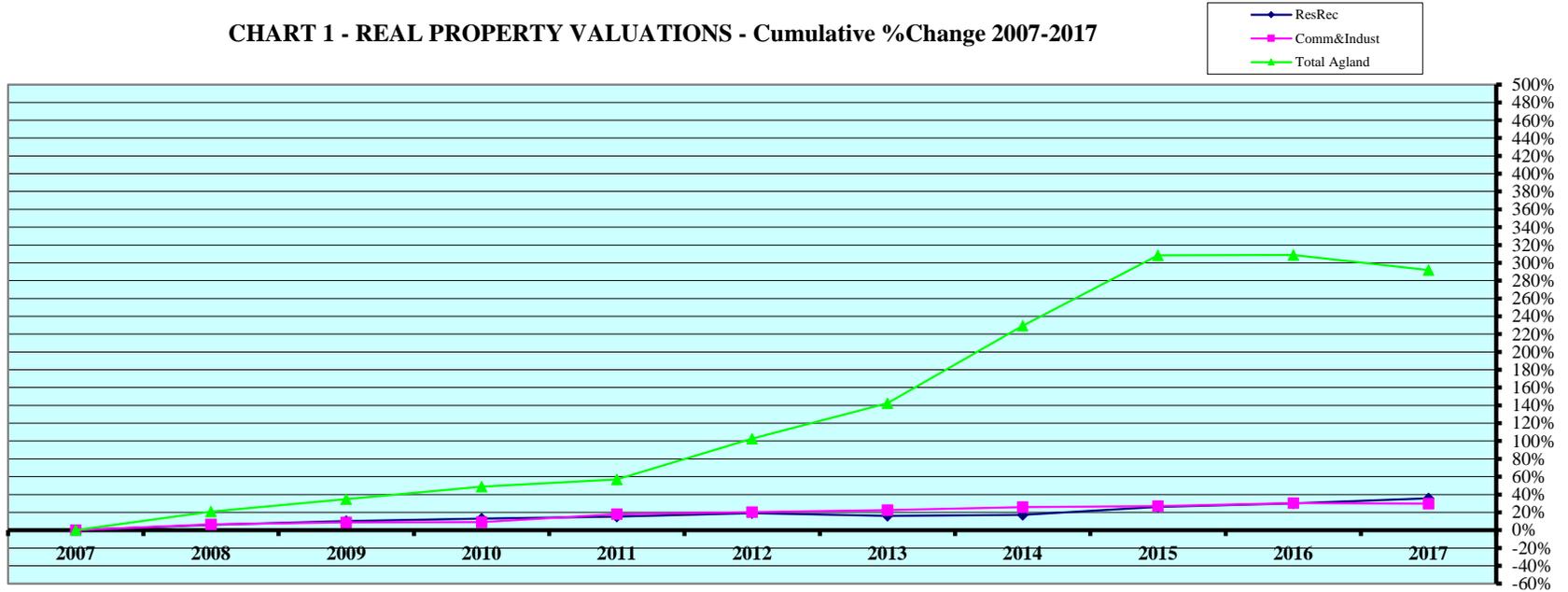
Legend

- 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

Dixon County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



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
2007	100,370,120	--	--	--	36,481,600	--	--	--	292,624,455	--	--	--
2008	106,450,525	6,080,405	6.06%	6.06%	38,826,040	2,344,440	6.43%	6.43%	353,569,490	60,945,035	20.83%	20.83%
2009	110,576,375	4,125,850	3.88%	10.17%	39,662,649	836,609	2.15%	8.72%	394,555,505	40,986,015	11.59%	34.83%
2010	113,421,300	2,844,925	2.57%	13.00%	39,808,760	146,111	0.37%	9.12%	435,177,090	40,621,585	10.30%	48.72%
2011	115,722,435	2,301,135	2.03%	15.30%	43,083,420	3,274,660	8.23%	18.10%	459,237,725	24,060,635	5.53%	56.94%
2012	119,684,835	3,962,400	3.42%	19.24%	43,870,190	786,770	1.83%	20.25%	593,191,475	133,953,750	29.17%	102.71%
2013	116,475,355	-3,209,480	-2.68%	16.05%	44,690,795	820,605	1.87%	22.50%	709,500,840	116,309,365	19.61%	142.46%
2014	117,627,715	1,152,360	0.99%	17.19%	45,871,540	1,180,745	2.64%	25.74%	963,644,090	254,143,250	35.82%	229.31%
2015	126,495,525	8,867,810	7.54%	26.03%	46,372,705	501,165	1.09%	27.11%	1,194,835,285	231,191,195	23.99%	308.32%
2016	130,535,295	4,039,770	3.19%	30.05%	47,561,465	1,188,760	2.56%	30.37%	1,196,158,955	1,323,670	0.11%	308.77%
2017	136,254,245	5,718,950	4.38%	35.75%	47,347,450	-214,015	-0.45%	29.78%	1,146,399,475	-49,759,480	-4.16%	291.76%

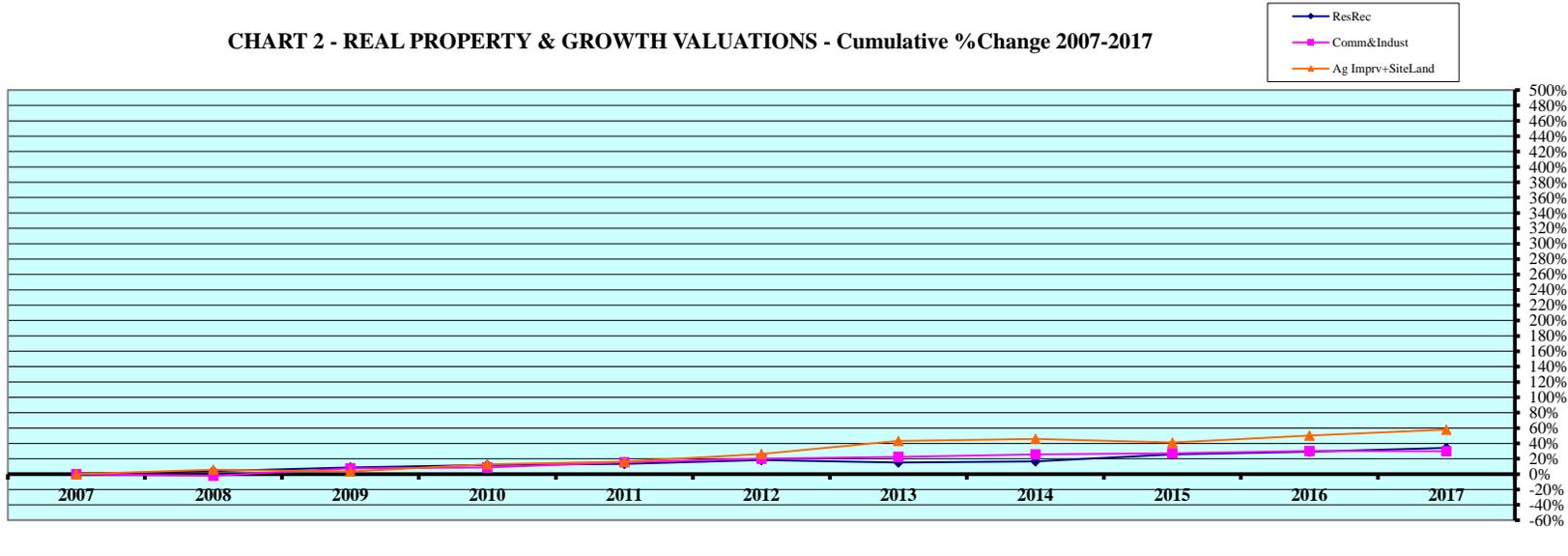
Rate Annual %chg: Residential & Recreational **3.10%** Commercial & Industrial **2.64%** Agricultural Land **14.63%**

Cnty# **26**
County **DIXON**

CHART 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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2007-2017



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
2007	100,370,120	835,563	0.83%	99,534,557	--	--	36,481,600	93,115	0.26%	36,388,485	--	--
2008	106,450,525	2,205,655	2.07%	104,244,870	3.86%	3.86%	38,826,040	3,072,405	7.91%	35,753,635	-2.00%	-2.00%
2009	110,576,375	1,609,187	1.46%	108,967,188	2.36%	8.57%	39,662,649	415,887	1.05%	39,246,762	1.08%	7.58%
2010	113,421,300	1,022,857	0.90%	112,398,443	1.65%	11.98%	39,808,760	133,460	0.34%	39,675,300	0.03%	8.75%
2011	115,722,435	2,045,055	1.77%	113,677,380	0.23%	13.26%	43,083,420	996,830	2.31%	42,086,590	5.72%	15.36%
2012	119,684,835	908,640	0.76%	118,776,195	2.64%	18.34%	43,870,190	97,305	0.22%	43,772,885	1.60%	19.99%
2013	116,475,355	955,465	0.82%	115,519,890	-3.48%	15.09%	44,690,795	65,610	0.15%	44,625,185	1.72%	22.32%
2014	117,627,715	471,810	0.40%	117,155,905	0.58%	16.72%	45,871,540	0	0.00%	45,871,540	2.64%	25.74%
2015	126,495,525	478,330	0.38%	126,017,195	7.13%	25.55%	46,372,705	0	0.00%	46,372,705	1.09%	27.11%
2016	130,535,295	967,480	0.74%	129,567,815	2.43%	29.09%	47,561,465	77,775	0.16%	47,483,690	2.40%	30.16%
2017	136,254,245	1,572,995	1.15%	134,681,250	3.18%	34.18%	47,347,450	17,095	0.04%	47,330,355	-0.49%	29.74%
Rate Ann%chg	3.10%				2.06%		2.64%			C & I w/o growth 1.38%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	33,392,083	12,537,305	45,929,388	2,734,996	5.95%	43,194,392	--	--
2008	36,584,890	12,770,515	49,355,405	786,010	1.59%	48,569,395	5.75%	5.75%
2009	35,170,155	14,584,345	49,754,500	2,226,760	4.48%	47,527,740	-3.70%	3.48%
2010	37,370,440	15,335,745	52,706,185	958,790	1.82%	51,747,395	4.01%	12.67%
2011	37,434,850	16,833,055	54,267,905	857,010	1.58%	53,410,895	1.34%	16.29%
2012	41,255,470	18,511,410	59,766,880	1,799,694	3.01%	57,967,186	6.82%	26.21%
2013	47,490,360	19,712,345	67,202,705	1,369,230	2.04%	65,833,475	10.15%	43.34%
2014	47,532,705	20,074,685	67,607,390	566,330	0.84%	67,041,060	-0.24%	45.97%
2015	43,416,765	25,648,520	69,065,285	4,253,080	6.16%	64,812,205	-4.13%	41.11%
2016	43,682,175	26,197,985	69,880,160	919,390	1.32%	68,960,770	-0.15%	50.15%
2017	45,359,210	30,314,240	75,673,450	3,108,510	4.11%	72,564,940	3.84%	57.99%
Rate Ann%chg	3.11%	9.23%	5.12%			Ag Imprv+Site w/o growth	2.37%	

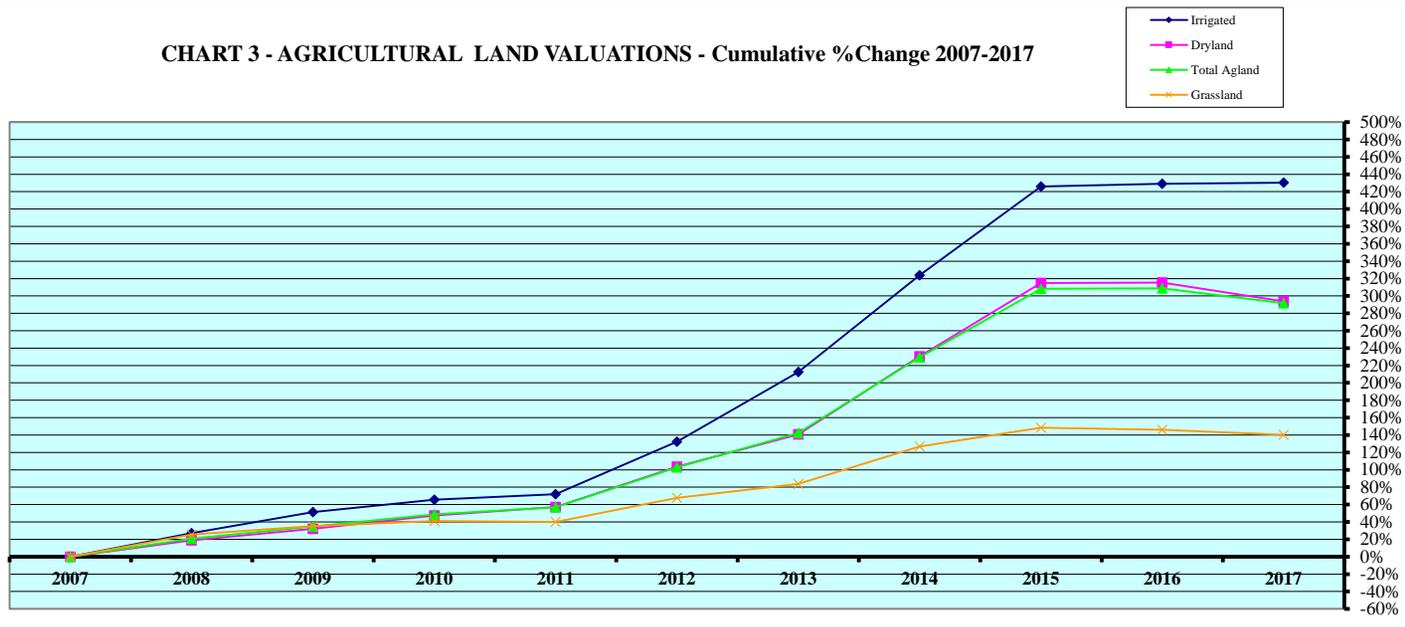
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# 26
County DIXON

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	34,735,960	--	--	--	223,654,670	--	--	--	33,584,795	--	--	--
2008	44,154,225	9,418,265	27.11%	27.11%	265,979,065	42,324,395	18.92%	18.92%	42,188,895	8,604,100	25.62%	25.62%
2009	52,538,955	8,384,730	18.99%	51.25%	295,689,685	29,710,620	11.17%	32.21%	45,410,925	3,222,030	7.64%	35.21%
2010	57,566,215	5,027,260	9.57%	65.73%	329,451,210	33,761,525	11.42%	47.30%	47,387,360	1,976,435	4.35%	41.10%
2011	59,697,730	2,131,515	3.70%	71.86%	351,687,085	22,235,875	6.75%	57.25%	47,072,835	-314,525	-0.66%	40.16%
2012	80,724,930	21,027,200	35.22%	132.40%	455,209,340	103,522,255	29.44%	103.53%	56,365,010	9,292,175	19.74%	67.83%
2013	108,603,060	27,878,130	34.53%	212.65%	538,303,445	83,094,105	18.25%	140.69%	61,752,760	5,387,750	9.56%	83.87%
2014	147,248,735	38,645,675	35.58%	323.91%	739,360,310	201,056,865	37.35%	230.58%	76,195,215	14,442,455	23.39%	126.87%
2015	182,694,050	35,445,315	24.07%	425.95%	927,865,070	188,504,760	25.50%	314.87%	83,428,600	7,233,385	9.49%	148.41%
2016	183,758,080	1,064,030	0.58%	429.01%	928,982,255	1,117,185	0.12%	315.36%	82,617,720	-810,880	-0.97%	146.00%
2017	184,197,670	439,590	0.24%	430.28%	880,683,300	-48,298,955	-5.20%	293.77%	80,701,915	-1,915,805	-2.32%	140.29%

Rate Ann.%chg: Irrigated **18.15%** Dryland **14.69%** Grassland **9.16%**

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
2007	649,030	--	--	--	0	--	--	--	292,624,455	--	--	--
2008	1,247,305	598,275	92.18%	92.18%	0	0	--	--	353,569,490	60,945,035	20.83%	20.83%
2009	915,940	-331,365	-26.57%	41.12%	0	0	--	--	394,555,505	40,986,015	11.59%	34.83%
2010	772,305	-143,635	-15.68%	18.99%	0	0	--	--	435,177,090	40,621,585	10.30%	48.72%
2011	774,075	1,770	0.23%	19.27%	6,000	6,000	--	--	459,237,725	24,060,635	5.53%	56.94%
2012	810,825	36,750	4.75%	24.93%	81,370	75,370	1256.17%	--	593,191,475	133,953,750	29.17%	102.71%
2013	810,095	-730	-0.09%	24.82%	31,480	-49,890	-61.31%	--	709,500,840	116,309,365	19.61%	142.46%
2014	808,350	-1,745	-0.22%	24.55%	31,480	0	0.00%	--	963,644,090	254,143,250	35.82%	229.31%
2015	807,065	-1,285	-0.16%	24.35%	40,500	9,020	28.65%	--	1,194,835,285	231,191,195	23.99%	308.32%
2016	800,900	-6,165	-0.76%	23.40%	0	-40,500	-100.00%	--	1,196,158,955	1,323,670	0.11%	308.77%
2017	816,590	15,690	1.96%	25.82%	0	0	--	--	1,146,399,475	-49,759,480	-4.16%	291.76%

Cnty# **26**
County **DIXON**

Rate Ann.%chg: Total Agric Land **14.63%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (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
2007	34,566,955	24,273	1,424			224,035,255	190,174	1,178			33,657,710	58,881	572		
2008	43,489,710	25,713	1,691	18.77%	18.77%	266,530,085	189,801	1,404	19.20%	19.20%	42,217,365	57,571	733	28.29%	28.29%
2009	52,242,180	27,232	1,918	13.42%	34.71%	295,976,830	190,965	1,550	10.37%	31.56%	45,391,460	56,656	801	9.25%	40.16%
2010	57,121,520	27,831	2,052	6.99%	44.12%	329,921,290	190,857	1,729	11.53%	46.74%	47,388,550	56,937	832	3.89%	45.60%
2011	60,973,590	28,461	2,142	4.38%	50.44%	352,482,045	190,809	1,847	6.86%	56.81%	47,364,630	56,396	840	0.91%	46.93%
2012	80,882,350	28,309	2,857	33.36%	100.63%	455,114,065	190,037	2,395	29.64%	103.29%	56,548,635	55,569	1,018	21.17%	78.02%
2013	104,010,380	29,222	3,559	24.58%	149.94%	539,019,355	190,631	2,828	18.07%	140.02%	63,154,340	53,978	1,170	14.97%	104.68%
2014	145,847,300	30,408	4,796	34.76%	236.80%	740,856,080	191,165	3,875	37.06%	228.97%	76,244,270	52,443	1,454	24.26%	154.34%
2015	182,215,225	31,923	5,708	19.01%	300.82%	925,506,690	190,437	4,860	25.40%	312.54%	84,633,290	51,615	1,640	12.78%	186.85%
2016	182,652,800	32,006	5,707	-0.02%	300.73%	929,456,485	191,291	4,859	-0.02%	312.45%	82,792,280	50,665	1,634	-0.34%	185.87%
2017	183,254,750	32,144	5,701	-0.10%	300.32%	880,282,115	191,715	4,592	-5.50%	289.76%	81,187,970	49,803	1,630	-0.24%	185.18%

Rate Annual %chg Average Value/Acre: **14.88%**

14.57%

11.05%

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
2007	651,805	9,667	67			0	0				292,911,725	282,994	1,035		
2008	1,248,285	9,619	130	92.46%	92.46%	0	0				353,485,445	282,703	1,250	20.80%	20.80%
2009	920,470	7,805	118	-9.12%	74.91%	0	0				394,530,940	282,658	1,396	11.63%	34.85%
2010	772,780	7,150	108	-8.36%	60.29%	0	0				435,204,140	282,775	1,539	10.26%	48.69%
2011	804,075	7,013	115	6.09%	70.05%	0	0				461,624,340	282,678	1,633	6.11%	57.77%
2012	812,840	7,011	116	1.11%	71.94%	0	0				593,357,890	280,926	2,112	29.34%	104.06%
2013	810,300	7,165	113	-2.45%	67.71%	0	0				706,994,375	280,996	2,516	19.12%	143.08%
2014	808,605	7,156	113	-0.08%	67.58%	0	0				963,756,255	281,171	3,428	36.23%	231.16%
2015	794,905	7,095	112	-0.85%	66.16%	0	0				1,193,150,110	281,069	4,245	23.85%	310.13%
2016	801,175	7,137	112	0.19%	66.47%	0	0				1,195,702,740	281,100	4,254	0.20%	310.96%
2017	816,485	7,165	114	1.51%	68.99%	0	0				1,145,541,320	280,828	4,079	-4.10%	294.10%

26
DIXON

Rate Annual %chg Average Value/Acre: **14.70%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 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
6,000	DIXON	66,673,777	3,779,207	6,882,167	134,958,545	19,569,830	27,777,620	1,295,700	1,146,399,475	45,359,210	30,314,240	0	1,483,009,771
cnty sectorvalue % of total value:		4.50%	0.25%	0.46%	9.10%	1.32%	1.87%	0.09%	77.30%	3.06%	2.04%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
377	ALLEN	294,534	143,734	244,259	9,857,650	764,010	0	0	0	0	19,880	0	11,324,067
6.28%	%sector of county sector	0.44%	3.80%	3.55%	7.30%	3.90%					0.07%		0.76%
	%sector of municipality	2.60%	1.27%	2.16%	87.05%	6.75%					0.18%		100.00%
166	CONCORD	2,929	0	0	2,886,090	41,565	0	0	0	0	0	0	2,930,584
2.77%	%sector of county sector	0.00%			2.14%	0.21%							0.20%
	%sector of municipality	0.10%			98.48%	1.42%							100.00%
87	DIXON	219,896	85,688	355,887	1,518,295	1,107,095	0	0	0	0	0	0	3,286,861
1.45%	%sector of county sector	0.33%	2.27%	5.17%	1.13%	5.66%							0.22%
	%sector of municipality	6.69%	2.61%	10.83%	46.19%	33.68%							100.00%
840	EMERSON	36,998	166,164	35,271	8,989,080	1,038,680	0	0	0	0	0	0	10,266,193
14.00%	%sector of county sector	0.06%	4.40%	0.51%	6.66%	5.31%							0.69%
	%sector of municipality	0.36%	1.62%	0.34%	87.56%	10.12%							100.00%
94	MARTINSBURG	195,398	304	152	1,969,600	77,030	0	0	0	0	0	0	2,242,484
1.57%	%sector of county sector	0.29%	0.01%	0.00%	1.46%	0.39%							0.15%
	%sector of municipality	8.71%	0.01%	0.01%	87.83%	3.44%							100.00%
76	MASKELL	88,505	0	0	1,241,660	186,095	0	0	145,800	90,430	2,935	0	1,755,425
1.27%	%sector of county sector	0.13%			0.92%	0.95%			0.01%	0.20%	0.01%		0.12%
	%sector of municipality	5.04%			70.73%	10.60%			8.31%	5.15%	0.17%		100.00%
325	NEWCASTLE	270,336	0	0	6,423,415	599,760	0	0	0	0	0	0	7,293,511
5.42%	%sector of county sector	0.41%			4.76%	3.06%							0.49%
	%sector of municipality	3.71%			88.07%	8.22%							100.00%
961	PONCA	805,501	198,293	8,819	29,040,895	3,360,510	0	0	0	0	0	0	33,414,018
16.02%	%sector of county sector	1.21%	5.25%	0.13%	21.52%	17.17%							2.25%
	%sector of municipality	2.41%	0.59%	0.03%	86.91%	10.06%							100.00%
1451	WAKEFIELD	19,037,966	278,693	47,842	22,650,690	5,196,425	8,598,015	0	0	0	0	0	55,809,631
24.18%	%sector of county sector	28.55%	7.37%	0.70%	16.78%	26.55%	30.95%						3.76%
	%sector of municipality	34.11%	0.50%	0.09%	40.59%	9.31%	15.41%						100.00%
73	WATERBURY	23,546	62,323	250,029	949,515	118,355	0	0	0	0	0	0	1,403,768
1.22%	%sector of county sector	0.04%	1.65%	3.63%	0.70%	0.60%							0.09%
	%sector of municipality	1.68%	4.44%	17.81%	67.64%	8.43%							100.00%
4,450	Total Municipalities	20,975,609	935,199	942,259	85,526,890	12,489,525	8,598,015	0	145,800	90,430	22,815	0	129,726,542
74.17%	%all municip.sectors of cnty	31.46%	24.75%	13.69%	63.37%	63.82%	30.95%		0.01%	0.20%	0.08%		8.75%

26 DIXON

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 5,903

Value : 1,327,192,200

Growth 3,177,950

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	197	606,860	115	762,640	244	1,332,730	556	2,702,230	
02. Res Improve Land	1,299	6,224,390	195	2,212,070	318	6,136,075	1,812	14,572,535	
03. Res Improvements	1,306	71,917,320	196	19,059,250	333	31,789,235	1,835	122,765,805	
04. Res Total	1,503	78,748,570	311	22,033,960	577	39,258,040	2,391	140,040,570	1,772,420
% of Res Total	62.86	56.23	13.01	15.73	24.13	28.03	40.50	10.55	55.77
05. Com UnImp Land	66	137,970	17	295,255	11	1,723,540	94	2,156,765	
06. Com Improve Land	195	691,720	27	125,855	10	2,922,855	232	3,740,430	
07. Com Improvements	198	8,259,175	27	2,266,790	14	1,162,530	239	11,688,495	
08. Com Total	264	9,088,865	44	2,687,900	25	5,808,925	333	17,585,690	380,520
% of Com Total	79.28	51.68	13.21	15.28	7.51	33.03	5.64	1.33	11.97
09. Ind UnImp Land	0	0	1	38,100	1	66,920	2	105,020	
10. Ind Improve Land	0	0	4	74,470	6	1,421,535	10	1,496,005	
11. Ind Improvements	0	0	4	10,071,370	6	17,652,710	10	27,724,080	
12. Ind Total	0	0	5	10,183,940	7	19,141,165	12	29,325,105	0
% of Ind Total	0.00	0.00	41.67	34.73	58.33	65.27	0.20	2.21	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	4	94,065	4	94,065	
15. Rec Improvements	0	0	0	0	115	1,164,760	115	1,164,760	
16. Rec Total	0	0	0	0	115	1,258,825	115	1,258,825	12,165
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	1.95	0.09	0.38
Res & Rec Total	1,503	78,748,570	311	22,033,960	692	40,516,865	2,506	141,299,395	1,784,585
% of Res & Rec Total	59.98	55.73	12.41	15.59	27.61	28.67	42.45	10.65	56.16
Com & Ind Total	264	9,088,865	49	12,871,840	32	24,950,090	345	46,910,795	380,520
% of Com & Ind Total	76.52	19.37	14.20	27.44	9.28	53.19	5.84	3.53	11.97
17. Taxable Total	1,767	87,837,435	360	34,905,800	724	65,466,955	2,851	188,210,190	2,165,105
% of Taxable Total	61.98	46.67	12.63	18.55	25.39	34.78	48.30	14.18	68.13

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	52	877,605	376,630	6	71,910	1,655
19. Commercial	9	70,610	4,525	2	48,055	359,870
20. Industrial	0	0	0	1	3,428,725	13,564,180
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	58	949,515	378,285
19. Commercial	0	0	0	11	118,665	364,395
20. Industrial	0	0	0	1	3,428,725	13,564,180
21. Other	0	0	0	0	0	0
22. Total Sch II				70	4,496,905	14,306,860

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	1	0	0	0	0	0	1	0	0
25. Total	1	0	0	0	0	0	1	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	232	45	291	568

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	77	5,153,470	2,111	724,665,465	2,188	729,818,935
28. Ag-Improved Land	0	0	41	7,026,795	755	333,333,170	796	340,359,965
29. Ag Improvements	4	19,880	41	3,251,960	818	65,531,270	863	68,803,110
30. Ag Total							3,051	1,138,982,010

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.00	45,000	
32. HomeSite Improv Land	0	0.00	0	31	31.25	468,750	
33. HomeSite Improvements	0	0.00	0	31	0.00	2,842,835	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	11.63	11,850	
36. FarmSite Improv Land	0	0.00	0	29	66.38	67,030	
37. FarmSite Improvements	4	0.00	19,880	30	0.00	409,125	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	27	39.08	0	
40. Other- Non Ag Use	0	0.00	0	1	7.77	2,000	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	43	43.00	645,000	46	46.00	690,000	
32. HomeSite Improv Land	480	488.43	7,342,750	511	519.68	7,811,500	
33. HomeSite Improvements	493	0.00	36,824,350	524	0.00	39,667,185	104,755
34. HomeSite Total				570	565.68	48,168,685	
35. FarmSite UnImp Land	131	409.72	410,625	138	421.35	422,475	
36. FarmSite Improv Land	645	2,937.56	2,927,100	674	3,003.94	2,994,130	
37. FarmSite Improvements	729	0.00	28,706,920	763	0.00	29,135,925	908,090
38. FarmSite Total				901	3,425.29	32,552,530	
39. Road & Ditches	2,211	5,307.97	0	2,238	5,347.05	0	
40. Other- Non Ag Use	6	8.00	38,500	7	15.77	40,500	
41. Total Section VI				1,471	9,353.79	80,761,715	1,012,845

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	4	637.38	3,056,475	4	637.38	3,056,475

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	2,310.90	15.04%	14,281,380	16.81%	6,180.01
46. 1A	2,502.09	16.29%	15,175,175	17.86%	6,065.00
47. 2A1	1,249.33	8.13%	7,202,385	8.48%	5,765.00
48. 2A	2,596.25	16.90%	14,487,070	17.05%	5,580.00
49. 3A1	3,307.12	21.53%	17,163,920	20.21%	5,189.99
50. 3A	1,639.22	10.67%	8,351,820	9.83%	5,095.00
51. 4A1	1,749.91	11.39%	8,250,835	9.71%	4,715.01
52. 4A	7.02	0.05%	31,765	0.04%	4,524.93
53. Total	15,361.84	100.00%	84,944,350	100.00%	5,529.57
Dry					
54. 1D1	3,310.20	4.36%	18,421,290	5.09%	5,565.01
55. 1D	15,094.87	19.89%	78,568,900	21.73%	5,205.01
56. 2D1	3,975.28	5.24%	19,955,905	5.52%	5,020.00
57. 2D	6,272.10	8.26%	31,047,000	8.59%	4,950.02
58. 3D1	19,710.72	25.97%	96,976,795	26.82%	4,920.00
59. 3D	9,382.91	12.36%	39,861,130	11.02%	4,248.27
60. 4D1	17,256.40	22.73%	73,426,080	20.31%	4,255.01
61. 4D	906.23	1.19%	3,357,585	0.93%	3,705.00
62. Total	75,908.71	100.00%	361,614,685	100.00%	4,763.81
Grass					
63. 1G1	179.97	2.23%	573,960	3.08%	3,189.20
64. 1G	1,384.52	17.16%	3,568,685	19.16%	2,577.56
65. 2G1	1,161.29	14.39%	3,035,155	16.30%	2,613.61
66. 2G	157.25	1.95%	778,395	4.18%	4,950.05
67. 3G1	2,348.71	29.11%	5,026,430	26.99%	2,140.08
68. 3G	709.61	8.80%	1,612,995	8.66%	2,273.07
69. 4G1	1,772.77	21.97%	3,499,300	18.79%	1,973.92
70. 4G	353.79	4.39%	528,940	2.84%	1,495.07
71. Total	8,067.91	100.00%	18,623,860	100.00%	2,308.39
Irrigated Total					
Irrigated Total	15,361.84	15.39%	84,944,350	18.26%	5,529.57
Dry Total					
Dry Total	75,908.71	76.03%	361,614,685	77.73%	4,763.81
Grass Total					
Grass Total	8,067.91	8.08%	18,623,860	4.00%	2,308.39
72. Waste	507.09	0.51%	48,595	0.01%	95.83
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	99,845.55	100.00%	465,231,490	100.00%	4,659.51

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	972.74	5.66%	5,690,545	6.23%	5,850.02
46. 1A	3,398.45	19.77%	19,880,990	21.77%	5,850.02
47. 2A1	1,924.38	11.19%	11,094,055	12.15%	5,765.00
48. 2A	482.89	2.81%	2,694,515	2.95%	5,579.98
49. 3A1	4,888.73	28.43%	25,372,545	27.79%	5,190.01
50. 3A	1,543.13	8.97%	7,862,280	8.61%	5,095.02
51. 4A1	3,752.39	21.82%	17,673,775	19.35%	4,710.00
52. 4A	231.17	1.34%	1,046,040	1.15%	4,524.98
53. Total	17,193.88	100.00%	91,314,745	100.00%	5,310.89
Dry					
54. 1D1	4,698.45	4.67%	21,049,035	5.48%	4,480.00
55. 1D	19,309.25	19.18%	83,609,190	21.77%	4,330.01
56. 2D1	8,443.92	8.39%	36,562,220	9.52%	4,330.01
57. 2D	1,136.08	1.13%	4,890,830	1.27%	4,305.00
58. 3D1	22,375.03	22.23%	85,248,910	22.19%	3,810.00
59. 3D	5,931.25	5.89%	21,945,605	5.71%	3,700.00
60. 4D1	30,166.01	29.97%	101,812,270	26.51%	3,375.07
61. 4D	8,589.18	8.53%	28,989,280	7.55%	3,375.09
62. Total	100,649.17	100.00%	384,107,340	100.00%	3,816.30
Grass					
63. 1G1	359.57	0.64%	782,945	0.67%	2,177.45
64. 1G	8,117.90	14.38%	23,487,700	20.11%	2,893.32
65. 2G1	2,561.98	4.54%	6,222,355	5.33%	2,428.73
66. 2G	197.18	0.35%	383,775	0.33%	1,946.32
67. 3G1	7,875.42	13.95%	19,678,875	16.85%	2,498.77
68. 3G	2,134.62	3.78%	5,427,685	4.65%	2,542.69
69. 4G1	17,633.80	31.24%	35,382,495	30.30%	2,006.52
70. 4G	17,558.31	31.11%	25,423,975	21.77%	1,447.97
71. Total	56,438.78	100.00%	116,789,805	100.00%	2,069.32
Irrigated Total	17,193.88	9.50%	91,314,745	15.40%	5,310.89
Dry Total	100,649.17	55.62%	384,107,340	64.77%	3,816.30
Grass Total	56,438.78	31.19%	116,789,805	19.70%	2,069.32
72. Waste	6,682.20	3.69%	776,915	0.13%	116.27
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	180,964.03	100.00%	592,988,805	100.00%	3,276.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	139.54	792,140	32,416.18	175,466,955	32,555.72	176,259,095
77. Dry Land	0.00	0	1,830.36	7,947,215	174,727.52	737,774,810	176,557.88	745,722,025
78. Grass	0.00	0	1,628.48	2,837,470	62,878.21	132,576,195	64,506.69	135,413,665
79. Waste	0.00	0	85.34	8,810	7,103.95	816,700	7,189.29	825,510
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	3,683.72	11,585,635	277,125.86	1,046,634,660	280,809.58	1,058,220,295

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	32,555.72	11.59%	176,259,095	16.66%	5,414.07
Dry Land	176,557.88	62.87%	745,722,025	70.47%	4,223.67
Grass	64,506.69	22.97%	135,413,665	12.80%	2,099.22
Waste	7,189.29	2.56%	825,510	0.08%	114.82
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	280,809.58	100.00%	1,058,220,295	100.00%	3,768.46

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 Allen	39	303,265	163	960,500	164	8,918,240	203	10,182,005	35,175
83.2 Condixmaskburgwbury	91	164,250	215	402,655	215	8,093,265	306	8,660,170	94,705
83.3 Emerson	23	82,415	170	544,990	170	9,286,050	193	9,913,455	41,345
83.4 Newcastle	23	73,950	135	573,705	138	5,743,555	161	6,391,210	0
83.5 Ponca	78	327,055	365	2,919,910	368	25,886,005	446	29,132,970	138,590
83.6 Rural	275	1,627,145	404	7,641,565	530	44,633,775	805	53,902,485	1,124,995
83.7 Wakefield	27	124,150	364	1,623,275	365	21,369,675	392	23,117,100	349,775
84 Residential Total	556	2,702,230	1,816	14,666,600	1,950	123,930,565	2,506	141,299,395	1,784,585

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	Allen	5	18,990	25	78,600	25	811,355	30	908,945	85,955
85.2	Condixmaskmburgwbury	23	19,240	27	31,340	28	1,488,060	51	1,538,640	0
85.3	Emerson	10	41,420	20	69,220	20	931,895	30	1,042,535	0
85.4	Newcastle	6	18,485	30	77,720	30	530,880	36	627,085	0
85.5	Ponca	19	43,770	53	261,390	53	3,302,160	72	3,607,320	45,545
85.6	Rural	11	1,789,140	21	4,374,830	23	19,007,825	34	25,171,795	249,020
85.7	Rural Commercial	2	2,065	6	21,320	8	509,270	10	532,655	0
85.8	Wakefield	20	328,675	60	322,015	62	12,831,130	82	13,481,820	0
86	Commercial Total	96	2,261,785	242	5,236,435	249	39,412,575	345	46,910,795	380,520

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	136.39	2.00%	331,430	2.58%	2,430.02
88. 1G	1,248.34	18.31%	2,871,200	22.38%	2,300.01
89. 2G1	913.79	13.40%	1,855,025	14.46%	2,030.03
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	2,123.33	31.14%	3,917,565	30.54%	1,845.01
92. 3G	553.67	8.12%	952,295	7.42%	1,719.97
93. 4G1	1,512.43	22.18%	2,412,350	18.81%	1,595.02
94. 4G	331.66	4.86%	487,540	3.80%	1,470.00
95. Total	6,819.61	100.00%	12,827,405	100.00%	1,880.96
CRP					
96. 1C1	43.58	3.62%	242,530	4.22%	5,565.17
97. 1C	133.03	11.04%	692,415	12.06%	5,204.95
98. 2C1	230.19	19.10%	1,155,555	20.12%	5,020.01
99. 2C	157.25	13.05%	778,395	13.55%	4,950.05
100. 3C1	225.38	18.70%	1,108,865	19.31%	4,919.98
101. 3C	155.01	12.86%	659,580	11.49%	4,255.08
102. 4C1	253.72	21.05%	1,079,565	18.80%	4,254.95
103. 4C	6.96	0.58%	25,785	0.45%	3,704.74
104. Total	1,205.12	100.00%	5,742,690	100.00%	4,765.24
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	3.15	7.30%	5,070	9.43%	1,609.52
107. 2T1	17.31	40.09%	24,575	45.71%	1,419.70
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.93	2.15%	1,120	2.08%	1,204.30
111. 4T1	6.62	15.33%	7,385	13.74%	1,115.56
112. 4T	15.17	35.13%	15,615	29.04%	1,029.33
113. Total	43.18	100.00%	53,765	100.00%	1,245.14
<hr/>					
Grass Total	6,819.61	84.53%	12,827,405	68.88%	1,880.96
CRP Total	1,205.12	14.94%	5,742,690	30.84%	4,765.24
Timber Total	43.18	0.54%	53,765	0.29%	1,245.14
<hr/>					
114. Market Area Total	8,067.91	100.00%	18,623,860	100.00%	2,308.39

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	255.16	0.71%	589,455	1.01%	2,310.14
88. 1G	5,011.72	14.03%	10,950,620	18.77%	2,185.00
89. 2G1	1,816.94	5.09%	3,506,700	6.01%	1,930.00
90. 2G	181.05	0.51%	317,745	0.54%	1,755.01
91. 3G1	4,557.88	12.76%	7,999,170	13.71%	1,755.02
92. 3G	1,190.66	3.33%	1,946,720	3.34%	1,634.99
93. 4G1	11,405.09	31.94%	17,278,705	29.62%	1,515.00
94. 4G	11,292.86	31.62%	15,753,630	27.00%	1,395.01
95. Total	35,711.36	100.00%	58,342,745	100.00%	1,633.73
CRP					
96. 1C1	29.23	0.20%	130,945	0.25%	4,479.82
97. 1C	2,815.24	19.65%	12,190,000	22.89%	4,330.00
98. 2C1	580.47	4.05%	2,513,435	4.72%	4,330.00
99. 2C	15.02	0.10%	64,665	0.12%	4,305.26
100. 3C1	2,985.04	20.83%	11,373,080	21.36%	3,810.03
101. 3C	940.00	6.56%	3,478,000	6.53%	3,700.00
102. 4C1	5,038.49	35.16%	17,005,265	31.93%	3,375.07
103. 4C	1,925.12	13.44%	6,497,480	12.20%	3,375.10
104. Total	14,328.61	100.00%	53,252,870	100.00%	3,716.54
Timber					
105. 1T1	75.18	1.17%	62,545	1.20%	831.94
106. 1T	290.94	4.55%	347,080	6.68%	1,192.96
107. 2T1	164.57	2.57%	202,220	3.89%	1,228.78
108. 2T	1.11	0.02%	1,365	0.03%	1,229.73
109. 3T1	332.50	5.20%	306,625	5.90%	922.18
110. 3T	3.96	0.06%	2,965	0.06%	748.74
111. 4T1	1,190.22	18.60%	1,098,525	21.15%	922.96
112. 4T	4,340.33	67.83%	3,172,865	61.08%	731.02
113. Total	6,398.81	100.00%	5,194,190	100.00%	811.74
<hr/>					
Grass Total	35,711.36	63.27%	58,342,745	49.96%	1,633.73
CRP Total	14,328.61	25.39%	53,252,870	45.60%	3,716.54
Timber Total	6,398.81	11.34%	5,194,190	4.45%	811.74
<hr/>					
114. Market Area Total	56,438.78	100.00%	116,789,805	100.00%	2,069.32

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

26 Dixon

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	134,958,545	140,040,570	5,082,025	3.77%	1,772,420	2.45%
02. Recreational	1,295,700	1,258,825	-36,875	-2.85%	12,165	-3.78%
03. Ag-Homesite Land, Ag-Res Dwelling	45,359,210	48,168,685	2,809,475	6.19%	104,755	5.96%
04. Total Residential (sum lines 1-3)	181,613,455	189,468,080	7,854,625	4.32%	1,889,340	3.28%
05. Commercial	19,569,830	17,585,690	-1,984,140	-10.14%	380,520	-12.08%
06. Industrial	27,777,620	29,325,105	1,547,485	5.57%	0	5.57%
07. Total Commercial (sum lines 5-6)	47,347,450	46,910,795	-436,655	-0.92%	380,520	-1.73%
08. Ag-Farmsite Land, Outbuildings	30,273,740	32,552,530	2,278,790	7.53%	908,090	4.53%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	40,500	40,500	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	30,314,240	32,593,030	2,278,790	7.52%	908,090	4.52%
12. Irrigated	184,197,670	176,259,095	-7,938,575	-4.31%		
13. Dryland	880,683,300	745,722,025	-134,961,275	-15.32%		
14. Grassland	80,701,915	135,413,665	54,711,750	67.79%		
15. Wasteland	816,590	825,510	8,920	1.09%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	1,146,399,475	1,058,220,295	-88,179,180	-7.69%		
18. Total Value of all Real Property (Locally Assessed)	1,405,674,620	1,327,192,200	-78,482,420	-5.58%	3,177,950	-5.81%

2018 Assessment Survey for Dixon County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$164,225.28
7.	Adopted budget, or granted budget if different from above:
	\$
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$48,036.48
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$8,200.00
11.	Amount of the assessor's budget set aside for education/workshops:
	\$3,000.00 which includes dues, any publications subscription and training.
12.	Other miscellaneous funds:
	\$
13.	Amount of last year's assessor's budget not used:
	\$0

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Allen, Wakefield, Ponca
4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	Yes
3.	Other services:
	N/A

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
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

2018 Residential Assessment Survey for Dixon County

1.	Valuation data collection done by:																		
	Assessor																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Ponca- County Seat, Located in the northern portion of the county along Hwy. 12, K-12 school system, approximate population of 961.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Wakefield - Located on the southern border of Dixon County on Hwy. 16. Adjoins Wayne County with the majority of the newer construction located there as well. The K-12 school system also is in the Wayne County portion of the city. The approximate population for the entire town is 1,451.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Emerson - Located south of Hwy. 35 and is split with Thurston and Dakota Counties. The Dixon County portion of the village is located on the west side of Hwy. 9. The town has a K-12 school system. The approximate population of the entire town is 840.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Allen - Located south of Hwy. 20 approximately four miles on Hwy. 16. K-12 school system and the approximate population of 377.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Newcastle - Located in the northwestern portion of the county along Hwy. 12. The K-12 school system is closing, the approximate population is 325.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Concord, Dixon, Maskell, Martinsburg and Waterbury - These are all small villages located throughout the county, the common factor is that the population of each of these villages is less than 100.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural - All parcels located throughout the county outside the city or village parameters.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Ponca- County Seat, Located in the northern portion of the county along Hwy. 12, K-12 school system, approximate population of 961.	5	Wakefield - Located on the southern border of Dixon County on Hwy. 16. Adjoins Wayne County with the majority of the newer construction located there as well. The K-12 school system also is in the Wayne County portion of the city. The approximate population for the entire town is 1,451.	10	Emerson - Located south of Hwy. 35 and is split with Thurston and Dakota Counties. The Dixon County portion of the village is located on the west side of Hwy. 9. The town has a K-12 school system. The approximate population of the entire town is 840.	15	Allen - Located south of Hwy. 20 approximately four miles on Hwy. 16. K-12 school system and the approximate population of 377.	20	Newcastle - Located in the northwestern portion of the county along Hwy. 12. The K-12 school system is closing, the approximate population is 325.	25	Concord, Dixon, Maskell, Martinsburg and Waterbury - These are all small villages located throughout the county, the common factor is that the population of each of these villages is less than 100.	30	Rural - All parcels located throughout the county outside the city or village parameters.	AG	Agricultural homes and outbuildings
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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.																		
	Cost approach is used. The depreciation is gathered from the market in each location.																		
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?																		
	We have developed our own economic depreciations, and had always used CAMA vendors physical, except for remodeling. With the new program we currently developed physical and economic from the market.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	Yes																		
6.	Describe the methodology used to determine the residential lot values?																		
	We currently use the square foot method on residential lot values, vacant lot study used to set the values.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		

N/A

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2014	2014	2014	2014
5	2014	2014	2014	2013
10	2014	2014	2014	2015
15	2011	2011	2011	2013
20	2011	2011	2011	2013
25	2017	2017	2017	2017
30	2016	2016	2016	2016/2017
AG	2017	2017	2017	2017

In the rural and the agricultural homes and outbuildings, Area one was revalued for 2017 and Area two will follow in 2018.

2018 Commercial Assessment Survey for Dixon County

1.	Valuation data collection done by:																
	Assessor and clerks																
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20	Newcastle - Few active commercial property, small town.																
25	Concord, Dixon, Maskell, Martinsburg and Waterbury, very minimal commercial property in villages of population less than 100.(Concord, Dixon and Maskell only on new cost, the others 2006)																
30	Rural																
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																
	We currently use the cost approach. The majority of our commercial properties are owned and occupied by the same people, we have very little rental commercial properties. The only commercial properties which are rented are apartments.																
3a.	Describe the process used to determine the value of unique commercial properties.																
	We use Marshall and Swift costing and contact other counties and our field liaison for sales of like 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?																
	We develop our own economic and functional depreciations, and use vendor tables for physical depreciation.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes.																
6.	Describe the methodology used to determine the commercial lot values.																
	We currently use front foot for commercial property, we are trying to move to the square foot method as we have few commercial sales and in failing communities street front is not important as many of the buildings sell for storage.																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2013	2013	2013	2014
	5	2013	2013	2013	2013
	10	2006/2017	2006/2017	2014	2014
	15	2006/2017	2006/2017	2014	2014
	20	2017	2017	2017	2017
	25	2017	2017	2017	2017
	30	2017	2017	2017	2017

We inspected Ponca, Emerson, Allen and Newcastle for 2014. Ponca was the only commercial property revalued based on changes in the market. Concord, Dixon, Maskell and Waterbury were inspected and reviewed for 2017 and revalued. Rural commercial were also inspected for 2017 and bars were all inspected and revalued in the smaller towns.

2018 Agricultural Assessment Survey for Dixon County

1.	Valuation data collection done by:										
	Assessor and Clerks										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Generally more flat land, larger fields. Areas of hills are more rolling than steep, soil types are typically better. More irrigation is used in this area s topography makes irrigation easier.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Hills are steep, tree cover in northern areas is becoming more dense in many hilly areas along the river bluffs. Soils are of lesser quality and the northern area has more pasture land than the southern area. Field sizes are typically smaller in Area 2.</td> <td style="text-align: center;">2014-2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Generally more flat land, larger fields. Areas of hills are more rolling than steep, soil types are typically better. More irrigation is used in this area s topography makes irrigation easier.	2016	2	Hills are steep, tree cover in northern areas is becoming more dense in many hilly areas along the river bluffs. Soils are of lesser quality and the northern area has more pasture land than the southern area. Field sizes are typically smaller in Area 2.	2014-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Generally more flat land, larger fields. Areas of hills are more rolling than steep, soil types are typically better. More irrigation is used in this area s topography makes irrigation easier.	2016									
2	Hills are steep, tree cover in northern areas is becoming more dense in many hilly areas along the river bluffs. Soils are of lesser quality and the northern area has more pasture land than the southern area. Field sizes are typically smaller in Area 2.	2014-2017									
3.	Describe the process used to determine and monitor market areas.										
	Monitor sales which occur in each area and review land uses in each area.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Our recreational land has consistently been along the river and is made up of small mobile home parks. Our rural residential has been classified as under 20 acres. Since the valuations continue to be the same for rural residential and home sites we do not have any issues with this method.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	We currently use the same value for farm sites and rural residential sites.										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	We use GIS, FSA and physical inspection to update our land use.										
	<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.										
	None										
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

AMY WATCHORN

DIXON COUNTY ASSESSOR

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DIXON COUNTY 2017

3 YEAR PLAN OF ASSESSMENT

Purpose – Submit plan to the County Board of Equalization and the Department Of Property Assessment & Taxation on or before October 31, 2017.

GENERAL DESCRIPTION OF THE COUNTY

In 2015 Dixon County has a total of 6,267 parcels 622 Personal property schedules (not including centrally assessed schedules) were filed in the county this year and 199 Homesteads Applications were accepted. Dixon County's total valuation for 2017 is 1,483,168,966.

BUDGET

2017 General Budget = \$ 116,188.80

(Salaries for one clerk, county deputy and the county assessor salary, office supplies, mileage, schooling, postage, misc.)

2017 Reappraisal Budget = 48,036.48

(One clerks salary, postage, computer expense, mileage, schooling, dues, and supplies, GIS)

RESPONSIBILITES

The office currently has 3 employees besides me. I now have a Deputy Assessor. The staff assists with pickup work, enters information in the CAMA system, makes sales books for office and public use, prices out buildings using the Marshall & Swift pricing, she also prices out the commercial property and also assisting with personal property and homestead filings. The Deputy also works in the sales file. Two clerks work 5 days a week. The Deputy handles all transfer statements, land splits and keeps the cadastral maps current, as well as keeping the property record cards current. These duties are done as soon as the paperwork is received from the County Clerk's Office. The Deputy is also responsible for the GIS system. She also assists with personal property and homesteads.

The other clerk handles the majority of the personal property and homestead filings. The clerk handles the majority of phone calls and faxes that come into the office.

As the Assessor I file all reports when they are due following the statutes, Assist with pickup work, enter information into the CAMA system, price out improvements, and calculate depreciation percentages for improvements. I and one of my staff do all the data collection and physically inspect property as needed. We perform sales ratio studies in-house as well as doing our own modeling for depreciation tables. We use the cost approach and get our depreciations from the market. I also calculate all valuation changes for agland, residential and commercial properties. We currently have our administrative and cama packages with MIPS. We do not have any other contracts for pickup work or appraisal services.

All the staff in the office is able to assist the taxpayer with any questions or concerns they may have. We have developed sales books, which are helpful to both the taxpayers and appraisers who come into our office. Along with the valuation notices that are sent out, we send a flyer for land sales and residential and rural homes and commercial properties which have sold. This seemed to be a very helpful tool for getting information to people who may not come in the office informed of what the market is in their town. We make an effort to make the public feel comfortable when they come into our office and are very honest with them about what is going on with them and their values. I believe this has helped a great deal during protest time. I also think this is the reason we have relatively few protest. We attempt to talk to every taxpayer requesting a protest form. We show them how there values were arrived at and many times they don't protest because we have shown them why their value changed and what the changes were based upon. Our hope is that they leave the office more informed about what this office does and why these things have to be done.

RESIDENTIAL

Dixon County has been through all the towns & villages now and updated the Marshall & Swift pricing in order to meet the changing trends in the market.

We will continue to use the CAMA system to reappraise our towns as needed. We will continue to monitor this and make the changes necessary to improve our assessment practices. We have valued lots using the square foot method at the same time we revalue the town so we can have a more accurate picture of the properties true market value. The CAMA pricing currently is being updated to 6-/2014. We updated the pricing starting with Ponca and Martinsburg. We are working very hard to get all the properties drawn, new pics, this process has proved to be extremely time consuming and taking much longer than we had initially planned. We received a GIS grant and our website is up and running. We did reappraisals in Allen, Waterbury, Newcastle, Concord, Dixon & Maskell 2013, drawing them in the computer, repricing and putting value on in 2014. Ponca and Martinsburg are currently being completed and Ponca were revalued for 2015. Wakefield & Emerson were reviewed and repriced for 2016. We reviewed Area 1 for 2016 to be put on in 2017. Area 2 will be reviewed in 2017 and put new pricing put on for 2018. We also are doing Concord, Dixon, Maskell & Waterbury using 2017 pricing. The residential market in Dixon County has seen a drastic uptick in the last year. Houses in town had not been moving very quickly and were selling about the same as their assessed value. This last year has seen housing prices jump and houses are selling a lot of the time before they are even advertised on the open market or on the market for a short period of time. The more expensive properties are the only things we are seeing sitting at this time, especially if the seller aren't willing to do any negotiating.

2018 – Area 2 Rural Residences
Waterbury, Concord, Dixon, Maskell, Waterbury
2019- Allen, Newcastle, Wakefield
2020 – Ponca, Martinsburg

COMMERCIAL

A complete reappraisal of commercial properties was completed in 2014 for Concord, Dixon, Maskell & Wakefield using a CAMA pricing of 7/13 by the Assessor's office staff. Ponca and Martinsburg were done for 2015. Final valuation is by the sales comparison approach. In the past we have attempted to collect rent information, however, so much of the commercial properties are now just being used as storage or used in the owners business there is not enough data to work with. Commercial properties will continue to be monitored and adjustments made when deemed necessary by the market.

2017 – Review of Concord, Dixon, Maskell & Waterbury
2018 – Review Allen, Newcastle, Ponca, Wakefield
2019- Review Ponca, Martinsburg

AGRICULTURAL

Agricultural land will continue to be reviewed annually as will the current market areas, for changes in the market. We no longer go to the FSA office to review land use changes unless we have problems. We will begin getting their CD's and using the GIS to update each year of land use changes. Land use changes which we are made aware of or discover, will be treated as pick up work and revalued for the year the change occurred. The clerk who takes care of GIS is currently going parcel by parcel and reviewing land use, using FSA flights. We also will continue to study market area lines to ensure they are appropriate for current sales. We have also seen a lot of ground broken up, the majority of which was in CRP and already being valued as dry. We will be implementing the soil survey in 2018. We continue to see agricultural land sales drop, not drastically, but drop and anticipate a decrease again in 2018.

2018 - Monitor market by LCG
2019 - Monitor market by LCG
2020 - Monitor market by LCG

SALES REVIEW

Dixon County currently reviews all sales by sending a verification form to the buyer in a self- addressed stamp envelope. We have also contacted the seller, realtor, or physically inspected the property sold if we need more information than we were able to obtain from the buyer. We had been seeing approximately 75% return on our verification form, however, this last year we are only seeing about 55%. Several of the forms we received back have said it is none of our business or contact the buyers attorney they will not be

answering any of our questions. We have always had these types of comments over the years; however, they are becoming more frequent.

CONCLUSION

We updated our MIPS/CAMA package to the latest version in 2016 and have been continuing to put rural out buildings in this system. We have received our new flights from GIS Workshop for 2014, so we can update our rural residence aerials. A GIS system for the county was purchased in late 2004. This has taken a majority of one of my Clerk's time. We feel this has made our office more efficient and accurate. Also, it will make it much easier to get the taxpayer current maps. Each year our office reviews all statistical information to ensure that our values are within the acceptable ranges. **We will also try to improve our PRD & COD on all types of property each year. We use a good deal of our sales throwing out only the sales we feel are not arms length transactions. This office does everything in-house with the number of employees that we have, we do all the TERC Appeal, County Board of Equalization Meetings, prepare tax lists, consolidate levies, etc.**

Sincerely,

Amy Watchorn
Dixon County Assessor

6 YEAR REVIEW CYCLE

**2017 – AREA 2 RURAL RESIDENCE
CONCORD, DIXON, MASKELL,
WATERBURY**

2018- ALLEN, NEWCASTLE, WAKEFIELD

2019 –M'BURG & PONCA

2020 – EMERSON

**2021 – CONCORD, DIXON, MASKELL,
WATERBURY**

2022 – AREA 1 RURAL RESIDENCE

**AGRICULTURAL LAND IS REVIEWED
YEARLY FOR USE CHANGES AND THE
MARKETS MONITORED ON A YEARLY
BASIS**

**During these years property is to be reviewed, not necessarily
revalued.**