

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2019 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**DAKOTA COUNTY**



Pete Ricketts, Governor

April 5, 2019

Commissioner Keetle:

The Property Tax Administrator has compiled the 2019 Reports and Opinions of the Property Tax Administrator for Dakota 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 Dakota 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: Jeff Curry, Dakota County Assessor

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## Introduction

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[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 transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales. 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 law does 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 groups and market areas are also examined to identify whether the groups 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.

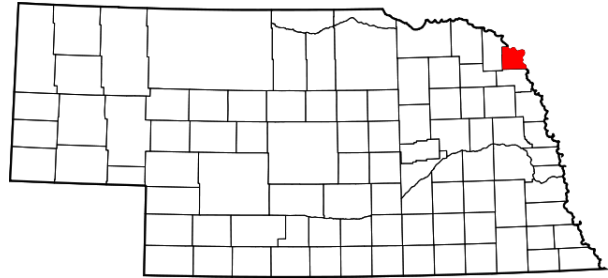
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

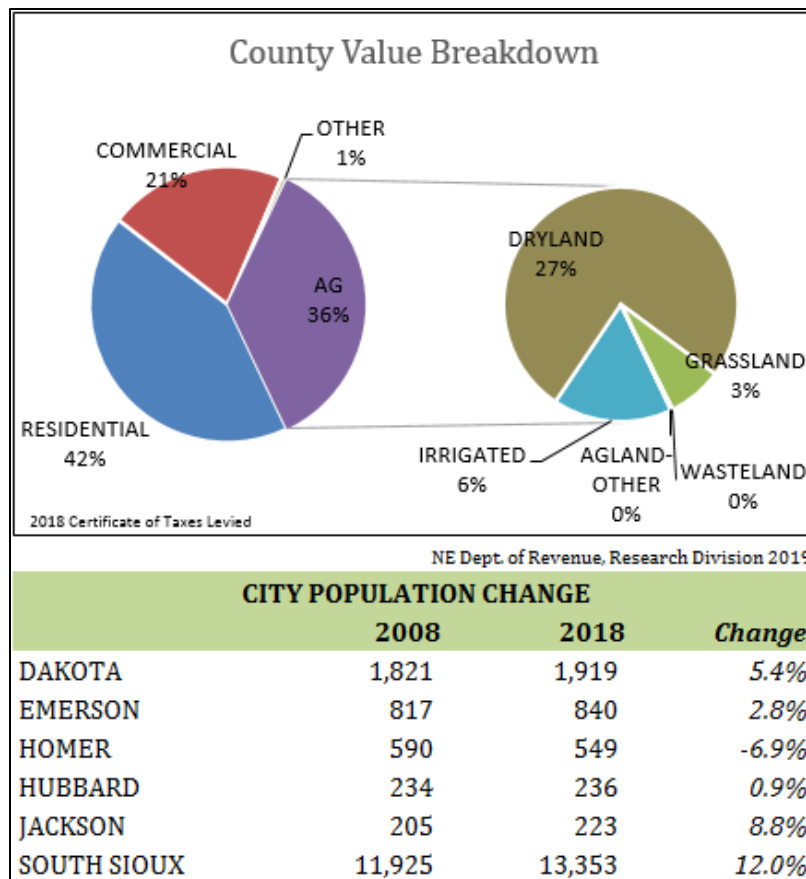
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 264 square miles, Dakota County had 20,168 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 66% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$113,691 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dakota County are located in and around South Sioux City. According to the latest information available from the U.S. Census Bureau, there were 437 employer establishments with total employment of 11,397.



Agricultural land accounts for approximately 36% of the valuation base. Grassland makes up a majority of the land in the county. Dakota County is included in the Pappio-Missouri River Natural Resources District (NRD).

Dakota City is home to a large meat processing facility that is a major employer in the county.

The ethanol plant located in Jackson is also contributes to the local agricultural economy.



## 2019 Residential Correlation for Dakota County

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### *Assessment Actions*

Annually the county assessor conducts a review and market analysis that includes the qualified residential sales. The review and analysis is done to identify any adjustments that are necessary to properly value the residential class of property, no subclass adjustments were necessary this year. Annually all appraisal maintenance (pick-up work) is completed in a timely fashion and the county assessor plans to accomplish a portion of the required six year inspection and review process.

### *Assessment Practice Review*

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor and to determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the residential class of property.

A review of the submission of the Real Estate Transfer Statement (Form 521) was completed to assure the county is submitting all sales. The Form 521 has been submitted accurately and the supplemental data was submitted accurately and timely. A review was also completed on the Assessed Value Update (AVU) and the results found that the county accurately reported the values.

One of the areas addressed includes sales verification. The review determines if an adequate sample of sales are used and non-qualified sales are explained with proper documentation verifying the sale is not arms-length. The review revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

A review of the valuation groups was conducted to ensure the areas used for measurement represent general economic areas of the county. The review confirms that the intent of the valuation groups defines areas by the geographic locations within the county and the economic forces.

Vacant lot studies are completed when the reappraisal is done for each valuation group. The county is reviewed to determine if the six-year inspection and review is current and up to date. The one area of concern is the county assessor is lacking in his review of the rural agricultural parcels. The survey information provided by the county does not specifically know when the last rural review was implemented. However, the county assessor has indicated that in the near future they will be addressed once the Pictometry is available to utilize aerial imagery for the review.

The county assessor does not have a formal written methodology, but the county can provide documentation for all analysis completed to arrive at the current assessment.

## 2019 Residential Correlation for Dakota County

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### *Description of Analysis*

The valuation groups as defined by the county were revised for the 2019 assessment year. The following is an example of what was defined by the county for the residential parcels which are mostly described by the assessor locations or towns in the county.

<b>Valuation Groups</b>	<b>Description</b>
1	Dakota City
5	Emerson and Hubbard
10	Homer and Jackson
15	Platted Rural Sub – Lower Range
16	Platted Rural Sub – Mid Range
17	Platted Rural Sub – High Range
20	South Sioux City
25	Rural Residential Unplatted
30	Rural Ag

The statistical profile included 328 qualified sales for the 2019 assessment year. Sixty-six percent of the sales are within Valuation Group 20. The measures of central tendency for the residential class of properties are within the acceptable range, as well as the qualitative measures.

Dakota County has been working to achieve uniform valuation for the past few years by completing a review of the residential class of property. The efforts are evident in the statistical profile. The comparison of the statistical sample, and the changes to the 2019 County Abstract of Assessment, Form 45 Compared to the Certificate of Taxes Levied Report (CTL) indicates the population changed less than 1% when the growth was removed from the increase in value. Again, this would indicate the efforts the county has completed to equalize values and complete the review of the residential class of property. The quality of assessment of the residential class of property adheres to the generally accepted mass appraisal techniques.

## 2019 Residential Correlation for Dakota County

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### *Equalization and Quality of Assessment*

All of the valuation groups with the exception of Valuation Group 15, achieve a level of value within the acceptable range. Valuation Group 15 has a very small sample size.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	45	96.81	97.03	95.41	07.86	101.70
5	8	95.69	93.27	90.36	07.56	103.22
10	13	97.45	93.39	94.41	10.97	98.92
15	2	87.46	87.46	86.67	04.83	100.91
16	11	95.37	93.51	93.62	07.28	99.88
17	6	92.46	94.78	93.70	05.56	101.15
20	218	92.80	93.79	94.14	08.77	99.63
25	25	93.83	94.20	94.63	07.62	99.55
____ALL____	328	94.03	94.20	94.25	08.59	99.95

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Dakota County is 94%.

## 2019 Commercial Correlation for Dakota County

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### *Assessment Actions*

The Dakota County Assessor completed a reappraisal for 2018, the changes to the commercial class of property were based on review of the appraisal and new construction.

### *Assessment Practice Review*

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor and to determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the commercial class of property.

A review of the submission of the Real Estate Transfer Statements (Form 521) was completed to ensure the county is submitting all sales. The Form 521s have been submitted accurately and the supplemental data was submitted accurately and timely. A review was also completed on the Assessed Value Update (AVU) and the results found that the county accurately reported the values. The sales verification process was also reviewed to determine if an adequate sample of sales are being used and the non-qualified sales are explained with proper documentation verifying the sale is not arm's-length. The review indicates that approximately 45% of the total file is considered arm's-length transactions; further review of the sales file indicates sufficient documentation.

A review of the valuation groups was conducted to ensure the areas used for measurement represent general economic areas of the county. The county redefined Valuation Groups in 2018 for the commercial class. The review with Tax Valuation Appraiser, Ron Elliott confirms that the intent of the valuation groups was to define areas by the geographic locations within the county and the economic forces. The county is compliant with the six-year inspection and review requirement after completing the commercial reappraisal project.

### *Description of Analysis*

Dakota County has seven valuation groups, provided by the appraiser prior to the submission of the 2019 survey, and currently displayed in the statistical profile for the commercial class, which are defined by towns within the county, as shown below.

<b>Valuation Groups</b>	<b>Description</b>
1	Dakota City
5	Emerson and Hubbard
20	South Sioux City
25	Rural
50	Homer
60	Jackson
70	Rural Subdivisions

## 2019 Commercial Correlation for Dakota County

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For the commercial property class, a review of Dakota County has a calculated statistical analysis showing 52 commercial sales, representing four of the valuation groups. The file indicates that 81% of the sold parcels are in Valuation Group 20. The statistical analysis indicates that the measures of central tendency moderately support each other. Further analysis of the sold parcels reveals that there are five sales over \$1,000,000 that strongly alter the weighted mean and the PRD.

Review of the statistical profile by occupancy code indicates that occupancy code 344, office buildings, is slightly above the acceptable range at 101%. Further review of the substat indicates that 10 of these 11 sales are in Valuation Group 20, and have a median of 102%. Although the COD reflects relative uniformity at 19%, two of the three new year ratios are well below the range, suggesting that a decrease in valuation, may result in a large increase to these properties in future assessment years. The sample of sales is small, and should not be relied upon for an adjustment.

Further review of the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) indicates a total increase in value of 9%. The growth in the commercial class is 4.5% of the increase.

### *Equalization and Quality of Assessment*

The following is a display of the statistical measures of the commercial class of property for Dakota County. The contract appraisal firm hired by the county has completed the reappraisal of the commercial class, and the values are considered equalized within the commercial class of property and are now considered assessed at an acceptable level. The quality of assessment of the commercial class adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	103.74	102.87	98.70	07.55	104.22
10	3	103.93	90.85	70.42	15.04	129.01
20	42	97.84	94.32	84.78	19.43	111.25
25	3	95.74	103.90	96.00	19.83	108.23
____ALL____	52	98.04	95.33	88.34	18.48	107.91

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial class in Dakota County is 98%.

## **2019 Agricultural Correlation for Dakota County**

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### ***Assessment Actions***

Annually the county assessor conducts a review and market analysis that includes examining the qualified agricultural land sales. The review and analysis is done to identify any adjustments that are necessary to properly value the agricultural class of property. Annually all appraisal maintenance (pick-up work) is completed in a timely fashion.

The county assessor analyzed the sales in the study period and concluded that the sample of 13 sales was small and that the 2015 sales had a large impact on the median of the sample of sales. The agricultural market is declining in this region so the county assessor chose to analyze the statistics removing the 2015 sales and included sales after 9/30/2018. The county assessor provided a statistical analysis using 13 sales dated from 1/12/2017 to 11/30/2018 in the analysis. Based on this analysis the values in Market Area 1 were decreased approximately 9% and the values in Market Area 2 were decreased approximately 7%.

### ***Assessment Practice Review***

Annually a review of the assessment practices is completed to examine the specific assessment practices of the county assessor to determine if the county complies with all aspects of the process to achieve uniform and proportionate valuation for the agricultural class of property.

A review of the submission of the Real Estate Transfer Statements (Form 521) was completed to ensure the county is submitting all sales. The Form 521s have been submitted accurately. A review was also completed on the Assessed Value Update (AVU) and the results found that the county assessor accurately reported values.

The county was reviewed to determine if adequate samples of sales are used, and the non-qualified sales are explained with proper documentation. Review of the state sales file indicates good documentation and 28% of the total samples is qualified sales, which is lower than the state average of 44%. Review of the documentation appears reasonable for the non-qualified transactions.

A review of the market areas determined that the market areas are defined adequately by recognizing the economic areas in the county.

The county is reviewed to determine if the inspections and reviews on agricultural land parcels are current and up to date. Dakota County states on the Survey that the date of depreciation tables, the lot study and the last date of inspection is “unknown” for the rural improvements, and the county reports that cost tables have been updated to 2015. The county is in the process of getting Pictometry and will be able to use it to assist in the inspection and review process of the rural properties.

The county assessor does not have a formal written methodology, but can provide documentation for all analysis completed to arrive at the current assessed value.

## **2019 Agricultural Correlation for Dakota County**

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### ***Description of Analysis***

There are two market areas in Dakota County. Market Area 1 is unique and has minimal comparisons to adjoining counties. The low lands near the Missouri River, and the inherent soil characteristics produced from occasional flooding suggest the county is somewhat comparable to Burt County. The low-lying land in Burt County consists of the same general soil associations, so for purposes of inter-county equalization, Burt County values were compared to Dakota County. The comparison suggested the values established by the Dakota County assessor were reasonably similar to Burt County.

Market Area 2 is characterized as 67% dryland, 27% grassland, with the remainder being wasteland, as reported on the county abstract. The county assessor reported on the abstract that there are 384 acres of irrigated ground in Market Area 2. Land in adjoining Dixon and Thurston Counties are comparable to Dakota County.

The county has 13 qualified sales for the study period identified for the analysis. The calculated median level of value with the 13 sales is 67%. This sample is very small, and does not reflect market trends of agricultural land in this region. Small sample size should not be relied upon without further analysis. An analysis was completed using all of the agricultural land sales in Dakota County. Those sales were then trimmed to remove the sales with assessment-sales ratios of over 100%, those below 50%, along with smaller acreage sales being removed. This analysis resulted in 29 remaining sales with a calculated statistical median of 69%. This analysis differs from the sample of sales used by the county assessor. The county assessor determined that the 13 sales in the current study period were unreliable with the current market for the agricultural class of property. The analysis completed by the county assessor is based on sales after 1/1/2017 to current. The county assessor indicated the analysis completed had 13 sales; and that the median level of value would be 69.06%. Both the analysis completed by the county assessor and the Division can be found in the appendices section of this Report and Opinion.

The adjustments made by the Dakota County Assessor are consistent with the general market trend in the northeast region. Based on the Average Acre Value Comparison, the values in Dakota County and the surrounding counties are comparable and reasonable.

### ***Equalization and Quality of Assessment***

As reported on the survey, the county did not ensure that the farm home sites and rural residential home sites carry the same value. While this work needs to be prioritized, there is insufficient statistical information to indicate that the rural residential and improved agricultural parcels are valued uniform and proportionate.

The agricultural land values for Dakota County are comparable to surrounding counties and considered equalized. Although the qualified sales in the study period are below the acceptable range, the analysis supports that values are at an appropriate level of value. The quality of assessment of agricultural properties in Dakota County are assumed to be in compliance with generally accepted mass appraisal techniques.

## 2019 Agricultural Correlation for Dakota County

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### *Level of Value*

Based on all available information, the level of value for agricultural land in Dakota County is at the statutory level of value of 75%.



## 2019 Opinions of the Property Tax Administrator for Dakota 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 (Reissue 2018). 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
<b>Residential Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>75</b>	Meets generally accepted mass appraisal techniques.	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 5th day of April, 2019.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2019 Commission Summary for Dakota County

### Residential Real Property - Current

Number of Sales	328	Median	94.03
Total Sales Price	\$49,209,440	Mean	94.20
Total Adj. Sales Price	\$49,209,440	Wgt. Mean	94.25
Total Assessed Value	\$46,379,625	Average Assessed Value of the Base	\$103,116
Avg. Adj. Sales Price	\$150,029	Avg. Assessed Value	\$141,401

### Confidence Interval - Current

95% Median C.I	92.26 to 95.90
95% Wgt. Mean C.I	93.13 to 95.37
95% Mean C.I	93.05 to 95.35
% of Value of the Class of all Real Property Value in the County	41.64
% of Records Sold in the Study Period	4.85
% of Value Sold in the Study Period	6.65

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	291	96	96.29
2017	321	93	93.27
2016	268	95	95.49
2015	301	91	91.07

## 2019 Commission Summary for Dakota County

### Commercial Real Property - Current

Number of Sales	52	Median	98.04
Total Sales Price	\$26,578,404	Mean	95.33
Total Adj. Sales Price	\$26,578,404	Wgt. Mean	88.34
Total Assessed Value	\$23,478,170	Average Assessed Value of the Base	\$394,123
Avg. Adj. Sales Price	\$511,123	Avg. Assessed Value	\$451,503

### Confidence Interval - Current

95% Median C.I	93.33 to 100.44
95% Wgt. Mean C.I	72.51 to 104.16
95% Mean C.I	87.91 to 102.75
% of Value of the Class of all Real Property Value in the County	22.92
% of Records Sold in the Study Period	5.34
% of Value Sold in the Study Period	6.12

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	44	98	98.10
2017	28	98	97.71
2016	36		98.42
2015	32		95.79

**22 Dakota**  
**RESIDENTIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 328  
 Total Sales Price : 49,209,440  
 Total Adj. Sales Price : 49,209,440  
 Total Assessed Value : 46,379,625  
 Avg. Adj. Sales Price : 150,029  
 Avg. Assessed Value : 141,401

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 94  
 COD : 08.59  
 PRD : 99.95

COV : 11.32  
 STD : 10.66  
 Avg. Abs. Dev : 08.08  
 MAX Sales Ratio : 153.71  
 MIN Sales Ratio : 56.58

95% Median C.I. : 92.26 to 95.90  
 95% Wgt. Mean C.I. : 93.13 to 95.37  
 95% Mean C.I. : 93.05 to 95.35

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-16 To 31-DEC-16	42	95.32	96.04	95.45	07.35	100.62	80.96	116.42	91.96 to 98.38	143,714	137,178	
01-JAN-17 To 31-MAR-17	31	96.23	96.67	97.09	10.09	99.57	56.58	153.71	91.41 to 101.31	108,692	105,533	
01-APR-17 To 30-JUN-17	58	96.24	96.59	97.67	07.55	98.89	69.78	116.97	92.40 to 98.71	155,818	152,182	
01-JUL-17 To 30-SEP-17	40	93.52	92.74	92.92	07.63	99.81	72.94	117.16	89.53 to 96.92	149,103	138,541	
01-OCT-17 To 31-DEC-17	35	92.39	94.21	94.29	07.92	99.92	72.38	111.32	90.45 to 96.87	155,574	146,688	
01-JAN-18 To 31-MAR-18	28	94.15	94.76	93.18	08.94	101.70	79.16	129.49	87.96 to 97.42	135,588	126,334	
01-APR-18 To 30-JUN-18	50	92.28	91.49	92.00	09.62	99.45	62.37	111.79	88.62 to 96.92	181,517	166,999	
01-JUL-18 To 30-SEP-18	44	91.52	91.62	91.86	09.53	99.74	71.56	113.15	86.39 to 97.31	147,386	135,387	
<u>Study Yrs</u>												
01-OCT-16 To 30-SEP-17	171	95.37	95.57	95.88	08.01	99.68	56.58	153.71	92.89 to 96.92	142,731	136,849	
01-OCT-17 To 30-SEP-18	157	91.97	92.72	92.65	09.17	100.08	62.37	129.49	90.57 to 95.36	157,977	146,359	
<u>Calendar Yrs</u>												
01-JAN-17 To 31-DEC-17	164	94.98	95.16	95.62	08.16	99.52	56.58	153.71	92.40 to 96.76	145,220	138,865	
<u>ALL</u>	328	94.03	94.20	94.25	08.59	99.95	56.58	153.71	92.26 to 95.90	150,029	141,401	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	45	96.81	97.03	95.41	07.86	101.70	79.37	153.71	92.53 to 98.38	138,783	132,418	
5	8	95.69	93.27	90.36	07.56	103.22	71.00	107.39	71.00 to 107.39	88,869	80,304	
10	13	97.45	93.39	94.41	10.97	98.92	62.37	113.15	84.90 to 106.08	146,496	138,312	
15	2	87.46	87.46	86.67	04.83	100.91	83.24	91.67	N/A	80,000	69,333	
16	11	95.37	93.51	93.62	07.28	99.88	76.06	109.37	81.81 to 102.45	192,841	180,539	
17	6	92.46	94.78	93.70	05.56	101.15	87.28	110.12	87.28 to 110.12	325,900	305,360	
20	218	92.80	93.79	94.14	08.77	99.63	56.58	129.49	91.62 to 95.36	140,443	132,216	
25	25	93.83	94.20	94.63	07.62	99.55	78.98	108.09	89.64 to 100.35	219,828	208,018	
<u>ALL</u>	328	94.03	94.20	94.25	08.59	99.95	56.58	153.71	92.26 to 95.90	150,029	141,401	

**22 Dakota**  
**RESIDENTIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2016 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 328  
 Total Sales Price : 49,209,440  
 Total Adj. Sales Price : 49,209,440  
 Total Assessed Value : 46,379,625  
 Avg. Adj. Sales Price : 150,029  
 Avg. Assessed Value : 141,401

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 94  
 COD : 08.59  
 PRD : 99.95

COV : 11.32  
 STD : 10.66  
 Avg. Abs. Dev : 08.08  
 MAX Sales Ratio : 153.71  
 MIN Sales Ratio : 56.58

95% Median C.I. : 92.26 to 95.90  
 95% Wgt. Mean C.I. : 93.13 to 95.37  
 95% Mean C.I. : 93.05 to 95.35

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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
01	326	94.17	94.26	94.30	08.57	99.96	56.58	153.71	92.38 to 95.93	150,112	141,562
06											
07	2	84.55	84.55	84.41	06.59	100.17	78.98	90.12	N/A	136,500	115,218
<u>ALL</u>	328	94.03	94.20	94.25	08.59	99.95	56.58	153.71	92.26 to 95.90	150,029	141,401

**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	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	11,000	10,955
Less Than 30,000	2	98.18	98.18	97.54	01.45	100.66	96.76	99.59	N/A	20,000	19,508
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	328	94.03	94.20	94.25	08.59	99.95	56.58	153.71	92.26 to 95.90	150,029	141,401
Greater Than 14,999	327	93.91	94.19	94.25	08.61	99.94	56.58	153.71	92.26 to 95.66	150,454	141,800
Greater Than 29,999	326	93.87	94.18	94.25	08.64	99.93	56.58	153.71	92.09 to 95.66	150,827	142,149
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	99.59	99.59	99.59	00.00	100.00	99.59	99.59	N/A	11,000	10,955
15,000 TO 29,999	1	96.76	96.76	96.76	00.00	100.00	96.76	96.76	N/A	29,000	28,060
30,000 TO 59,999	22	97.65	95.58	95.33	11.57	100.26	56.58	119.84	86.20 to 107.11	49,370	47,063
60,000 TO 99,999	62	94.32	96.00	95.81	09.86	100.20	62.37	153.71	90.81 to 97.85	77,913	74,650
100,000 TO 149,999	103	91.03	91.45	91.47	08.48	99.98	67.14	112.07	89.24 to 92.89	126,263	115,495
150,000 TO 249,999	109	95.66	95.43	95.51	07.30	99.92	69.78	116.97	92.71 to 97.31	190,474	181,926
250,000 TO 499,999	30	95.51	94.20	94.36	06.63	99.83	71.33	106.52	92.38 to 99.15	316,198	298,364
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	328	94.03	94.20	94.25	08.59	99.95	56.58	153.71	92.26 to 95.90	150,029	141,401

**22 Dakota**  
**COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 52  
Total Sales Price : 26,578,404  
Total Adj. Sales Price : 26,578,404  
Total Assessed Value : 23,478,170  
Avg. Adj. Sales Price : 511,123  
Avg. Assessed Value : 451,503

MEDIAN : 98  
WGT. MEAN : 88  
MEAN : 95  
COD : 18.48  
PRD : 107.91

COV : 28.65  
STD : 27.31  
Avg. Abs. Dev : 18.12  
MAX Sales Ratio : 173.58  
MIN Sales Ratio : 35.68

95% Median C.I. : 93.33 to 100.44  
95% Wgt. Mean C.I. : 72.51 to 104.16  
95% Mean C.I. : 87.91 to 102.75

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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>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	4	107.56	105.43	106.02	03.21	99.44	96.60	110.00	N/A	144,000	152,669
01-APR-16 To 30-JUN-16	4	99.60	114.40	127.54	18.85	89.70	93.33	165.08	N/A	389,750	497,104
01-JUL-16 To 30-SEP-16	3	97.39	82.76	59.34	17.11	139.47	50.45	100.44	N/A	2,030,637	1,204,992
01-OCT-16 To 31-DEC-16	6	98.88	99.01	98.13	06.28	100.90	85.66	107.90	85.66 to 107.90	293,083	287,609
01-JAN-17 To 31-MAR-17	4	103.73	107.67	109.24	10.18	98.56	96.08	127.14	N/A	183,750	200,730
01-APR-17 To 30-JUN-17	2	90.85	90.85	81.71	12.44	111.19	79.55	102.14	N/A	786,000	642,233
01-JUL-17 To 30-SEP-17	5	98.16	101.19	102.71	16.50	98.52	70.60	136.46	N/A	109,800	112,775
01-OCT-17 To 31-DEC-17	4	96.64	89.24	85.42	20.32	104.47	51.61	112.08	N/A	99,750	85,204
01-JAN-18 To 31-MAR-18	8	96.95	98.12	96.33	16.52	101.86	61.26	154.50	61.26 to 154.50	1,297,372	1,249,733
01-APR-18 To 30-JUN-18	10	71.81	72.29	68.17	33.27	106.04	35.68	116.33	36.13 to 100.13	173,402	118,208
01-JUL-18 To 30-SEP-18	2	126.09	126.09	111.55	37.67	113.03	78.59	173.58	N/A	612,500	683,218
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	11	100.44	102.51	75.53	14.10	135.72	50.45	165.08	93.33 to 110.00	747,901	564,915
01-OCT-16 To 30-SEP-17	17	98.16	100.73	94.85	10.97	106.20	70.60	136.46	92.79 to 107.93	271,441	257,466
01-OCT-17 To 30-SEP-18	24	89.76	88.21	93.81	27.09	94.03	35.68	173.58	61.26 to 100.13	572,375	536,966
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	17	100.02	101.27	79.51	11.38	127.37	50.45	165.08	95.00 to 107.75	587,377	467,042
01-JAN-17 To 31-DEC-17	15	98.16	98.35	91.92	15.24	107.00	51.61	136.46	87.59 to 109.31	217,000	199,472
<u>ALL</u>	52	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	103.74	102.87	98.70	07.55	104.22	91.92	112.08	N/A	95,119	93,884
10	3	103.93	90.85	70.42	15.04	129.01	60.87	107.75	N/A	173,667	122,297
20	42	97.84	94.32	84.78	19.43	111.25	35.68	173.58	92.79 to 100.13	406,117	344,304
25	3	95.74	103.90	96.00	19.83	108.23	79.49	136.46	N/A	2,873,333	2,758,320
<u>ALL</u>	52	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503

**22 Dakota  
COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 52  
 Total Sales Price : 26,578,404  
 Total Adj. Sales Price : 26,578,404  
 Total Assessed Value : 23,478,170  
 Avg. Adj. Sales Price : 511,123  
 Avg. Assessed Value : 451,503

MEDIAN : 98  
 WGT. MEAN : 88  
 MEAN : 95  
 COD : 18.48  
 PRD : 107.91

COV : 28.65  
 STD : 27.31  
 Avg. Abs. Dev : 18.12  
 MAX Sales Ratio : 173.58  
 MIN Sales Ratio : 35.68

95% Median C.I. : 93.33 to 100.44  
 95% Wgt. Mean C.I. : 72.51 to 104.16  
 95% Mean C.I. : 87.91 to 102.75

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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	1	100.13	100.13	100.13	00.00	100.00	100.13	100.13	N/A	67,000	67,090
03	50	98.04	95.22	84.96	19.14	112.08	35.68	173.58	92.79 to 101.27	365,628	310,632
04	1	95.74	95.74	95.74	00.00	100.00	95.74	95.74	N/A	8,230,000	7,879,485
<u>ALL</u>	<u>52</u>	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503

**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											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	52	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503
Greater Than 14,999	52	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503
Greater Than 29,999	52	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	108.53	108.71	109.08	01.83	99.66	105.68	112.08	N/A	49,250	53,723
60,000 TO 99,999	9	98.16	82.25	81.78	22.34	100.57	36.13	107.93	51.26 to 107.72	76,278	62,378
100,000 TO 149,999	8	94.44	88.80	88.98	11.88	99.80	61.26	107.36	61.26 to 107.36	130,000	115,680
150,000 TO 249,999	13	98.37	100.91	98.92	17.50	102.01	58.08	154.50	82.75 to 116.33	181,230	179,265
250,000 TO 499,999	10	98.04	99.22	99.96	22.62	99.26	35.68	173.58	60.87 to 127.14	313,000	312,871
500,000 TO 999,999	3	100.44	114.70	112.38	28.70	102.06	78.59	165.08	N/A	775,000	870,947
1,000,000 +	5	95.74	84.70	81.36	14.15	104.11	50.45	100.00	N/A	3,368,782	2,740,889
<u>ALL</u>	<u>52</u>	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503



**22 Dakota**  
**COMMERCIAL**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 52  
 Total Sales Price : 26,578,404  
 Total Adj. Sales Price : 26,578,404  
 Total Assessed Value : 23,478,170  
 Avg. Adj. Sales Price : 511,123  
 Avg. Assessed Value : 451,503

MEDIAN : 98  
 WGT. MEAN : 88  
 MEAN : 95  
 COD : 18.48  
 PRD : 107.91

COV : 28.65  
 STD : 27.31  
 Avg. Abs. Dev : 18.12  
 MAX Sales Ratio : 173.58  
 MIN Sales Ratio : 35.68

95% Median C.I. : 93.33 to 100.44  
 95% Wgt. Mean C.I. : 72.51 to 104.16  
 95% Mean C.I. : 87.91 to 102.75

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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	1	97.74	97.74	97.74	00.00	100.00	97.74	97.74	N/A	1,100,000	1,075,170
297	2	104.03	104.03	104.28	03.75	99.76	100.13	107.93	N/A	71,500	74,558
319	1	165.08	165.08	165.08	00.00	100.00	165.08	165.08	N/A	700,000	1,155,535
340	1	127.14	127.14	127.14	00.00	100.00	127.14	127.14	N/A	270,000	343,270
344	11	101.27	100.80	114.52	17.42	88.02	51.26	173.58	61.26 to 110.00	165,045	189,018
346	2	99.84	99.84	95.24	07.93	104.83	91.92	107.75	N/A	121,737	115,940
349	2	91.74	91.74	80.54	13.29	113.91	79.55	103.93	N/A	741,000	596,808
350	1	87.59	87.59	87.59	00.00	100.00	87.59	87.59	N/A	228,000	199,715
352	7	92.79	87.37	83.51	10.56	104.62	60.87	98.15	60.87 to 98.15	328,143	274,027
353	5	82.75	79.42	55.69	23.52	142.61	50.45	107.90	N/A	1,161,582	646,830
384	2	91.34	91.34	83.95	22.71	108.80	70.60	112.08	N/A	88,500	74,300
386	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	1,100,000	1,100,000
391	1	105.68	105.68	105.68	00.00	100.00	105.68	105.68	N/A	34,000	35,930
406	2	106.04	106.04	96.12	09.71	110.32	95.74	116.33	N/A	4,192,500	4,029,898
412	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	150,000	142,505
470	5	93.33	101.45	99.81	18.91	101.64	79.49	154.50	N/A	188,700	188,345
472	2	86.30	86.30	103.02	58.13	83.77	36.13	136.46	N/A	112,500	115,893
494	1	100.44	100.44	100.44	00.00	100.00	100.44	100.44	N/A	825,000	828,605
528	4	74.99	73.74	62.79	40.14	117.44	35.68	109.31	N/A	163,005	102,346
<u>ALL</u>	52	98.04	95.33	88.34	18.48	107.91	35.68	173.58	93.33 to 100.44	511,123	451,503

**22 Dakota**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 13  
Total Sales Price : 13,525,109  
Total Adj. Sales Price : 13,525,109  
Total Assessed Value : 9,056,990  
Avg. Adj. Sales Price : 1,040,393  
Avg. Assessed Value : 696,692

MEDIAN : 67  
WGT. MEAN : 67  
MEAN : 67  
COD : 10.96  
PRD : 99.93

COV : 13.87  
STD : 09.28  
Avg. Abs. Dev : 07.34  
MAX Sales Ratio : 85.60  
MIN Sales Ratio : 51.57

95% Median C.I. : 59.10 to 74.64  
95% Wgt. Mean C.I. : 61.07 to 72.86  
95% Mean C.I. : 61.30 to 72.52

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15	3	60.04	60.32	57.18	09.88	105.49	51.57	69.36	N/A	808,843	462,510
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	1	85.60	85.60	85.60	00.00	100.00	85.60	85.60	N/A	500,000	428,000
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	4	68.28	68.50	69.46	08.07	98.62	59.00	78.43	N/A	545,892	379,178
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	71.54	71.54	71.54	00.00	100.00	71.54	71.54	N/A	5,293,687	3,787,340
01-JAN-18 To 31-MAR-18	1	74.64	74.64	74.64	00.00	100.00	74.64	74.64	N/A	291,818	217,800
01-APR-18 To 30-JUN-18	2	62.02	62.02	62.41	01.89	99.38	60.85	63.19	N/A	716,400	447,080
01-JUL-18 To 30-SEP-18	1	59.10	59.10	59.10	00.00	100.00	59.10	59.10	N/A	1,396,707	825,450
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4	64.70	66.64	62.04	16.75	107.41	51.57	85.60	N/A	731,633	453,883
01-OCT-16 To 30-SEP-17	4	68.28	68.50	69.46	08.07	98.62	59.00	78.43	N/A	545,892	379,178
01-OCT-17 To 30-SEP-18	5	63.19	65.86	68.03	08.31	96.81	59.10	74.64	N/A	1,683,002	1,144,950
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	1	85.60	85.60	85.60	00.00	100.00	85.60	85.60	N/A	500,000	428,000
01-JAN-17 To 31-DEC-17	5	69.58	69.11	70.94	06.90	97.42	59.00	78.43	N/A	1,495,451	1,060,810
<u>ALL</u>	13	66.98	66.91	66.96	10.96	99.93	51.57	85.60	59.10 to 74.64	1,040,393	696,692

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	4	68.17	68.38	63.81	13.35	107.16	51.57	85.60	N/A	657,335	419,415
2	9	63.19	66.26	67.73	09.70	97.83	59.00	78.43	59.10 to 74.64	1,210,641	819,926
<u>ALL</u>	13	66.98	66.91	66.96	10.96	99.93	51.57	85.60	59.10 to 74.64	1,040,393	696,692

**22 Dakota**  
**AGRICULTURAL LAND**

**PAD 2019 R&O Statistics (Using 2019 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2018 Posted on: 1/31/2019

Number of Sales : 13  
 Total Sales Price : 13,525,109  
 Total Adj. Sales Price : 13,525,109  
 Total Assessed Value : 9,056,990  
 Avg. Adj. Sales Price : 1,040,393  
 Avg. Assessed Value : 696,692

MEDIAN : 67  
 WGT. MEAN : 67  
 MEAN : 67  
 COD : 10.96  
 PRD : 99.93

COV : 13.87  
 STD : 09.28  
 Avg. Abs. Dev : 07.34  
 MAX Sales Ratio : 85.60  
 MIN Sales Ratio : 51.57

95% Median C.I. : 59.10 to 74.64  
 95% Wgt. Mean C.I. : 61.07 to 72.86  
 95% Mean C.I. : 61.30 to 72.52

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**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	5	69.36	69.51	68.40	05.15	101.62	63.19	78.43	N/A	647,148	442,648
1	2	68.17	68.17	67.86	01.75	100.46	66.98	69.36	N/A	465,271	315,738
2	3	69.58	70.40	68.62	07.30	102.59	63.19	78.43	N/A	768,400	527,255
___ALL___	13	66.98	66.91	66.96	10.96	99.93	51.57	85.60	59.10 to 74.64	1,040,393	696,692

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___Dry___											
County	8	68.17	67.50	68.97	06.94	97.87	60.04	78.43	60.04 to 78.43	1,236,166	852,620
1	2	68.17	68.17	67.86	01.75	100.46	66.98	69.36	N/A	465,271	315,738
2	6	66.39	67.27	69.09	08.90	97.37	60.04	78.43	60.04 to 78.43	1,493,131	1,031,581
___Grass___											
County	1	59.00	59.00	59.00	00.00	100.00	59.00	59.00	N/A	248,456	146,595
2	1	59.00	59.00	59.00	00.00	100.00	59.00	59.00	N/A	248,456	146,595
___ALL___	13	66.98	66.91	66.96	10.96	99.93	51.57	85.60	59.10 to 74.64	1,040,393	696,692

## Dakota County 2019 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	5588	5495	5420	0	5320	0	5165	5040	<b>5404</b>
Burt	1	5565	5615	4992	4945	3896	4225	3740	2549	<b>4537</b>
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	<b>5761</b>
Dakota	2	0	5390	5390	0	4890	805	4435	4270	<b>4720</b>
Dixon	1	5565	5460	5190	5020	4670	4330	4245	4070	<b>4950</b>
Dixon	2	5850	5850	5765	5580	5190	5095	4710	4525	<b>5308</b>
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	<b>5863</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	4969	4937	4895	0	4780	0	3875	3800	<b>4838</b>
Burt	1	5411	5215	4474	4635	3905	3900	3540	2436	<b>4258</b>
Thurston	2	4820	4820	4195	4195	4055	4055	3930	3720	<b>4163</b>
Dakota	2	5010	4997	4993	8980	4543	4015	3799	3699	<b>4180</b>
Dixon	1	5565	5205	5020	4950	4920	4248	4255	3705	<b>4764</b>
Dixon	2	4255	3900	3900	3890	3620	3515	3205	3205	<b>3560</b>
Thurston	1	5700	5650	5325	5325	5235	5000	4075	3705	<b>5075</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2115	2085	2085	0	1985	0	1705	1720	<b>1889</b>
Burt	1	2599	2380	1971	1965	1895	1830	1765	1605	<b>1878</b>
Thurston	2	1765	1765	1545	1545	1325	1325	1325	1325	<b>1424</b>
Dakota	2	2140	2123	2080	2050	2015	1945	1880	1750	<b>1893</b>
Dixon	1	2430	2300	2030	n/a	1845	1720	1595	1470	<b>1881</b>
Dixon	2	2304	2185	1930	1755	1755	1635	1515	1395	<b>1635</b>
Thurston	1	1900	1900	1600	1600	1600	1470	1470	1270	<b>1613</b>

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	612	214
Burt	1	2939	n/a	121
Thurston	2	n/a	500	75
Dakota	2	n/a	594	215
Dixon	1	4763	1245	96
Dixon	2	3484	815	117
Thurston	1	n/a	475	75

Source: 2019 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.

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	29	Median :	69	COV :	16.41	95% Median C.I. :	60.85 to 76.06
Total Sales Price :	25,657,805	Wgt. Mean :	67	STD :	11.40	95% Wgt. Mean C.I. :	55.88 to 77.68
Total Adj. Sales Price :	25,657,805	Mean :	69	Avg. Abs.Dev :	09.36	95% Mean C.I. :	65.15 to 73.83
Total Assessed Value :	17,134,850						
Avg. Adj. Sales Price :	884,752	COD :	13.49	MAX Sales Ratio :	94.70		
Avg. Assessed Value :	590,857	PRD :	104.06	MIN Sales Ratio :	51.57		

Printed : 04/04/2019

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	3	60.04	60.32	57.18	09.88	105.49	51.57	69.36	N/A	808,843	462,510
01/01/2016 To 03/31/2016	3	88.23	79.19	70.76	15.13	111.91	54.65	94.70	N/A	994,590	703,768
04/01/2016 To 06/30/2016											
07/01/2016 To 09/30/2016	2	85.60	85.60	85.60		100.00	85.60	85.60	N/A	500,000	428,000
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	5	66.98	67.83	67.37	07.12	100.68	59.00	78.43	N/A	847,175	570,780
04/01/2017 To 06/30/2017	2	67.42	67.42	70.68	14.76	95.39	57.47	77.37	N/A	497,900	351,918
07/01/2017 To 09/30/2017	2	62.70	62.70	64.56	15.28	97.12	53.12	72.28	N/A	163,308	105,430
10/01/2017 To 12/31/2017	2	75.92	75.92	71.69	05.77	105.90	71.54	80.29	N/A	2,691,844	1,929,803
01/01/2018 To 03/31/2018	5	68.86	67.37	60.16	09.72	111.98	54.51	76.06	N/A	927,144	557,758
04/01/2018 To 06/30/2018	3	63.19	66.52	66.12	07.74	100.60	60.85	75.52	N/A	666,033	440,367
07/01/2018 To 09/30/2018	2	68.91	68.91	62.33	14.24	110.56	59.10	78.72	N/A	835,854	520,963
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	8	77.48	73.72	67.93	19.11	108.52	51.57	94.70	51.57 to 94.70	801,288	544,354
10/01/2016 To 09/30/2017	9	66.98	66.60	67.80	10.44	98.23	53.12	78.43	57.47 to 77.37	617,588	418,733
10/01/2017 To 09/30/2018	12	70.20	68.84	65.83	10.38	104.57	54.51	80.29	60.85 to 76.06	1,140,768	750,952
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	5	85.60	81.76	74.48	09.98	109.77	54.65	94.70	N/A	796,754	593,461
01/01/2017 To 12/31/2017	11	69.58	68.29	69.71	10.22	97.96	53.12	80.29	57.47 to 78.43	994,725	693,473

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	29	Median :	69	COV :	16.41	95% Median C.I. :	60.85 to 76.06
Total Sales Price :	25,657,805	Wgt. Mean :	67	STD :	11.40	95% Wgt. Mean C.I. :	55.88 to 77.68
Total Adj. Sales Price :	25,657,805	Mean :	69	Avg. Abs. Dev :	09.36	95% Mean C.I. :	65.15 to 73.83
Total Assessed Value :	17,134,850						
Avg. Adj. Sales Price :	884,752	COD :	13.49	MAX Sales Ratio :	94.70		
Avg. Assessed Value :	590,857	PRD :	104.06	MIN Sales Ratio :	51.57		

Printed : 04/04/2019

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	8	77.48	74.94	73.22	17.54	102.35	51.57	94.70	51.57 to 94.70	596,214	436,528
2	21	68.86	67.41	65.31	11.21	103.22	53.12	80.29	60.04 to 75.52	994,671	649,649

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 Value
<u>Dry</u>											
County	11	69.58	73.00	70.67	08.67	103.30	63.19	88.23	65.16 to 80.29	703,231	496,948
1	3	69.36	74.86	76.26	10.21	98.16	66.98	88.23	N/A	527,775	402,477
2	8	72.55	72.30	69.23	07.72	104.43	63.19	80.29	63.19 to 80.29	769,026	532,374
<u>Grass</u>											
County	1	76.06	76.06	76.06		100.00	76.06	76.06	N/A	256,360	194,985
2	1	76.06	76.06	76.06		100.00	76.06	76.06	N/A	256,360	194,985
<u>ALL</u>											
10/01/2015 To 09/30/2018	29	69.36	69.49	66.78	13.49	104.06	51.57	94.70	60.85 to 76.06	884,752	590,857

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 Value
<u>Dry</u>											
County	16	69.11	69.55	68.09	09.75	102.14	54.65	88.23	62.76 to 77.37	1,064,154	724,578
1	3	69.36	74.86	76.26	10.21	98.16	66.98	88.23	N/A	527,775	402,477
2	13	68.86	68.33	67.25	09.61	101.61	54.65	80.29	60.85 to 77.37	1,187,934	798,909
<u>Grass</u>											
County	3	72.28	69.11	68.95	07.87	100.23	59.00	76.06	N/A	233,272	160,843
2	3	72.28	69.11	68.95	07.87	100.23	59.00	76.06	N/A	233,272	160,843
<u>ALL</u>											
10/01/2015 To 09/30/2018	29	69.36	69.49	66.78	13.49	104.06	51.57	94.70	60.85 to 76.06	884,752	590,857



# DAKOTA COUNTY ASSESSOR'S OFFICE

## Statistical Summary Report



Date of Run: 3/22/2019

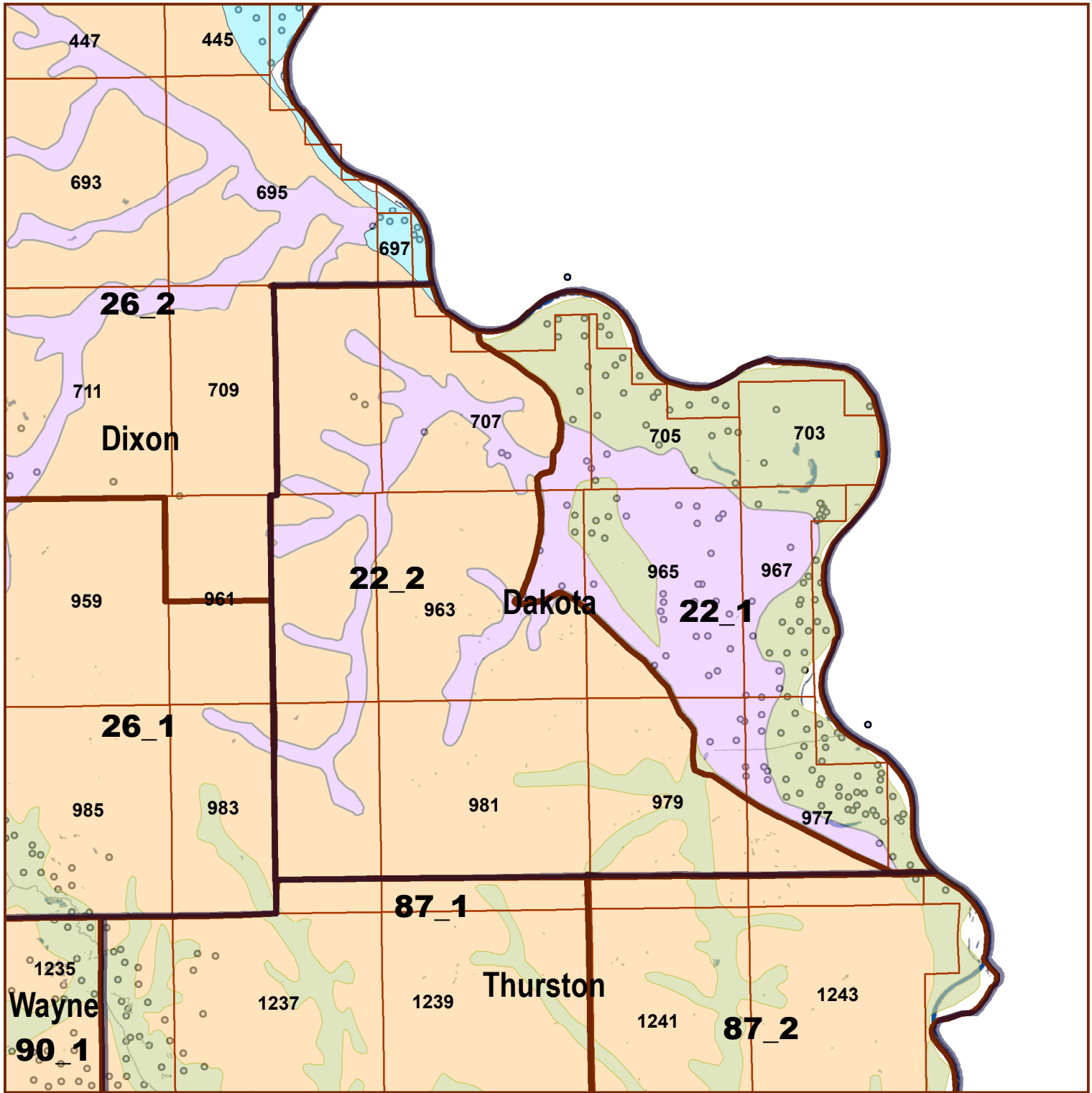
### SALES SELECTION INFORMATION

Records Selected From File	SALEDATA
Number Of Sales In The Index	13
Ratios Calculated Using	CURRENT ASSESSED VALUES

### STATISTICAL ANALYSIS

Measure	Result
Sales Ratio Lo Range	60.8490%
Sales Ratio Hi Range	91.8205%
Mean	70.5694%
Median	69.0564%
Aggregate Mean	71.9141%
Variance	0.00720
Standard Deviation	0.08483
Coefficient of Variation	0.12020
Average Absolute Deviation	0.06197
Coefficient of Dispersion	0.08973
Price Related Differential	0.98130

PARCEL #	BOOK & PAGE	NBHD	ASS'ED VALUE	SALE PRICE	A/S RATIO	DATE
220084440	18-042539	2	290615	477600	60.85%	5/16/2018
220086389	18-042536	2	603545	955200	63.19%	5/17/2018
220061335	17-039694	2	157450	248456	63.37%	3/3/2017
220146284	18-043476	2	888805	1396707	63.64%	9/24/2018
220116857	18-042202	2	544100	819510	66.39%	3/27/2018
220059640	18-043928	2	364465	534326	68.21%	11/30/2018
220060355	18-043925	2	635780	920668	69.06%	11/30/2018
220063559	17-039585	2	633140	910000	69.58%	2/13/2017
220274318	19-044210	1	149195	209728	71.14%	1/23/2019
220083169	17-040017	1	428440	585111	73.22%	3/15/2017
220196591	17-041268	2	4075520	5293687	76.99%	10/13/2017
220063516	18-041828	2	233325	291818	79.96%	1/19/2018
220064709	17-039302	2	404010	440000	91.82%	1/12/2017



**Legend**

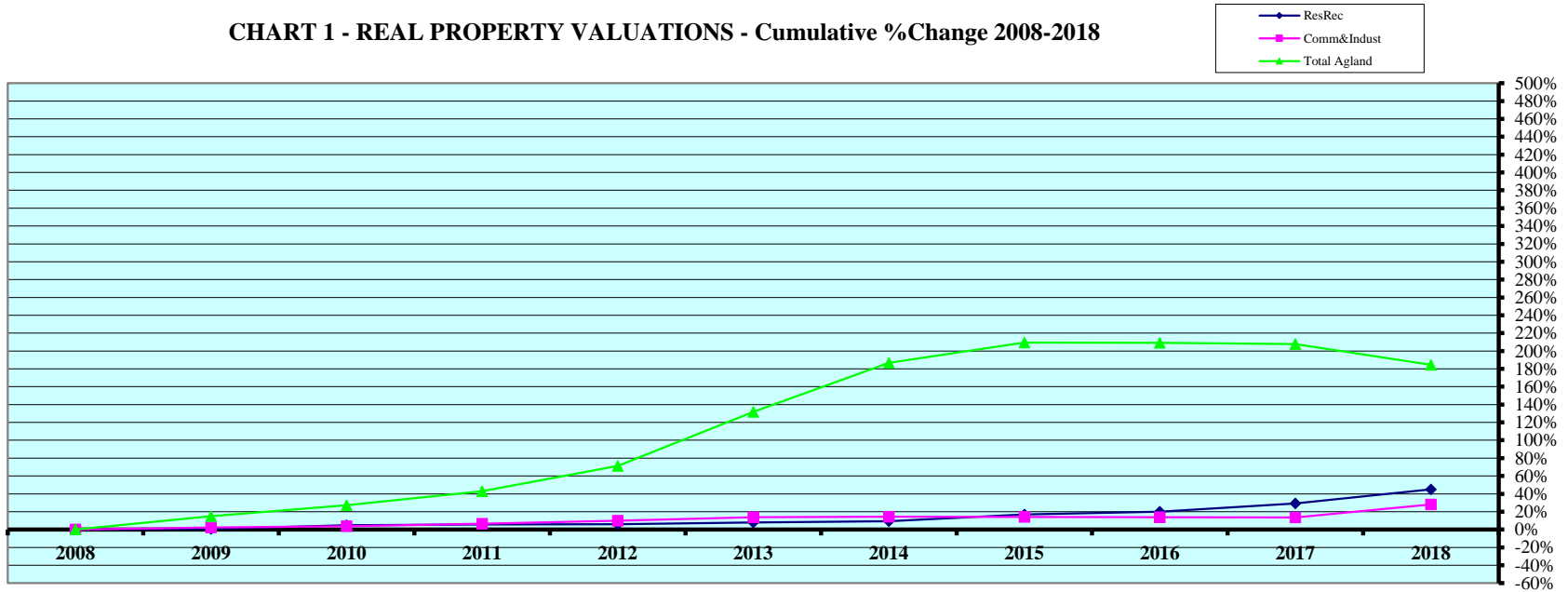
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium 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

## Dakota County Map





**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2008-2018**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	473,873,150	--	--	--	274,166,870	--	--	--	211,350,530	--	--	--
2009	476,522,750	2,649,600	0.56%	0.56%	280,798,785	6,631,915	2.42%	2.42%	242,766,720	31,416,190	14.86%	14.86%
2010	496,820,940	20,298,190	4.26%	4.84%	284,249,075	3,450,290	1.23%	3.68%	268,800,550	26,033,830	10.72%	27.18%
2011	501,185,330	4,364,390	0.88%	5.76%	291,733,760	7,484,685	2.63%	6.41%	301,933,494	33,132,944	12.33%	42.86%
2012	502,500,760	1,315,430	0.26%	6.04%	301,092,850	9,359,090	3.21%	9.82%	362,103,333	60,169,839	19.93%	71.33%
2013	510,940,590	8,439,830	1.68%	7.82%	312,057,535	10,964,685	3.64%	13.82%	490,197,585	128,094,252	35.38%	131.94%
2014	518,318,960	7,378,370	1.44%	9.38%	313,465,455	1,407,920	0.45%	14.33%	606,108,170	115,910,585	23.65%	186.78%
2015	553,789,005	35,470,045	6.84%	16.86%	313,009,740	-455,715	-0.15%	14.17%	654,066,310	47,958,140	7.91%	209.47%
2016	567,882,380	14,093,375	2.54%	19.84%	312,064,410	-945,330	-0.30%	13.82%	653,445,810	-620,500	-0.09%	209.18%
2017	612,304,985	44,422,605	7.82%	29.21%	311,422,240	-642,170	-0.21%	13.59%	650,635,295	-2,810,515	-0.43%	207.85%
2018	687,202,300	74,897,315	12.23%	45.02%	351,204,640	39,782,400	12.77%	28.10%	601,414,935	-49,220,360	-7.56%	184.56%

Rate Annual %chg: Residential & Recreational **3.79%** Commercial & Industrial **2.51%** Agricultural Land **11.02%**

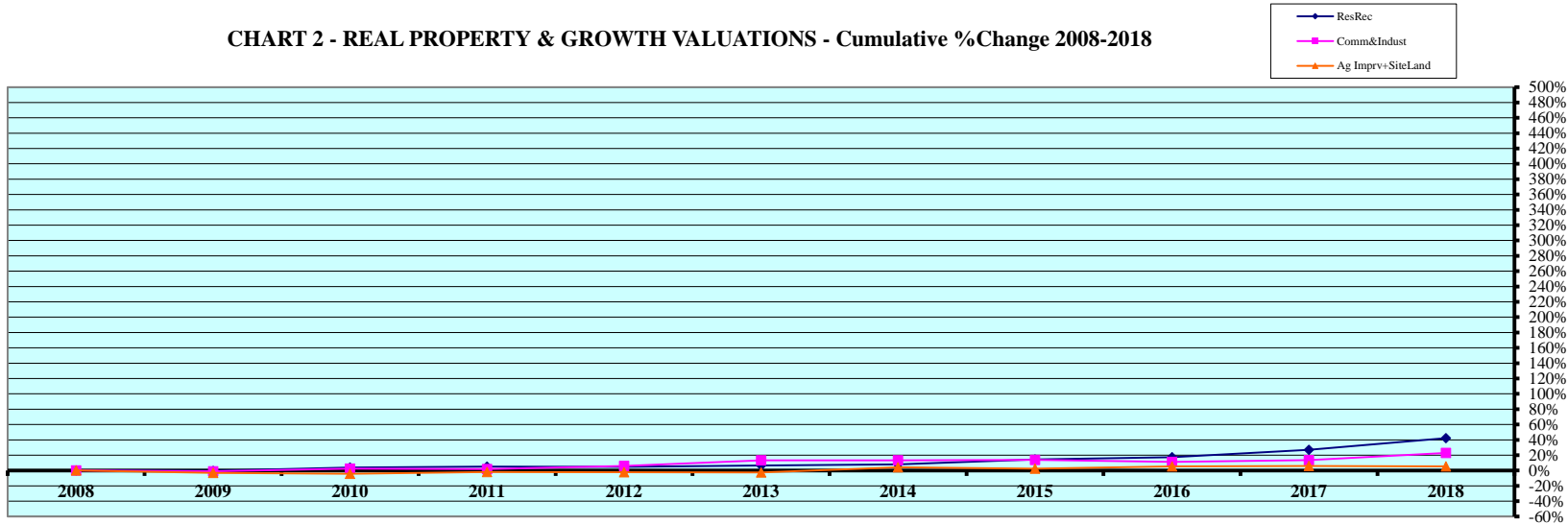
Cnty# **22**  
County **DAKOTA**

**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.

Source: 2008 - 2018 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2008-2018



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2008	473,873,150	5,585,855	1.18%	468,287,295	--	--	274,166,870	5,639,710	2.06%	268,527,160	--	--
2009	476,522,750	4,222,975	0.89%	472,299,775	-0.33%	-0.33%	280,798,785	9,358,513	3.33%	271,440,272	-0.99%	-0.99%
2010	496,820,940	3,888,371	0.78%	492,932,569	3.44%	4.02%	284,249,075	3,192,875	1.12%	281,056,200	0.09%	2.51%
2011	501,185,330	3,848,580	0.77%	497,336,750	0.10%	4.95%	291,733,760	12,175,565	4.17%	279,558,195	-1.65%	1.97%
2012	502,500,760	6,318,041	1.26%	496,182,719	-1.00%	4.71%	301,092,850	10,974,769	3.64%	290,118,081	-0.55%	5.82%
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	6.56%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	13.18%
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	8.05%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	13.22%
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	14.42%	313,009,740	814,845	0.26%	312,194,895	-0.41%	13.87%
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	17.26%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	11.13%
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	27.00%	311,422,240	266,715	0.09%	311,155,525	-0.29%	13.49%
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	42.22%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	22.92%
Rate Ann%chg	<b>3.79%</b>						<b>2.51%</b>					
							C & I w/o growth					
							<b>0.43%</b>					

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			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					
2008	27,893,385	8,358,990	36,252,375	1,073,888	2.96%	35,178,487	--	--
2009	27,757,825	8,525,865	36,283,690	1,167,360	3.22%	35,116,330	-3.13%	-3.13%
2010	26,969,890	8,473,335	35,443,225	729,701	2.06%	34,713,524	-4.33%	-4.24%
2011	25,705,735	10,675,865	36,381,600	844,585	2.32%	35,537,015	0.26%	-1.97%
2012	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	35,439,518	-2.59%	-2.24%
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-5.67%	-2.53%
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.02%	4.31%
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.08%	2.40%
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	-1.75%	5.28%
2017	28,011,895	10,665,165	38,677,060	278,575	0.72%	38,398,485	-0.83%	5.92%
2018	27,448,390	10,967,355	38,415,745	207,840	0.54%	38,207,905	-1.21%	5.39%
Rate Ann%chg	<b>-0.16%</b>	<b>2.75%</b>	<b>0.58%</b>	Ag Imprv+Site w/o growth		<b>-2.14%</b>		

(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.

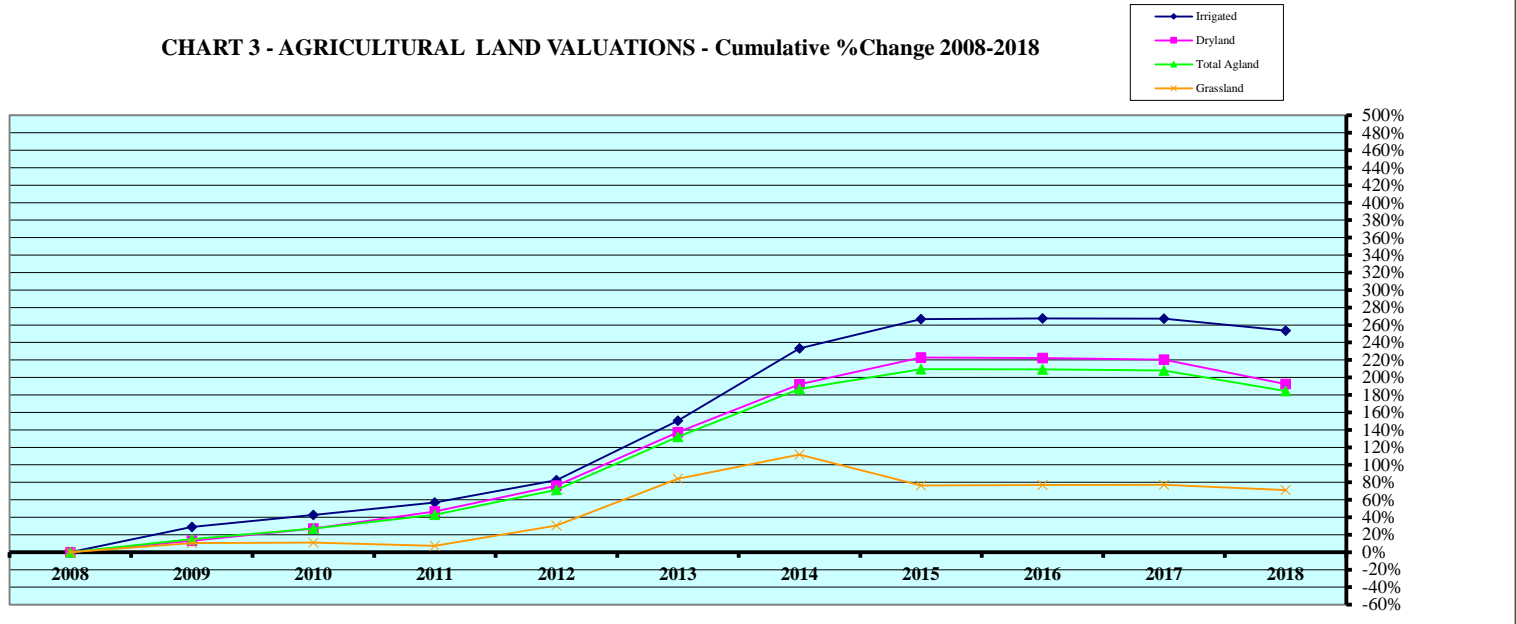
Sources:  
Value; 2008 - 2018 CTL  
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2019

Cnty#	22
County	DAKOTA

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2008-2018



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
2008	28,102,045	--	--	--	155,717,615	--	--	--	26,577,780	--	--	--
2009	36,251,290	8,149,245	29.00%	29.00%	176,129,805	20,412,190	13.11%	13.11%	29,330,545	2,752,765	10.36%	10.36%
2010	40,101,055	3,849,765	10.62%	42.70%	197,933,220	21,803,415	12.38%	27.11%	29,511,310	180,765	0.62%	11.04%
2011	44,060,140	3,959,085	9.87%	56.79%	228,102,640	30,169,420	15.24%	46.48%	28,506,499	-1,004,811	-3.40%	7.26%
2012	51,237,299	7,177,159	16.29%	82.33%	274,295,692	46,193,052	20.25%	76.15%	34,705,386	6,198,887	21.75%	30.58%
2013	70,416,250	19,178,951	37.43%	150.57%	369,407,610	95,111,918	34.67%	137.23%	48,890,870	14,185,484	40.87%	83.95%
2014	93,662,510	23,246,260	33.01%	233.29%	454,763,675	85,356,065	23.11%	192.04%	56,268,770	7,377,900	15.09%	111.71%
2015	103,092,690	9,430,180	10.07%	266.85%	502,647,085	47,883,410	10.53%	222.79%	46,895,545	-9,373,225	-16.66%	76.45%
2016	103,276,295	183,605	0.18%	267.50%	501,723,420	-923,665	-0.18%	222.20%	47,034,510	138,965	0.30%	76.97%
2017	103,190,920	-85,375	-0.08%	267.20%	498,908,185	-2,815,235	-0.56%	220.39%	47,115,285	80,775	0.17%	77.27%
2018	99,357,615	-3,833,305	-3.71%	253.56%	455,224,465	-43,683,720	-8.76%	192.34%	45,481,395	-1,633,890	-3.47%	71.13%

Rate Ann.%chg: Irrigated 13.46% Dryland 11.32% Grassland 5.52%

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	953,090	--	--	--	0	--	--	--	211,350,530	--	--	--
2009	1,055,080	101,990	10.70%	10.70%	0	0	--	--	242,766,720	31,416,190	14.86%	14.86%
2010	1,254,965	199,885	18.95%	31.67%	0	0	--	--	268,800,550	26,033,830	10.72%	27.18%
2011	1,264,215	9,250	0.74%	32.64%	0	0	--	--	301,933,494	33,132,944	12.33%	42.86%
2012	2,066,502	802,287	63.46%	116.82%	(201,546)	-201,546	--	--	362,103,333	60,169,839	19.93%	71.33%
2013	1,941,200	-125,302	-6.06%	103.67%	(458,345)	-256,799	--	--	490,197,585	128,094,252	35.38%	131.94%
2014	1,412,635	-528,565	-27.23%	48.22%	580	458,925	--	--	606,108,170	115,910,585	23.65%	186.78%
2015	1,430,395	17,760	1.26%	50.08%	595	15	2.59%	--	654,066,310	47,958,140	7.91%	209.47%
2016	1,410,990	-19,405	-1.36%	48.04%	595	0	0.00%	--	653,445,810	-620,500	-0.09%	209.18%
2017	1,399,980	-11,010	-0.78%	46.89%	20,925	20,330	3416.81%	--	650,635,295	-2,810,515	-0.43%	207.85%
2018	1,350,880	-49,100	-3.51%	41.74%	580	-20,345	-97.23%	--	601,414,935	-49,220,360	-7.56%	184.56%

Cnty# 22  
County DAKOTA

Rate Ann.%chg: Total Agric Land 11.02%

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2008-2018 (from County Abstract Reports)<sup>(1)</sup>

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
2008	28,113,045	14,742	1,907			155,832,825	99,792	1,562			26,541,275	29,540	898		
2009	36,423,830	15,017	2,425	27.19%	27.19%	176,322,525	99,903	1,765	13.02%	13.02%	29,161,915	29,276	996	10.87%	10.87%
2010	40,101,055	16,620	2,413	-0.52%	26.53%	199,072,985	97,844	2,035	15.28%	30.29%	29,123,895	29,069	1,002	0.58%	11.51%
2011	44,528,985	16,391	2,717	12.59%	42.46%	228,257,800	97,373	2,344	15.21%	50.11%	28,555,470	29,327	974	-2.81%	8.37%
2012	51,175,765	14,613	3,502	28.91%	83.65%	274,361,500	96,368	2,847	21.45%	82.32%	34,790,785	28,988	1,200	23.26%	33.58%
2013	70,402,325	14,614	4,817	37.56%	152.62%	369,040,745	96,151	3,838	34.81%	145.79%	48,831,685	28,744	1,699	41.55%	89.08%
2014	92,980,020	16,749	5,551	15.23%	191.11%	456,164,085	96,627	4,721	23.00%	202.31%	55,642,745	28,717	1,938	14.06%	115.66%
2015	103,198,255	16,827	6,133	10.47%	221.60%	503,253,555	96,312	5,225	10.68%	234.61%	46,615,355	28,870	1,615	-16.67%	79.71%
2016	103,045,205	16,802	6,133	0.00%	221.60%	502,552,035	96,246	5,222	-0.07%	234.37%	46,834,665	29,198	1,604	-0.66%	78.53%
2017	103,803,820	16,920	6,135	0.03%	221.70%	501,182,750	95,967	5,222	0.02%	234.43%	46,839,410	28,992	1,616	0.72%	79.81%
2018	99,357,615	16,861	5,893	-3.95%	209.01%	454,456,325	95,673	4,750	-9.04%	204.19%	44,902,780	28,982	1,549	-4.10%	72.44%

Rate Annual %chg Average Value/Acre: 11.94%

11.77%

5.60%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2008	953,225	5,766	165			0	0				211,440,370	149,840	1,411		
2009	1,049,630	6,048	174	4.97%	4.97%	0	0				242,957,900	150,245	1,617	14.60%	14.60%
2010	1,250,395	6,670	187	8.02%	13.39%	0	0				269,548,330	150,203	1,795	10.98%	27.17%
2011	1,253,165	6,695	187	-0.15%	13.22%	0	0				302,595,420	149,786	2,020	12.57%	43.16%
2012	2,069,225	9,284	223	19.07%	34.82%	0	0				362,397,275	149,253	2,428	20.19%	72.07%
2013	1,956,800	9,291	211	-5.51%	27.39%	168,940	266	635			490,400,495	149,066	3,290	35.49%	133.14%
2014	1,411,170	6,697	211	0.05%	27.45%	244,130	348	702	10.58%		606,442,150	149,138	4,066	23.60%	188.16%
2015	1,427,045	6,606	216	2.52%	30.66%	244,145	348	702	0.01%		654,738,355	148,963	4,395	8.09%	211.48%
2016	1,423,035	6,592	216	-0.07%	30.56%	595	3	215	-69.39%		653,855,535	148,842	4,393	-0.05%	211.31%
2017	1,402,790	6,533	215	-0.53%	29.88%	595	3	215	0.00%		653,229,365	148,415	4,401	0.19%	211.91%
2018	1,349,515	6,432	210	-2.29%	26.91%	580	3	209	-2.52%		600,066,815	147,951	4,056	-7.85%	187.42%

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**DAKOTA**

Rate Annual %chg Average Value/Acre: 11.14%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2008 - 2018 County Abstract Reports  
Aglard Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 4

CHART 5 - 2018 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
21,006	DAKOTA	69,834,467	27,328,066	27,783,559	687,202,300	252,888,435	98,316,205	0	601,414,935	27,448,390	10,967,355	0	1,803,183,712
cnty sector value % of total value:		3.87%	1.52%	1.54%	38.11%	14.02%	5.45%		33.35%	1.52%	0.61%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,919	DAKOTA CITY	1,936,472	591,894	976,533	69,140,550	9,816,465	6,741,005	0	96,200	0	0	0	89,299,119
9.14%	%sector of county sector	2.77%	2.17%	3.51%	10.06%	3.88%	6.86%		0.02%				4.95%
	%sector of municipality	2.17%	0.66%	1.09%	77.43%	10.99%	7.55%		0.11%				100.00%
840	EMERSON	94,069	70,745	7,376	9,921,740	1,170,025	0	0	0	0	0	0	11,263,955
4.00%	%sector of county sector	0.13%	0.26%	0.03%	1.44%	0.46%							0.62%
	%sector of municipality	0.84%	0.63%	0.07%	88.08%	10.39%							100.00%
549	HOMER	435,730	279,177	543,405	18,438,030	2,201,840	0	0	0	0	0	0	21,898,182
2.61%	%sector of county sector	0.62%	1.02%	1.96%	2.68%	0.87%							1.21%
	%sector of municipality	1.99%	1.27%	2.48%	84.20%	10.05%							100.00%
236	HUBBARD	157,324	0	0	6,683,760	1,102,925	0	0	0	0	0	0	7,944,009
1.12%	%sector of county sector	0.23%			0.97%	0.44%							0.44%
	%sector of municipality	1.98%			84.14%	13.88%							100.00%
223	JACKSON	12,699,045	62,650	14,073	11,514,605	2,509,795	181,330	0	0	0	0	0	26,981,498
1.06%	%sector of county sector	18.18%	0.23%	0.05%	1.68%	0.99%	0.18%						1.50%
	%sector of municipality	47.07%	0.23%	0.05%	42.68%	9.30%	0.67%						100.00%
13,353	SOUTH SIOUX CITY	33,425,698	11,951,963	6,995,168	376,548,865	201,134,810	52,507,990	0	649,025	19,095	28,060	0	683,260,674
63.57%	%sector of county sector	47.86%	43.74%	25.18%	54.79%	79.53%	53.41%		0.11%	0.07%	0.26%		37.89%
	%sector of municipality	4.89%	1.75%	1.02%	55.11%	29.44%	7.68%		0.09%	0.00%	0.00%		100.00%
17,120	Total Municipalities	48,748,338	12,956,429	8,536,555	492,247,550	217,935,860	59,430,325	0	745,225	19,095	28,060	0	840,647,437
81.50%	%all municip.sectors of cnty	69.81%	47.41%	30.73%	71.63%	86.18%	60.45%		0.12%	0.07%	0.26%		46.62%

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Sources: 2018 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2018 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2019

CHART 5

**Total Real Property**  
Sum Lines 17, 25, & 30

**Records : 10,018**

**Value : 1,674,809,626**

**Growth 30,432,474**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	544	13,761,685	203	3,029,595	137	2,884,170	884	19,675,450	
<b>02. Res Improve Land</b>	4,211	58,727,250	607	12,326,515	518	13,876,125	5,336	84,929,890	
<b>03. Res Improvements</b>	4,504	426,666,480	842	92,073,935	533	74,025,390	5,879	592,765,805	
<b>04. Res Total</b>	5,048	499,155,415	1,045	107,430,045	670	90,785,685	6,763	697,371,145	15,133,610
<b>% of Res Total</b>	74.64	71.58	15.45	15.41	9.91	13.02	67.51	41.64	49.73
<b>05. Com UnImp Land</b>	170	8,138,436	43	1,764,495	7	768,825	220	10,671,756	
<b>06. Com Improve Land</b>	605	33,216,005	61	7,371,190	34	4,628,465	700	45,215,660	
<b>07. Com Improvements</b>	608	194,797,435	64	17,697,285	37	7,124,730	709	219,619,450	
<b>08. Com Total</b>	778	236,151,876	107	26,832,970	44	12,522,020	929	275,506,866	15,010,339
<b>% of Com Total</b>	83.75	85.72	11.52	9.74	4.74	4.55	9.27	16.45	49.32
<b>09. Ind UnImp Land</b>	11	1,985,325	10	1,263,405	0	0	21	3,248,730	
<b>10. Ind Improve Land</b>	15	5,148,370	8	3,335,200	0	0	23	8,483,570	
<b>11. Ind Improvements</b>	15	46,941,775	9	49,694,770	0	0	24	96,636,545	
<b>12. Ind Total</b>	26	54,075,470	19	54,293,375	0	0	45	108,368,845	288,525
<b>% of Ind Total</b>	57.78	49.90	42.22	50.10	0.00	0.00	0.45	6.47	0.95
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	5,048	499,155,415	1,045	107,430,045	670	90,785,685	6,763	697,371,145	15,133,610
<b>% of Res &amp; Rec Total</b>	74.64	71.58	15.45	15.41	9.91	13.02	67.51	41.64	49.73
<b>Com &amp; Ind Total</b>	804	290,227,346	126	81,126,345	44	12,522,020	974	383,875,711	15,298,864
<b>% of Com &amp; Ind Total</b>	82.55	75.60	12.94	21.13	4.52	3.26	9.72	22.92	50.27

<b>17. Taxable Total</b>	5,852	789,382,761	1,171	188,556,390	714	103,307,705	7,737	1,081,246,856	30,432,474
<b>% of Taxable Total</b>	75.64	73.01	15.14	17.44	9.23	9.55	77.23	64.56	100.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	102	5,279,040	3,348,880	0	0	0
19. Commercial	100	28,005,551	35,051,259	3	232,985	125,610
20. Industrial	6	18,504,405	41,183,695	3	157,370	16,863,645
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	102	5,279,040	3,348,880
19. Commercial	2	54,720	86,970	105	28,293,256	35,263,839
20. Industrial	0	0	0	9	18,661,775	58,047,340
21. Other	0	0	0	0	0	0
22. Total Sch II				216	52,234,071	96,660,059

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	282	91	111	484

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	650,010	241	45,532,125	1,625	397,978,120	1,869	444,160,255
28. Ag-Improved Land	1	71,305	61	9,838,145	336	107,192,845	398	117,102,295
29. Ag Improvements	2	25,720	63	5,202,115	347	27,072,385	412	32,300,220



30. Ag Total					2,281	593,562,770
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	0.25	2,625	
32. HomeSite Improv Land	0	0.00	0	41	43.00	455,700	
33. HomeSite Improvements	0	0.00	0	41	41.00	3,731,340	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.00	6,840	
36. FarmSite Improv Land	0	0.00	0	51	131.36	296,490	
37. FarmSite Improvements	2	0.00	25,720	50	0.00	1,470,775	
38. FarmSite Total							
39. Road & Ditches	0	1.00	0	0	193.61	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	63,840	7	6.25	66,465	
32. HomeSite Improv Land	235	242.56	2,549,890	276	285.56	3,005,590	
33. HomeSite Improvements	237	232.56	20,100,525	278	273.56	23,831,865	0
34. HomeSite Total				<b>285</b>	<b>291.81</b>	<b>26,903,920</b>	
35. FarmSite UnImp Land	51	107.52	222,615	54	110.52	229,455	
36. FarmSite Improv Land	306	946.69	1,750,505	357	1,078.05	2,046,995	
37. FarmSite Improvements	299	0.00	6,971,860	351	0.00	8,468,355	0
38. FarmSite Total				<b>405</b>	<b>1,188.57</b>	<b>10,744,805</b>	
39. Road & Ditches	0	2,096.74	0	0	2,291.35	0	
40. Other- Non Ag Use	0	10.00	2,150	0	10.00	2,150	
41. Total Section VI				<b>690</b>	<b>3,781.73</b>	<b>37,650,875</b>	<b>0</b>

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	1	40.00	13,600	1	40.00	13,600

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	41	1,486.99	6,388,030
44. Market Value	0	0.00	0	41	1,486.99	8,872,240
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	248.90	1,054,630	42	1,735.89	7,442,660
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,834.44	23.22%	21,426,055	24.01%	5,587.79
46. 1A	176.57	1.07%	970,250	1.09%	5,494.99
47. 2A1	4,976.96	30.14%	26,973,700	30.23%	5,419.71
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	6,483.04	39.26%	34,489,815	38.65%	5,320.01
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	1,019.61	6.17%	5,266,290	5.90%	5,165.00
52. 4A	21.70	0.13%	109,365	0.12%	5,039.86
53. Total	16,512.32	100.00%	89,235,475	100.00%	5,404.18
<b>Dry</b>					
54. 1D1	10,341.53	34.08%	51,389,885	35.01%	4,969.27
55. 1D	520.05	1.71%	2,567,385	1.75%	4,936.80
56. 2D1	7,517.41	24.78%	36,798,350	25.07%	4,895.08
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	10,465.10	34.49%	50,228,585	34.22%	4,799.63
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,435.28	4.73%	5,561,880	3.79%	3,875.12
61. 4D	61.96	0.20%	235,450	0.16%	3,800.03
62. Total	30,341.33	100.00%	146,781,535	100.00%	4,837.68
<b>Grass</b>					
63. 1G1	145.83	5.68%	296,820	8.16%	2,035.38
64. 1G	58.26	2.27%	72,180	1.99%	1,238.93
65. 2G1	384.59	14.98%	747,650	20.56%	1,944.02
66. 2G	46.15	1.80%	26,760	0.74%	579.85
67. 3G1	402.11	15.66%	749,045	20.60%	1,862.79
68. 3G	94.21	3.67%	54,640	1.50%	579.98
69. 4G1	745.27	29.03%	1,243,890	34.21%	1,669.05
70. 4G	690.77	26.91%	444,835	12.23%	643.97
71. Total	2,567.19	100.00%	3,635,820	100.00%	1,416.26
<b>Irrigated Total</b>					
Irrigated Total	16,512.32	32.59%	89,235,475	37.19%	5,404.18
<b>Dry Total</b>					
Dry Total	30,341.33	59.89%	146,781,535	61.18%	4,837.68
<b>Grass Total</b>					
Grass Total	2,567.19	5.07%	3,635,820	1.52%	1,416.26
72. Waste	1,235.63	2.44%	264,630	0.11%	214.17
73. Other	2.77	0.01%	595	0.00%	214.80
74. Exempt	348.92	0.69%	0	0.00%	0.00
75. Market Area Total	50,659.24	100.00%	239,918,055	100.00%	4,735.92

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	77.59	20.20%	418,210	23.06%	5,390.00
47. 2A1	15.33	3.99%	82,630	4.56%	5,390.08
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	35.99	9.37%	175,990	9.71%	4,889.97
50. 3A	14.05	3.66%	67,505	3.72%	4,804.63
51. 4A1	236.76	61.63%	1,050,030	57.91%	4,435.00
52. 4A	4.43	1.15%	18,915	1.04%	4,269.75
53. Total	384.15	100.00%	1,813,280	100.00%	4,720.24
<b>Dry</b>					
54. 1D1	1,279.13	1.95%	6,408,440	2.34%	5,010.00
55. 1D	10,272.39	15.67%	51,333,165	18.73%	4,997.20
56. 2D1	3,720.26	5.67%	18,314,730	6.68%	4,922.97
57. 2D	434.00	0.66%	2,117,905	0.77%	4,879.97
58. 3D1	8,762.13	13.36%	39,809,715	14.53%	4,543.38
59. 3D	2,552.75	3.89%	10,249,355	3.74%	4,015.02
60. 4D1	32,483.36	49.54%	123,389,550	45.02%	3,798.55
61. 4D	6,063.44	9.25%	22,427,895	8.18%	3,698.87
62. Total	65,567.46	100.00%	274,050,755	100.00%	4,179.68
<b>Grass</b>					
63. 1G1	66.59	0.25%	92,885	0.24%	1,394.88
64. 1G	3,051.08	11.31%	5,094,885	13.06%	1,669.86
65. 2G1	685.84	2.54%	1,322,845	3.39%	1,928.80
66. 2G	499.49	1.85%	673,360	1.73%	1,348.10
67. 3G1	1,417.57	5.25%	2,828,835	7.25%	1,995.55
68. 3G	437.60	1.62%	448,945	1.15%	1,025.93
69. 4G1	8,750.16	32.43%	15,574,815	39.92%	1,779.95
70. 4G	12,073.93	44.75%	12,975,190	33.26%	1,074.65
71. Total	26,982.26	100.00%	39,011,760	100.00%	1,445.83
<b>Irrigated Total</b>					
	384.15	0.39%	1,813,280	0.57%	4,720.24
<b>Dry Total</b>					
	65,567.46	66.81%	274,050,755	86.73%	4,179.68
<b>Grass Total</b>					
	26,982.26	27.50%	39,011,760	12.35%	1,445.83
72. Waste	5,200.99	5.30%	1,118,045	0.35%	214.97
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	841.61	0.86%	0	0.00%	0.00
75. Market Area Total	98,134.86	100.00%	315,993,840	100.00%	3,220.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,422.07	7,725,670	15,474.40	83,323,085	16,896.47	91,048,755
<b>77. Dry Land</b>	160.74	709,635	9,156.58	42,618,065	86,591.47	377,504,590	95,908.79	420,832,290
<b>78. Grass</b>	17.84	11,680	2,998.98	4,145,290	26,532.63	38,490,610	29,549.45	42,647,580
<b>79. Waste</b>	0.00	0	556.18	119,590	5,880.44	1,263,085	6,436.62	1,382,675
<b>80. Other</b>	0.00	0	0.00	0	2.77	595	2.77	595
<b>81. Exempt</b>	0.00	0	748.46	0	442.07	0	1,190.53	0
<b>82. Total</b>	<b>178.58</b>	<b>721,315</b>	<b>14,133.81</b>	<b>54,608,615</b>	<b>134,481.71</b>	<b>500,581,965</b>	<b>148,794.10</b>	<b>555,911,895</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	16,896.47	11.36%	91,048,755	16.38%	5,388.63
<b>Dry Land</b>	95,908.79	64.46%	420,832,290	75.70%	4,387.84
<b>Grass</b>	29,549.45	19.86%	42,647,580	7.67%	1,443.26
<b>Waste</b>	6,436.62	4.33%	1,382,675	0.25%	214.81
<b>Other</b>	2.77	0.00%	595	0.00%	214.80
<b>Exempt</b>	1,190.53	0.80%	0	0.00%	0.00
<b>Total</b>	<b>148,794.10</b>	<b>100.00%</b>	<b>555,911,895</b>	<b>100.00%</b>	<b>3,736.12</b>

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>	
83.1 115	0	0	0	0	1	10,565	1	10,565	10,565
83.2 18	1	1,960	0	0	0	0	1	1,960	0
83.3 20	1	14,090	1	42,645	3	175,850	4	232,585	0
83.4 26	0	0	1	32,000	1	285,465	1	317,465	2,035
83.5 3933	1	5,750	0	0	0	0	1	5,750	0
83.6 Dakcty Broyhill 14	11	203,345	25	473,345	60	4,278,390	71	4,955,080	126,470
83.7 Dakcty Original 15	75	783,770	531	3,840,615	532	55,521,375	607	60,145,760	2,779,595
83.8 Dakcty Rvrfront 17	2	46,110	23	883,130	23	5,532,830	25	6,462,070	0
83.9 Emerson 23	13	60,360	103	646,720	103	8,232,045	116	8,939,125	53,580
83.10 Homer 18	29	140,860	201	1,019,530	204	17,202,975	233	18,363,365	75,795
83.11 Hubbard 23	22	144,055	71	465,600	88	5,641,700	110	6,251,355	460,730
83.12 Jackson 20	38	394,930	71	1,036,150	74	6,081,970	112	7,513,050	101,330
83.13 Jackson 21	12	248,175	17	359,520	17	3,503,680	29	4,111,375	428,240
83.14 Rr Sbdv Blff View 56	4	42,680	1	21,060	1	249,545	5	313,285	0
83.15 Rr Sbdv Boals 64	0	0	4	50,925	4	391,910	4	442,835	0
83.16 Rr Sbdv Coopers 34	2	28,650	6	83,700	6	787,245	8	899,595	0
83.17 Rr Sbdv Dak Flats 60	5	160,270	16	471,240	16	5,430,205	21	6,061,715	0
83.18 Rr Sbdv Isl Hms 36	5	43,800	38	322,800	38	2,470,270	43	2,836,870	0
83.19 Rr Sbdv L&I Add 49	2	30,000	25	407,400	25	4,800,300	27	5,237,700	0
83.20 Rr Sbdv Lik U Wan 55	2	16,000	14	112,160	14	1,904,645	16	2,032,805	0
83.21 Rr Sbdv Orig Bch 33	34	266,855	88	987,585	88	6,875,515	122	8,129,955	0
83.22 Rr Sbdv Rott 1&2 61	8	139,640	26	921,350	26	6,956,565	34	8,017,555	584,145
83.23 Rr Sbdv Rott 3&4 62	8	320,000	15	565,500	15	5,014,645	23	5,900,145	0
83.24 Rr Sbdv Rott 5&6 63	23	49,390	0	0	0	0	23	49,390	0
83.25 Rr Sbdv Ssc Proj 50	4	68,755	31	633,170	31	4,311,645	35	5,013,570	200,250
83.26 Rr Sbdv Tompkins 42	3	30,750	118	1,895,690	118	17,834,700	121	19,761,140	133,890
83.27 Rural A1 Hubbard 25	18	389,000	165	3,529,495	391	25,580,610	409	29,499,105	6,675
83.28 Rural A2 Jackson 26	84	1,293,770	122	3,318,670	125	18,142,160	209	22,754,600	370,190
83.29 Rural A3 Homer 27	90	1,625,910	283	7,346,060	291	42,857,580	381	51,829,550	0
83.30 Rural A4 Ssc 28	34	956,080	138	3,782,425	139	18,092,365	173	22,830,870	0
83.31 Rural A5 Rvrfrnt 29	9	534,525	28	1,429,840	29	3,451,400	38	5,415,765	19,965
83.32 Rural Ag Impvd Mkt2	0	0	1	6,340	1	37,225	1	43,565	0
83.33 Rural Ag Land Only 1	1	69,750	0	0	0	0	1	69,750	0
83.34 Ssc 100	136	1,310,580	1,391	14,594,570	1,391	95,852,320	1,527	111,757,470	698,365
83.35 Ssc 104	17	2,049,020	24	742,660	25	4,512,085	42	7,303,765	419,790
83.36 Ssc 110	76	1,521,690	1,374	23,457,780	1,374	150,704,580	1,450	175,684,050	4,654,820
83.37 Ssc 115	16	1,898,950	379	11,263,415	379	67,145,395	395	80,307,760	3,495,635

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>	
83.38 Ssc 116	78	4,783,360	5	186,800	246	2,896,050	324	7,866,210	511,545
83.39 [none]	20	2,620	0	0	0	0	20	2,620	0
84 Residential Total	884	19,675,450	5,336	84,929,890	5,879	592,765,805	6,763	697,371,145	15,133,610

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 20	24	2,261,050	67	10,845,625	69	51,163,895	93	64,270,570	387,415
85.2 Dakcty Broyhill 14	29	1,489,340	70	2,883,430	72	14,923,630	101	19,296,400	294,785
85.3 Dakcty Original 15	0	0	1	30,000	1	7,745	1	37,745	0
85.4 Homer 18	3	156,145	22	175,335	22	2,020,780	25	2,352,260	20,480
85.5 Hubbard 23	7	45,085	23	265,925	23	1,844,195	30	2,155,205	32,295
85.6 Jackson 20	18	134,570	18	458,100	19	2,667,850	37	3,260,520	145
85.7 Rural A1 Hubbard 25	6	143,615	10	774,135	10	6,329,260	16	7,247,010	2,900
85.8 Rural A4 Ssc 28	0	0	1	529,725	1	7,048,195	1	7,577,920	0
85.9 Rural Ag Impvvd Mkt2	0	0	1	44,900	1	799,120	1	844,020	0
85.10 Ssc 100	0	0	1	19,600	1	53,150	1	72,750	53,150
85.11 Ssc 116	143	9,234,406	508	37,213,055	512	228,524,115	655	274,971,576	14,507,694
85.12 [none]	11	456,275	1	459,400	2	874,060	13	1,789,735	0
86 Commercial Total	241	13,920,486	723	53,699,230	733	316,255,995	974	383,875,711	15,298,864



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	136.83	8.46%	289,390	9.48%	2,114.96
88. 1G	25.51	1.58%	53,185	1.74%	2,084.87
89. 2G1	341.55	21.12%	712,145	23.32%	2,085.04
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	359.73	22.25%	714,085	23.38%	1,985.06
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	714.50	44.19%	1,218,495	39.90%	1,705.38
94. 4G	38.76	2.40%	66,670	2.18%	1,720.07
95. Total	1,616.88	100.00%	3,053,970	100.00%	1,888.80
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	9.00	0.95%	7,430	1.28%	825.56
106. 1T	32.75	3.45%	18,995	3.26%	580.00
107. 2T1	43.04	4.53%	35,505	6.10%	824.93
108. 2T	46.15	4.86%	26,760	4.60%	579.85
109. 3T1	42.38	4.46%	34,960	6.01%	824.92
110. 3T	94.21	9.91%	54,640	9.39%	579.98
111. 4T1	30.77	3.24%	25,395	4.36%	825.32
112. 4T	652.01	68.61%	378,165	64.99%	580.00
113. Total	950.31	100.00%	581,850	100.00%	612.27
<hr/>					
Grass Total	1,616.88	62.98%	3,053,970	84.00%	1,888.80
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	950.31	37.02%	581,850	16.00%	612.27
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114. Market Area Total	2,567.19	100.00%	3,635,820	100.00%	1,416.26

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	29.43	0.17%	62,980	0.19%	2,139.99
88. 1G	2,161.37	12.21%	4,587,560	13.70%	2,122.52
89. 2G1	604.51	3.42%	1,257,375	3.75%	2,079.99
90. 2G	262.60	1.48%	538,330	1.61%	2,050.00
91. 3G1	1,394.73	7.88%	2,810,450	8.39%	2,015.05
92. 3G	145.10	0.82%	282,225	0.84%	1,945.04
93. 4G1	7,935.79	44.84%	14,919,255	44.54%	1,880.00
94. 4G	5,163.46	29.18%	9,036,220	26.98%	1,750.03
95. Total	17,696.99	100.00%	33,494,395	100.00%	1,892.66
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	37.16	0.40%	29,905	0.54%	804.76
106. 1T	889.71	9.58%	507,325	9.20%	570.21
107. 2T1	81.33	0.88%	65,470	1.19%	804.99
108. 2T	236.89	2.55%	135,030	2.45%	570.01
109. 3T1	22.84	0.25%	18,385	0.33%	804.95
110. 3T	292.50	3.15%	166,720	3.02%	569.98
111. 4T1	814.37	8.77%	655,560	11.88%	804.99
112. 4T	6,910.47	74.42%	3,938,970	71.39%	570.00
113. Total	9,285.27	100.00%	5,517,365	100.00%	594.21
<hr/>					
Grass Total	17,696.99	65.59%	33,494,395	85.86%	1,892.66
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	9,285.27	34.41%	5,517,365	14.14%	594.21
<hr/>					
114. Market Area Total	26,982.26	100.00%	39,011,760	100.00%	1,445.83

**2019 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2018 Certificate of Taxes Levied Report (CTL)**

22 Dakota

	2018 CTL County Total	2019 Form 45 County Total	Value Difference (2019 form 45 - 2018 CTL)	Percent Change	2019 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	687,202,300	697,371,145	10,168,845	1.48%	15,133,610	-0.72%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,448,390	26,903,920	-544,470	-1.98%	0	-1.98%
<b>04. Total Residential (sum lines 1-3)</b>	<b>714,650,690</b>	<b>724,275,065</b>	<b>9,624,375</b>	<b>1.35%</b>	<b>15,133,610</b>	<b>-0.77%</b>
05. Commercial	252,888,435	275,506,866	22,618,431	8.94%	15,010,339	3.01%
06. Industrial	98,316,205	108,368,845	10,052,640	10.22%	288,525	9.93%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>351,204,640</b>	<b>383,875,711</b>	<b>32,671,071</b>	<b>9.30%</b>	<b>15,298,864</b>	<b>4.95%</b>
08. Ag-Farmsite Land, Outbuildings	10,698,895	10,744,805	45,910	0.43%	0	0.43%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	268,460	2,150	-266,310	-99.20%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>10,967,355</b>	<b>10,746,955</b>	<b>-220,400</b>	<b>-2.01%</b>	<b>0</b>	<b>-2.01%</b>
12. Irrigated	99,357,615	91,048,755	-8,308,860	-8.36%		
13. Dryland	455,224,465	420,832,290	-34,392,175	-7.55%		
14. Grassland	45,481,395	42,647,580	-2,833,815	-6.23%		
15. Wasteland	1,350,880	1,382,675	31,795	2.35%		
16. Other Agland	580	595	15	2.59%		
<b>17. Total Agricultural Land</b>	<b>601,414,935</b>	<b>555,911,895</b>	<b>-45,503,040</b>	<b>-7.57%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,678,237,620</b>	<b>1,674,809,626</b>	<b>-3,427,994</b>	<b>-0.20%</b>	<b>30,432,474</b>	<b>-2.02%</b>

## 2019 Assessment Survey for Dakota County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1 - Christy Abts
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None - Contract Appraisal Services as Needed
<b>3.</b>	<b>Other full-time employees:</b>
	2 - Melissa Steecker AOC1 and Courtney Lane AOC1
<b>4.</b>	<b>Other part-time employees:</b>
	N/A
<b>5.</b>	<b>Number of shared employees:</b>
	N/A
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$343,360.00
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same as requested
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$80,000.00 Appraisal and \$22,536 Professional services \$10,000 Appraiser fees
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$0
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$0
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$300.00
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$?

## B. Computer, Automation Information and GIS

<b>1.</b>	<b>Administrative software:</b>
	Adobe and a full suite of Microsoft Office Products i.e. Word, Excel, Power Point, One Note...
<b>2.</b>	<b>CAMA software:</b>
	Terra Scan will be converting to MIPS 3/1/2019
<b>3.</b>	<b>Are cadastral maps currently being used?</b>
	No
<b>4.</b>	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
<b>5.</b>	<b>Does the county have GIS software?</b>
	Yes, Our maps are now updated via contract with GWorks (\$12,000/yr.)
<b>6.</b>	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="http://dakota.gworks.com">http://dakota.gworks.com</a>
<b>7.</b>	<b>Who maintains the GIS software and maps?</b>
	All parcel mapping is completed by the gWorks staff per Contract.
<b>8.</b>	<b>Personal Property software:</b>
	Terra Scan

## C. Zoning Information

<b>1.</b>	<b>Does the county have zoning?</b>
	Yes. Rural
<b>2.</b>	<b>If so, is the zoning countywide?</b>
	No, Only those parcels outside of the City/Village jurisdiction.
<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	South Sioux City, Dakota City and Rural areas. Cannot confirm small town zoning.
<b>4.</b>	<b>When was zoning implemented?</b>
	1978

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Yes
<b>2.</b>	<b>GIS Services:</b>
	Yes
<b>3.</b>	<b>Other services:</b>
	Will be getting Pictometry

**E. Appraisal /Listing Services**

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes, we have contracts for both Appraisal and Listing Services
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes, we have contracts for both the Appraisal and Listing service providers.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	They are required to be compliant with the State Constitution, all applicable Statutes and Title 50, Reg. 50-004. Appraisers will be licensed and in good standing with the NRPAB. We prefer that all data listing providers have a construction or realty background.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes, any contract involved with setting value has been shared with the Department of Revenue
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Data Listing Services do not in any capacity deal in value decisions Appraisal Services do recommend values to the Assessor according to Title 350, Reg. 50-004. Final valuations decisions come from the Assessor.

## 2019 Residential Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	In house Staff, EWDS, Bralda and Innovative Appraisal.																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</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>Dakota City, This is the County Seat for Dakota County. Access to Highways 20, 35 and 77. Has a population around 2,000 residents. Dakota City is neighbors with Tyson and the number one employer in Dakota County.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Hubbard, Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County (over ten miles away). The Hubbard village has a population under 300 residents. The Emerson village has a population of fewer than 900 residents. No major retail or industry located in either village.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Homer, Located on Hwy. 77 in the South Eastern part of the County. Reliant upon DC and SSC for employment and retail roughly 8 miles from both. Population is approximately 600 residents. No major retail or industry located in the village. Also includes the village of Jackson, which is located on Hwy. 20 about 6 miles from the County Seat and major retail/employment. The village of Jackson does not have any retail but does have employment opportunities at the ethanol plant. Jackson also has a new housing development with available lots and no fewer than 20 new homes built in the last 5 to 10 years.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Platted Rural Subdivisions - Lower Range</td> </tr> <tr> <td style="text-align: center;">16</td> <td>Platted Rural Subdivision - Middle Range</td> </tr> <tr> <td style="text-align: center;">17</td> <td>Platted Rural Subdivisions - High Range</td> </tr> <tr> <td style="text-align: center;">20</td> <td>South Sioux City. This is the largest city, town or village in Dakota County. The population is in excess of 13,000 residents. SSC is also the location of the majority of retail and employment opportunities in the County. Access to Hwy's. 20, 35, 75,77 and Interstate 29. The city is bordered by the Missouri River along the entirety of its Eastern side.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural, Located more than 2 miles from the nearest city limit and not platted into a subdivision</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Dakota City, This is the County Seat for Dakota County. Access to Highways 20, 35 and 77. Has a population around 2,000 residents. Dakota City is neighbors with Tyson and the number one employer in Dakota County.	5	Emerson and Hubbard, Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County (over ten miles away). The Hubbard village has a population under 300 residents. The Emerson village has a population of fewer than 900 residents. No major retail or industry located in either village.	10	Homer, Located on Hwy. 77 in the South Eastern part of the County. Reliant upon DC and SSC for employment and retail roughly 8 miles from both. Population is approximately 600 residents. No major retail or industry located in the village. Also includes the village of Jackson, which is located on Hwy. 20 about 6 miles from the County Seat and major retail/employment. The village of Jackson does not have any retail but does have employment opportunities at the ethanol plant. Jackson also has a new housing development with available lots and no fewer than 20 new homes built in the last 5 to 10 years.	15	Platted Rural Subdivisions - Lower Range	16	Platted Rural Subdivision - Middle Range	17	Platted Rural Subdivisions - High Range	20	South Sioux City. This is the largest city, town or village in Dakota County. The population is in excess of 13,000 residents. SSC is also the location of the majority of retail and employment opportunities in the County. Access to Hwy's. 20, 35, 75,77 and Interstate 29. The city is bordered by the Missouri River along the entirety of its Eastern side.	25	Rural, Located more than 2 miles from the nearest city limit and not platted into a subdivision	30	Agricultural Homes and Outbuildings
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30	Agricultural Homes and Outbuildings																				
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				

	<p>Actual value means the market value or fair market value of real property in the ordinary course of trade.</p> <p>It is the most probable price expressed in terms of money, that a property will bring if exposed for sale in the open market or arms length transaction between a willing seller and willing buyer, both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which it is capable of being used.</p> <p>Actual value may be determined by using professionally accepted mass appraisal methods including by not limited to:</p> <ol style="list-style-type: none"> <li>1.) Sales Comparison Approach</li> <li>2.) Income Approach (Rental Units)</li> <li>3.) Cost Approach (new construction)</li> <li>4.) Neb.Rev.Stat Section 77-702, 77-1301.01 and 77-1311.03, R.S.Supp. 2007</li> </ol>
<b>4.</b>	<b>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?</b>
	<p>Local Market Information. Depreciation shall mean the loss of value from deterioration and or obsolescence. Deterioration or physical deterioration is evidenced by wear and tear, decay, dry rot, cracks, incrustations or structural defects. Obsolescence is divisible into two parts:</p> <ol style="list-style-type: none"> <li>1.) Functional Obsolescence – May be due to poor interior design, mechanical inadequacy or design. It is evidenced by conditions within the property and locational obsolescence is caused by changes external to the property such as changes in the neighborhood, environmental change or use changes.</li> </ol>
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>
	<p>No, some locations may be lumped into the same depreciation table as Market demands. We will see changes as we transition assessor locations into valuation groups as determined by market needs. For 2017 we have 5 market derived depreciations tables:</p> <ol style="list-style-type: none"> <li>1.) South Sioux City - Table 200</li> <li>2.) Homer and Jackson - 235</li> <li>3.) Dakota City - 236</li> <li>4.) Rural - 237</li> <li>5.) Emerson and Hubbard - 240</li> </ol>
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	Market sales. We start with vacant land sales and only use improved sales as a supporting indicator if insufficient vacant land sales are available.
<b>7.</b>	<b>How are rural residential site values developed?</b>
	Market analysis.
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	<p>The owner of two or more vacant or unimproved lots that are being held for sale or resale may elect to have the lots treated as one parcel for property assessment and property tax purposes. These lots must be in the same subdivision and in the same tax district. (see §77-132) Application must be made to the Assessors Office on or before December 31st on Form 191.</p> <p>For lots covered by this application, the Assessor must use the income approach, including the use of a discounted cash-flow analysis.</p>



9.

<u>Valuation Group</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	2016	6/2015	2016	2017-2018
5	2016	6/2015	2016	2017-2019
10	2016	6/2015	2016	2011
15	2016	6/2015	2016	2012
16	2016	6/2015	2016	2012
17	2016	6/2015	2016	2018
20	2016	6/2015	2016	2015-16
25	2016	6/2015	2016	2012
30	Unknown	6/2015	Unknown	Unknown

## 2019 Commercial Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	Tax Valuation Inc.	
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>	
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>
	1	Dakota City - County seat, large industrial area between South Sioux City and Dakota City, dependent upon South Sioux City retail and access to retail
	5	Emerson and Hubbard, Small towns, dependent upon South Sioux City for retail and employment. The furthest in distance from South Sioux City
	20	South Sioux, the hub for retail and employment in the county
	25	Rural, outside of the city limits and not located in a rural subdivision
	50	Homer, dependent upon South Sioux City for retail and employment. Less than 10-miles to retail and employment
	60	Jackson, dependent upon South Sioux City for retail and employment, less than 7 miles to retail and employment (west)
	70	Rural Subdivisions, outside of the city limits and located in a platted development (subdivision)
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	The cost, sales and income approaches were all considered in the valuation process.	
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	Sales and income approach with cost approach. Also searched for similar properties across the state.	
<b>4.</b>	<b>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?</b>	
	Yes.	
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	Yes.	
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Vacant lot sales, sales comparison.	

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	6/2016	2018	2016/2017
	5	2018	6/2016	2018	2016/2017
	20	2018	6/2016	2018	2016/2017
	25	2018	6/2016	2018	2016/2017
	50	2018	6/2016	2018	2016/2017
	60	2018	6/2016	2018	2016/2017
	70	2018	6/2016	2018	2016/2017

Dakota County is finished a reappraisal contract with Tax Valuation Inc. in 2018. Currently the groups are defined by assessor location.

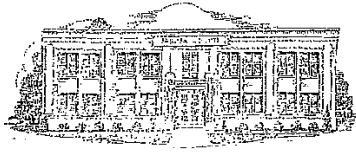
## 2019 Agricultural Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Contract data listing service and Assessment Office Staff										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bluff and hill ground on west side of the county.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2017	2	Bluff and hill ground on west side of the county.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2017									
2	Bluff and hill ground on west side of the county.	2017									
	Title 350, Chapter 14, Reg. 14-00.01C thru 14-00.01C(3)										
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Title 350, Chapter 14, and monitoring the market via (Sales and land use studies) and keeping communication channels open with our local Agri-business owners.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Title 350, Chapter 14, Regs. 14-004, 14-005, 14-006, Market Sales and land use reviews.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>										

	<p>Not at this time as determined by our 2016 Land Study. Dakota County now has five unique Market Areas for Rural Residential parcels. These areas were defined utilizing our sales (Market). Unfortunately, we did not have sufficient evidence to make an accurate estimate of value for Farm Sites. We will review again for 2017.</p> <p>We have two types of Rural Residential:</p> <ol style="list-style-type: none"> <li>1. Rural – These are outside of city limits and are not located in a planned development (subdivision). These parcels are going to be less than 20 acres in size unless related to and contiguous with a larger agricultural parcel.</li> <li>2. Rural Sub – These are outside of city limits and are located in a planned development (subdivision).</li> </ol> <p>To answer this question we will only be dealing with type 1. Rural.</p> <ul style="list-style-type: none"> <li>• AREA 1 – Is neighborhood 25 and located in the Southwest portion of the County (T28N R6 &amp; 7E and that part of T27N R6 &amp; 7E). This Area value starts at \$5,000 / acre.</li> <li>• AREA 2 - Is neighborhood 26 and located in the Northwest portion of the County (T29N R6 &amp; 7E and that part of 8E). This Area value starts at \$10,000 / acre.</li> <li>• AREA 3 - Is neighborhood 27 and is bordered on the West by Area 1 &amp; 2, the North and East by the Missouri River and to the South by Thurston County excluding the South Sioux City and Dakota City Rural Area 4 (T29N and that part of R8E, T28N R8 &amp; that part of 9E and T27N R8 &amp; 9E). This Area value starts at \$12,000 / acre.</li> <li>• AREA 4 - Is neighborhood 28 and located in the Northeast corner of the County consisting of the South Sioux City and Dakota City surrounding rural areas (That part of T28N R9E and T29N R9E). This Area value starts at \$20,000 / acre.</li> <li>• AREA 5 – Is neighborhood 29 and consists of all Rural residential on the River not in a planned development (subdivision). This Area value starts at \$40,000 / acre.</li> </ul>
6.	<p><b>What separate market analysis has been conducted where intensive use is identified in the county?</b></p>
	<p>Nothing identified at this time.</p>
7.	<p><b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b></p>
	<p>Title 350, Chapter 10 &amp; 14: (Reg 14-004.04E) (Reg 14-006.04C(3))</p> <p>004.04E  Government Programs Land which is voluntarily enrolled in the Conservation Reserve Program (CRP), Conservation Reserve Enhancement Program (CREP), Environmental Quality Incentives Program (EQIP), the Stewardship Incentive Program, the Tree Assistance Program, the Water Bank Program, or any other programs may require separate market analysis. The land should be classified at its current use such as grassland or timbered grassland; however, the values for land enrolled in government program acres should be adjusted to reflect the local market for similar property.</p> <p>006.04C(3)  Conservation Reserve Program (CRP) Land, Conservation Reserve Enhancement Program (CREP), Environmental Quality Incentives Program (EQIP) and other lands which have been enrolled in a federally or state funded program that encourages the development of specific conservation practices in exchange for a guaranteed or contracted annual payment . This land is to be classified at its current use; usually grassland uses. The value for this land should be based on the current market value for land subject to similar restrictions and similar payments.</p> <p>And...  (TERC PRECIDENT) Cottonwood Flats vs. Dakota County</p>

	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many special valuation applications are on file?</b>
	Currently 53 parcels valued under the Special Valuation guidelines. Only one new application has been submitted since 2008. The application was denied and is scheduled for a TERC hearing. There had been Greenbelt area's established in the late 1990's. Due to unforeseen water damage in the Assessor's Office any original documentation has been lost. Initial inquiries have yielded no response. The office will have to complete a Special Valuation project to review and determine if and where we may have a need.
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Statutes §77-1343 thru 1347.01, §77-112 & §77-201 Title 350, Chapter 11-Agricultural or Horticultural Land Special Valuation Assessment Regulations
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	There is a shortage of residential housing and a plan is in the works for a new development along the Missouri River and Anticipated commercial and industrial growth coming to areas surrounding the existing Com/Ind. complex in Dakota County.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Land 1 to 2 miles east and west of the Commercial/Industrial complex running north and south between South Sioux City and Dakota City. Land to the east extends to the Missouri River.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Reference to Regulation 14-006 Valuation of Agricultural and Horticultural land.

# DAKOTA COUNTY ASSESSMENT OFFICE



## **Plan of Assessment for Dakota County Assessment Years 2019, 2020 and 2021**

**Date: June 15, 2018**

**Amended: 10/24/2018**

### Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31st each year.

### Real Property Assessment Requirements:

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

#### **Assessment levels required for real property are as follows:**

- 1) 100% of actual value for real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347 Reference, Neb. Rev. Stat. §77-201 (R. S. Sup 2009).

### General Description of Real Property in Dakota County

Per the 2018 County Abstract, Dakota County consists of the following real property types:

	<b>Parcels</b>	<b>% of Total Parcels</b>	<b>% of Taxable Value Base</b>
Residential	6603	67.26%	39.84%
Commercial	899	9.16%	16.39%
Industrial	44	0.45%	6.96%
Recreational	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
Agricultural	2271	23.13%	36.8%
Special Value	43	0.44%	0.64%



**Agricultural Land Detail:** The County has a total of **147,770.65** acres. These acres are broke into two market areas; **Area 1** contains **50,530.26 acres** and **Area 2** contains **97,420.09 acres**. Dakota County has **16,860.97** irrigated acres, **95,672.99** dry acres, **28,981.90** acres of combo/grass, **6,432.02** acres in waste, **2.77** acres of other and the remaining **1,210.53** acres are exempt.

**Building Permit Detail:**

- **CLOSED** Permits: 67 / Est. of Value Reported **\$7,366,599**
  - AG: Count **1** / Est. of Value Reported **\$216,800**
  - COM/IND: Count **23** / Est. of Value Reported **\$5,736,200**
  - RES: Count: **43** / Est. of Value Reported **\$1,413,599**

**Level of Value, Quality, and Uniformity for assessment year 2018:**

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	9.78	100.24
Commercial	98	14.81	122.82
Agricultural Land	73	12.52	104.43
Special Value Ag-land - Insufficient sales to calculate reliable statistics			

**\*COD** = coefficient of dispersion:

The coefficient of dispersion (COD) is the most used measure of uniformity in ration studies. The COD is based on the average absolute deviation, but expresses it as a percentage. Thus, the COD provides a measure of appraisal uniformity that is independent of the level of appraisal and permits direct comparisons between property groups. Although the COD measures the average percentage deviation from the median, it does not measure the typical or median deviation. In normal distribution, 57 percent of the ratios will fall within one CD median. Low CODs (15.0 or less) tend to be associated with good appraisal uniformity. CODs of less than 5.0 are very rare except in (1) subdivisions in which lot prices are strictly controlled by the developer; (2) extremely homogeneous property groups, such as condominium units all located in the same complex; (3) appraisal ratio studies in which the assessor’s values and the independent appraisals reflect the same appraisal manuals and procedures; or (4) appraisals that have been adjusted to match the sales price.

**\*PRD** = price related differential:

Property appraisals sometimes result in unequal tax burdens between high and low value properties in the same property group. Appraisals are considered regressive if high-value properties are under appraised relative to low-value properties and progressive if high-value properties are relatively over appraised.

The price-related differential (PRD) is a statistic for measuring assessment progressivity or regressivity. It is calculated by dividing the mean by the weighted mean.

Recall that the unweighted mean weights the ratios equally, whereas the weighted mean weights them in proportion to their sales price. A PRD greater than 1.00 suggests that the high valued parcels are under appraised, thus pulling the weighted mean below the mean. On the other hand, if the PRD is less than 1.00, high-value parcels are relatively over appraised, pulling the weighted mean above the mean.

In practice, PRD’s have an upward bias. As an estimator of the population mean, the sample mean has a slight upward bias, but the weighted mean does not (except for very small samples). This upward bias reflected in the numerator of the calculation gives the PRD its slight upward bias. Assessment time lags can also contribute. In addition to measurement bias, one must leave a reasonable margin for sampling error in interpreting the PRD. As a general rule, except for small samples, PRDs should range between 0.98 and 1.03. Lower PRDs suggest significant assessment progressivity; higher ones suggest significant regressivity.

For more information regarding statistical measures see the 2018 Reports & Opinions.





## Current Resources

### A. Staff

- a. We currently have an Assessor in the office. To assist on the Appraisal side we are working with 2 part-time data collection specialists. In addition we contract out our Commercial appraisal work to help mitigate our resource limitations. Training for our staff is conducted if and when time and our budget allow.

### B. Cadastral Maps & Other Mapping Resources

- a. The Cadastral Maps are maintained via a 100% support contract with GIS Workshop.

### C. Software for CAMA

- a. Dakota County uses a CAMA system supplied by TerraScan currently. We are in the process of converting to MIPS. In addition to the CAMA system we have a variety of software programs to enhance the office operation (Word, Excel, Outlook, GIS and others).

### D. GIS

- a. Our GIS system is in place and hosted by Gisworkshop.

### E. Website

- a. Our GIS website can be found at: [HTTP://Dakota.gisworkshop.com](http://Dakota.gisworkshop.com)

### F. Department of Revenue

- a. The Department of Revenue has resources available to Assessors as well as a website found at: <http://www.revenue.nebraska.gov/PAD/index.html>



## PROJECTS FOR THE ASSESSMENT OFFICE

1. BUDGET APPROVAL FOR EAGLE VIEW - **APPROVED**
2. BUDGET APPROVAL FOR UPDATED CAMA - **APPROVED**
3. BUDGET APPROVAL FOR 2 NEW CLERKS - **APPROVED**
4. FIELD INSPECTION MANUAL - **ON HOLD**
5. OFFICE PROCESS MANUALS - **ON HOLD**
6. TEMPLATES: TERC, PROTEST, DATA COLLECTION... - **IN PROCESS**
7. SCAN AND STORE PAPER RECORDS INTO DATA SERVER - **NOT APPROVED, ON HOLD**
8. EAGLE VIEW / PICTOMETRY IMPLEMENTATION - **IN PROCESS**
9. RE-BUILD CADASTRAL BOOKS LOST DUE TO H2O DAMAGE AS NEEDED - **ON HOLD**
10. NEW CAMA SYSTEM IMPLEMENTATION - **ON HOLD**
11. ANNUAL REPORTS BINDER, IN ADDITION TO THE REPORTS & OPINIONS BINDER - **IN PROCESS**
12. CLEAN & ORGANIZE OFFICE, 3-5 YEARS OF DATA ONLY - **PENDING**
13. CLEAN & ORGANIZE STORAGE (BSMNT) OLDER DATA - **PENDING**



## ACTIONS 2019, 2020 and 2021

### **2019-21: RESIDENTIAL ANTICIPATED VALUATION ACTIONS:**

1. **2019** – IF NEEDED COMPLETE FIELD REVIEW OF (**SMALL TOWNS**)
2. **2019** - WORK TO COMPLETE **RURAL RES. PLATTED** (4500) SYSTEMATIC REVIEW
3. **2020** – WORK TO COMPLETE RURAL RES UNPLAT (4500) SYSTEMATIC REVIEW
4. (**HOLD**) **2020** – COMPLETE **RURAL RESIDENTIAL** (4500) OUTBLDG STUDY (W/AG OUTBLDG PROJ.)
5. **2019-21** - ALL **SALES** WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. SEND SALE QUESTIONNAIRE TO SELLER AND BUYER VIA MAIL
    - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONNAIRES ARE RETURNED.
  - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
6. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
  - a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
      1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
      2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.



3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
  - a. NEW VALUE SET
  - b. NEW GROWTH SET
- v. CLOSE BUILDING PERMIT
- vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
- vii. ASSESSOR CALCULATES FOR FINAL VALUATION
  1. SET THE NEW GROWTH
7. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL RESIDENTIAL NEIGHBORHOODS AND VALUATION GROUPS
8. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.

**2019-21: ANTICIPATED COMMERCIAL VALUATION ACTIONS:**

1. **2019-21** - REAPPRAISAL COMPLETED, ALL PARCELS HAVE BEEN REVIEWED AND NEW VALUES ROLLED IN 2018. TVI, INC TO MOVE FROM REAPPRAISAL CONTRACT TO MAINTENANCE AGREEMENT.
2. **2019-21** - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. SEND SALE QUESTIONNAIRE TO SELLER AND BUYER VIA MAIL
    - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONNAIRES ARE RETURNED.
  - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
3. **BUILDING PERMITS AND PICK UP WORK** WILL BE REVIEWED AND NEW DATA PROCESSED
  - a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM



- iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
  - 1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
  - 2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
  - 3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
    - a. NEW VALUE SET
    - b. NEW GROWTH SET
- v. CLOSE BUILDING PERMIT
- vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
- vii. ASSESSOR CALCULATES FOR FINAL VALUATION
  - 1. SET THE NEW GROWTH
- 4. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL COMMERCIAL NEIGHBORHOODS AND VALUATION GROUPS
- 5. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.
- 6. COMPLETE ANNUAL PARCEL PERCENTAGE FOR SIX YEAR REVIEW CYCLE.
  - a. NEW PHOTOS
  - b. NEW DATA COLLECTED AND PROCESSED

**2019-21: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:**

- 1. **2019-21** – NEW CAMA SYSTEM WILL ALLOW FOR OUR FINAL AG LAND USE PROJECT TO BE COMPLETED. WHEN WE ROLL OVER TO MIPS, PART OF THE TRANSITION IS TO ROLL THE NEW LAND USE RESULTS FROM GIS WORKSHOP INTO MIPS (WE WILL KEEP DEEDED ACRES). THE COUNTY WILL MAKE A REQUEST TO OUR PTA, RUTH SORENSON TO SEE ABOUT THE AVAILABILITY OF BRYAN HILL FOR AN AG IMPROVEMENT / OUTBUILDING FIELD INSPECTION AND ANALYSIS PROJECT. OUR GOAL WILL BE TO HAVE THE PROJECT COMPLETED IN 2020 TO INCLUDE WORK WITH THE ASSESSOR ON CORRELATING THE AG IMPROVEMENTS WITH THE RURAL RESIDENTIAL IMPROVEMENTS. WE WILL ALSO BE WORKING ON A NEW PROJECT FOR 2020 AS WELL. BASED ON SALES FROM 2017 THROUGH 2018 TO DATE, WE HAVE SEEN TIMBER GROUND SELLING TO PRIVATE PARTIES FOR HUNTING (RECREATIONAL) PURPOSES. WE ARE PLANNING ON CONDUCTING A STUDY TO VERIFY IF WE NOW CAN JUSTIFY THE NEED FOR A RECREATIONAL CLASS OF PROPERTY.
- 2. **2019-21** - ALL **SALES** WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS (SUPPORTIVE)
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT



- g. SEND SALE QUESTIONNAIRE TO SELLER AND BUYER VIA MAIL
    - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONNAIRES ARE RETURNED.
  - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
3. **BUILDING PERMITS AND PICK UP WORK** WILL BE REVIEWED AND NEW DATA PROCESSED
- a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
      - 1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
      - 2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
      - 3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
        - a. NEW VALUE SET
        - b. NEW GROWTH SET
    - v. CLOSE BUILDING PERMIT
    - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
    - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
      - 1. SET THE NEW GROWTH
4. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL AGRICULTURAL NEIGHBORHOODS AND VALUATION GROUPS
5. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.

**Annual Assessor Administrative Reports Required by Law/Regulation:**

- School District Taxable Value Report
- Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report

Personal Property; administer annual filing of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.



Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Homestead Exemptions; administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.

Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

Tax List Corrections – prepare tax list correction documents for county board approval.

County Board of Equalization - attends all county board of equalization meetings for valuation protests –assemble and provide information

TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor, Deputy Assessor and Appraiser Education – All will attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain the Assessor Certificate and the Appraiser License. The Assessor Certificate is issued by Property Assessment and Taxation and the Appraiser License is issued by Nebraska Real Estate Appraisal Board.

Respectfully submitted:

Assessor Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Methodology for Special Valuation Area Values in Dakota County

## INTRODUCTION

Special Valuation Areas, formally referred to as Greenbelt Areas, are intended to give tax relief to those Agricultural and Horticultural areas near **Influenced** and **Developing** areas within a County. Normal practice would be to value this land at 69% to 75% of market value as estimated from the sales approach for that market area. In areas of development, either residential or commercial, this value can become much higher than the estimated value for Agricultural and Horticultural use. Relief can be obtained through the use of Special Value. To acquire this relief one must meet the qualifications of statute **§77-1344**, and the file an application (**form 456**) pursuant to statute **§77-1345** in order for to qualify for special valuation. All of the following criteria shall be met: (a) the land is located outside the corporate boundaries of any sanitary and improvement district, city, or village except as provided for in statute. (b) The land is agricultural or horticultural land. (c) The land is given an estimate of value based on other land in the county, for property tax purposes.

## HISTORY

Dakota County Greenbelt areas were set up between **1992** and **1995** by a contracted appraiser. They consist of the following; areas surrounding South Sioux City and the industrial area to the South. The Greenbelt values were set up with the centers being the highest values and values declining as you moved away from the center. I have not been able to find any record of maps defining these areas or sales reflecting a need as most of these areas have since been annexed into city limits. Since there were no sales in the majority of the areas setup between 1992 and 1995, in 2002 the special value for all but a few of the designated areas was reduced to an amount equal to the taxable value as determined by comparable property qualified sales in the county.

## CALCULATION OF VALUE

The Special Valuation is established by analysis of qualified sales in Market Area One of the county. This Market Area includes all the unsubstantiated Greenbelt Areas. These values are established using Land Capability Groups to develop a value from qualified sales for each LCG. The values established should reflect 69% to 75% of Market Value. Due to annexation and TIF none qualify per (a) the land is located outside to corporate boundaries...city.

Best Regards,

Assessor, Dakota County

**O: 402.987.2101**

[jcurry@dakotacountyne.org](mailto:jcurry@dakotacountyne.org)