

NEBRASKA

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DEPARTMENT OF REVENUE

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

SIoux 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 Sioux 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 Sioux 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: Michelle Zimmerman, Sioux County Assessor

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Introduction

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

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

The statistical reports are developed using the statewide sales file that contains all 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.

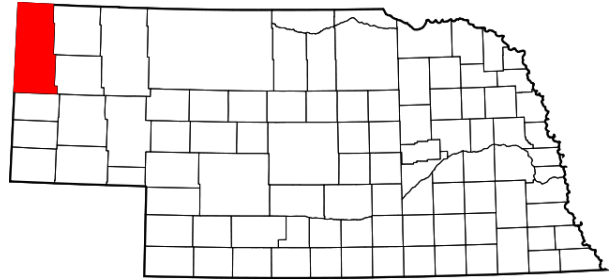
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

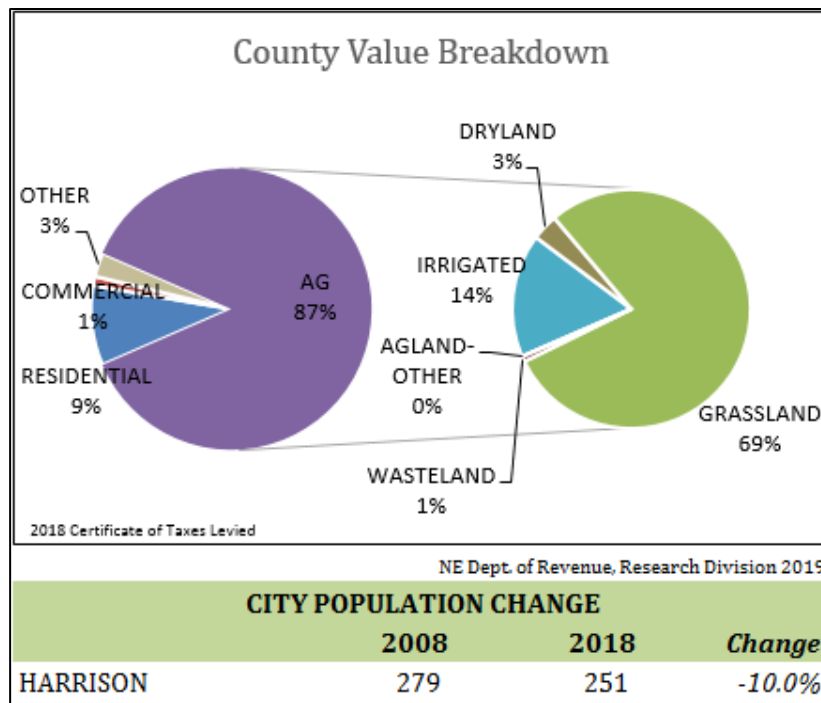
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,067 square miles, Sioux County had 1,203 residents, per the Census Bureau Quick Facts for 2017, reflecting an 8% population decline from the 2010 US Census. Reports indicated that 76% of county residents were homeowners and 95% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$67,225 (2018 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sioux County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were 17 employer establishments with total employment of 32, a 33% decrease in total employment from the prior year.



Agricultural land accounts for approximately 87% of the county's overall valuation base. Grassland makes up the majority of the land in the county. Sioux is included in both the Upper Niobrara White and North Platte Natural Resource Districts (NRD).

2019 Residential Correlation for Sioux County

Assessment Actions

Other than conducting pick-up work, the county assessor made no changes to the residential property class. A review of the 10 sales within Harrison showed that four of these sales were distress sales.

Assessment Practice Review

The Property Assessment Division (Division) conducts an annual comprehensive review of assessment practices in order to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all three property classes.

Areas reviewed to ensure that all qualified sales are received, have correct data and then utilized are: timeliness of submissions, accuracy and sales usability. Regarding timeliness, the review showed that the county assessor submitted sales only six times during the twelve months examined. This has been discussed with the county assessor. A review of the values reported on the Assessed Value Update (AVU) was conducted and an error was found. Any discrepancies between the Real Estate Transfer Statement (Form 521) compared to the information in the sales file was addressed and corrected to ensure accuracy.

Non-qualified sales were also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review indicates that all non-qualified residential sales were documented. Therefore, the Division does not believe that any apparent bias existed in the qualification determination, and all arm's-length sales were made available for measurement. The county utilizes about the same percentage of all residential sales when compared to overall county averages.

Valuation groups are another area reviewed. The two valuation groups for the residential property class are based on Assessor Location and summarize the residential market—either the property lies within the village of Harrison, or the property is rural.

Another important part of the review was the examination of the six-year inspection and review cycle. The county assessor has inspected all of the county improvements in 2016, and is therefore in compliance with the six-year inspection and review cycle. However, the last lot value study for the residential property class was conducted in 2012 and needs to be updated.

Regarding valuation methodology, the county assessor believes she can describe the process to a taxpayer, but does not have a formal written methodology. If her process is outlined and then “fleshed out” to include details, a written methodology can be produced.

2019 Residential Correlation for Sioux County

Description of Analysis

The county assessor has established two valuation groups based solely on assessor location, and these are described in the table below:

Valuation Group	Description
10	Residential parcels within the village of Harrison.
80	All Rural residential parcels—that is all parcels outside of the village proper of Harrison.

The statistical sample of 14 qualified sales reveals all three overall measures within acceptable range. Likewise, the overall qualitative statistics are within their perspective parameters. The sample is over-represented with Value Group 10 sales at 71% of the sample, compared to roughly 46% of the Harrison base (see Schedule I in appendices, where Urban residential—Harrison is 46% and Suburban is actually rural residential at 42% of total residential value). The sample therefore does not realistically reflect the residential population of the county.

By valuation group, it appears that the 10 sales in Valuation Group 10 are outside of acceptable range by all three measures of central tendency. Ten sales constitute a very small sample for measurement purposes. As mentioned in the Assessment Actions section of this report, four of the 10 sales were distressed in nature (due to retirement and relocation, estate settlement, out-of-state heir disposing of the parents' property, and having to sell after more than five years on the market). They are Book A-25, Page 487, Bk A-25, Pg 303, Bk A-25, Pg 515 and Bk A-25, Pg 409. This is typical in Harrison, since there is no viable, organized residential market within the village, and provide an explanation as to why the sale price is below assessed value. Removal of these would move the median to the midpoint of acceptable range, but would provide too small a sample for measurement purposes. Also, removal of the distressed sales would not be realistic since they illustrate the nature of the Harrison market.

The assessment actions indicate that the county assessor is current with the six-year inspection and review cycle and the cost index is dated 2014—implementation of which was in assessment year 2018. Further, an examination of Chart 2—Real Property & Growth Valuations for Sioux and other Panhandle counties with a similar residential property proportion to total value reveals the following:

2019 Residential Correlation for Sioux County

County	% Residential of Total County Value	10 Year Annual % Chng w/o Growth
83 Sioux	9%	4.0%
4 Banner	10%	7.41%
35 Garden	11%	0.58%
81 Sheridan	15%	2.5%
25 Deuel	17%	2.10%

As illustrated in the above table of Panhandle counties that are primarily agricultural-oriented, Sioux has kept pace with the residential market in valuation.

Equalization and Quality of Assessment

The county assessor values all improvements by the same cost index and depreciation tables, and these are relatively current. It is believed that the assessor's assessment practices are reliable and applied consistently, thus residential properties are valued in a uniform and proportionate manner. The quality of assessment of the residential property class adheres to generally accepted mass appraisal techniques.

Due to the over-representation of Value Group 10 sales (71%) and the presence of distress sales that constitute roughly 29% of the sales occurring during the timeframe of the study, the sample is considered unreliable as a direct measurement of the residential property class.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	10	101.41	103.24	100.71	08.79	102.51
80	4	92.64	91.89	92.79	05.09	99.03
____ALL____	14	98.52	99.99	97.38	08.82	102.68

Level of Value

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

2019 Commercial Correlation for Sioux County

Assessment Actions

For assessment year 2019, the Sioux County Assessor completed pick-up work for the commercial property class.

Assessment Practice Review

The Property Assessment Division (Division) conducts an annual comprehensive review of assessment practices in order to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all three property classes.

Areas reviewed to ensure that all qualified sales are received, have correct data and then utilized are: timeliness of submissions, accuracy and sales usability. Regarding timeliness, the review showed that the county assessor submitted sales only six times during the twelve months examined. This has been discussed with the county assessor. A review of the values reported on the Assessed Value Update (AVU) was conducted and an error was found. Any discrepancies between the Real Estate Transfer Statement (Form 521) compared to the information in the sales file was addressed and corrected to ensure accuracy.

Non-qualified sales were also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review indicates that all non-qualified commercial sales were documented. Therefore, the Division does not believe that any apparent bias existed in the qualification determination, and all arm's-length sales were made available for measurement. The county utilizes a high percentage of all commercial sales when compared to overall county averages.

Valuation groups are another area reviewed. The two valuation groups for the commercial property class are based on Assessor Location and summarize the commercial market—either the property lies within the village of Harrison, or the property is rural.

Another important part of the review was the examination of the six-year inspection and review cycle. The county assessor has inspected all of the county improvements in 2016, and is therefore in compliance with the six-year inspection and review cycle. Lot values for the commercial property class were last reviewed in 2010, and should be visited again.

Regarding valuation methodology, the county assessor believes she can describe the process to a taxpayer, but does not have a formal written methodology. If her process is outlined and then “fleshed out” to include details, a written methodology can be produced.

2019 Commercial Correlation for Sioux County

Description of Analysis

The county assessor has established two valuation groups based solely on assessor location, and these are described in the table below:

Valuation Group	Description
10	Commercial parcels within the village of Harrison.
80	All Rural commercial parcels—that is all parcels outside of the village proper of Harrison.

The commercial sample consists of three sales and is therefore too small to represent the commercial property base for Sioux County. The three sales consist of a fish hatchery (rural), an abandoned market with an upstairs apartment and an old storefront converted to an office (both within the village of Harrison). The assessed to sale price (A/S) ratios are: 73%, 102% and 162% respectively.

According to the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report (CTL) the result of the routine commercial pick-up work is virtually no change to commercial value (since \$2,112 was growth).

Equalization and Quality of Assessment

As noted in the Assessment Practice Review section of this report, Sioux County is current in its six-year inspection and review cycle. Also, commercial improvements are priced with a relatively current date of 2014, and have the same depreciation table year as well. Due to the extremely small sample size, it is not a reliable representation of the commercial property class as a whole. It is believed that the county adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	2	132.23	132.23	116.67	22.56	113.34
80	1	73.34	73.34	73.34	00.00	100.00
____ALL____	3	102.40	112.60	77.26	28.88	145.74

Level of Value

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

2019 Agricultural Correlation for Sioux County

Assessment Actions

After reviewing all of her agricultural sales, the county assessor determined that no changes needed to be made to the agricultural land class for the current assessment year.

Assessment Practice Review

The Property Assessment Division (Division) conducts an annual comprehensive review of assessment practices in order to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all three property classes.

Areas reviewed by the Division to ensure that all qualified sales are received, have correct data and ultimately utilized are: timeliness of submissions, accuracy and sales usability. Regarding timeliness, the review showed that the county assessor submitted sales only six times during the twelve months examined. This has been discussed with the county assessor. The values reported on the Assessed Value Update (AVU) were examined, and of the errors found, any discrepancies between the Real Estate Transfer Statements (Form 521) compared to the information in the sales file was addressed and corrected to ensure accuracy.

The non-qualified agricultural sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review indicates that all non-qualified agricultural sales were documented. Therefore, the Division does not believe that any apparent bias existed in the qualification determination, and all arm's-length sales were made available for measurement. The county utilizes a significantly higher percentage of all agricultural sales when compared to overall county averages.

Agricultural market areas are another topic reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified two unique market areas for the agricultural land class.

Another important part of the review was the six-year inspection and review cycle for agricultural land and improvements. Land use was updated in 2016 by the deputy assessor via aerial imagery compared to each parcel record. Agricultural dwellings are reviewed at the same time as the rural residential/suburban parcels, via Pictometry and on-site visit. This was last completed during assessment year 2016. Agricultural home sites carry the same value as rural residential home sites, \$9,500 and likewise farm sites at \$1,000.

Regarding valuation methodology, the county assessor believes she can describe the process to a taxpayer, but does not have a formal written methodology. If her process is outlined and then "fleshed out" to include details, a written methodology can be produced.

2019 Agricultural Correlation for Sioux County

Description of Analysis

Geographically, the county assessor has divided agricultural land into two unique market areas. Market Area 1 is the largest portion of the county and is comprised of about 91% grassland (of which 6% is timber), 3% dryland and about 1% irrigated cropland. The location of Market Area 2 is in the southwest corner of the county and consists of around 90,541 acres made up of 62% grassland, 1% dryland and 33% irrigated cropland (the remaining 4% is wasteland). Countywide, agricultural land is comprised of 89% grassland, 4% irrigated land, 3% dryland and about 4% wasteland (see Schedule X of Abstract).

The statistical profile shows 33 sales deemed qualified by the assessor and none of the overall measures of central tendency appear to be within acceptable range. The minimum and maximum ratios have a large spread, and removal of the extremes from both ends of the arrayed ratios does not improve the three measures.

By market area, only Market Area 1 has a double-digit sample with 25 sales. Again, no measure of central tendency appears to be within acceptable range. Under the heading of 80% Majority Land Use by Market Area (MLU) shows that for Market Area 1, 24 sales are grassland. Of these, 18, or 75% are actually 80% MLU grassland. Six are sales comprised of 30 to 80% timber cover. Considering all grassland sales in the county, the common factor underlying the sales is the size of the parcels sold. Of the 25, 80% MLU grassland sales in the county, only two sales are under 330 acres and these are the extreme low outliers, with ratios of 33% and 36%. The median number of grassland acres sold for the remaining 23 sales is 1628 acres, and the median assessed value to sale price ratio (A/S) for these is 72%, the mean is 71% and the weighted mean is 63%. The COD for the 23 sales is 19%. A review of the Sioux County 2019 Average Acre Value Comparison with neighboring counties reveals that Sioux County is comparable in grassland values with two areas of Box Butte, one of Dawes and all non-influenced grass in Scotts Bluff.

Market Area 2 has eight sales, and the median is 71%. The other measures of central tendency are affected by the two dryland sales with the lowest ratios of 21% and 22%. Schedule IX for Market Area 2 shows that dryland consists of only 1,213 acres and is only 1% of all agricultural acres in this area.

The decision of the assessor to not make any value changes to agricultural land for the current assessment year can be illustrated by the significant lack of value change as shown in the 2019 County Abstract of Assessment for Real Property, Form 45 Compared with the 2018 Certificate of Taxes Levied Report.

Equalization and Quality of Assessment

The county assessor values dwellings and outbuildings on agricultural land using the same cost index and depreciation tables as those for rural residential acreages. Farm home sites carry the same value as rural residential home sites.

2019 Agricultural Correlation for Sioux County

Grassland constitutes 89% of all agricultural land in the county, and also comprises 76% of all qualified sales. The current grassland values in place are comparable and equalized with neighboring counties. Therefore, it is believed that the quality of assessment of agricultural land within the county is in general compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	3	74.33	65.19	56.74	17.62	114.89
2	3	74.33	65.19	56.74	17.62	114.89
<u>Dry</u>						
County	2	21.87	21.87	21.86	01.83	100.05
2	2	21.87	21.87	21.86	01.83	100.05
<u>Grass</u>						
County	25	63.40	68.49	62.33	24.31	109.88
1	24	63.35	68.07	62.22	24.34	109.40
2	1	78.49	78.49	78.49	00.00	100.00
<u>ALL</u>	33	63.40	64.81	61.97	26.39	104.58

Level of Value

Based on analysis of all available information, Sioux County has achieved the statutory level of 75% for the agricultural class.

2019 Opinions of the Property Tax Administrator for Sioux 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
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	75	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.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2019 Commission Summary for Sioux County

Residential Real Property - Current

Number of Sales	14	Median	98.52
Total Sales Price	\$959,000	Mean	99.99
Total Adj. Sales Price	\$959,000	Wgt. Mean	97.38
Total Assessed Value	\$933,851	Average Assessed Value of the Base	\$40,842
Avg. Adj. Sales Price	\$68,500	Avg. Assessed Value	\$66,704

Confidence Interval - Current

95% Median C.I	90.98 to 112.44
95% Wgt. Mean C.I	92.57 to 102.19
95% Mean C.I	93.36 to 106.62
% of Value of the Class of all Real Property Value in the County	3.18
% of Records Sold in the Study Period	3.13
% of Value Sold in the Study Period	5.12

Residential Real Property - History

Year	Number of Sales	LOV	Median
2018	6	100	102.00
2017	11	100	96.11
2016	21	94	93.86
2015	29	94	94.40

2019 Commission Summary for Sioux County

Commercial Real Property - Current

Number of Sales	3	Median	102.40
Total Sales Price	\$508,500	Mean	112.60
Total Adj. Sales Price	\$508,500	Wgt. Mean	77.26
Total Assessed Value	\$392,870	Average Assessed Value of the Base	\$82,748
Avg. Adj. Sales Price	\$169,500	Avg. Assessed Value	\$130,957

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	.23 to 224.97
% of Value of the Class of all Real Property Value in the County	1.05
% of Records Sold in the Study Period	4.11
% of Value Sold in the Study Period	6.50

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2018	4	100	89.51
2017	6	100	81.23
2016	7	100	90.64
2015	7	100	90.64

83 Sioux
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 : 14
Total Sales Price : 959,000
Total Adj. Sales Price : 959,000
Total Assessed Value : 933,851
Avg. Adj. Sales Price : 68,500
Avg. Assessed Value : 66,704

MEDIAN : 99
WGT. MEAN : 97
MEAN : 100
COD : 08.82
PRD : 102.68

COV : 11.48
STD : 11.48
Avg. Abs. Dev : 08.69
MAX Sales Ratio : 125.29
MIN Sales Ratio : 83.36

95% Median C.I. : 90.98 to 112.44
95% Wgt. Mean C.I. : 92.57 to 102.19
95% Mean C.I. : 93.36 to 106.62

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	101.88	101.88	99.36	10.37	102.54	91.31	112.44	N/A	52,500	52,164
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	5	98.91	97.51	97.12	08.09	100.40	83.36	113.14	N/A	85,200	82,744
01-JAN-18 To 31-MAR-18	1	98.12	98.12	98.12	00.00	100.00	98.12	98.12	N/A	100,000	98,115
01-APR-18 To 30-JUN-18	3	101.64	107.08	98.60	10.16	108.60	94.30	125.29	N/A	61,167	60,311
01-JUL-18 To 30-SEP-18	3	93.99	96.41	94.64	07.50	101.87	87.05	108.20	N/A	48,167	45,585
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	2	101.88	101.88	99.36	10.37	102.54	91.31	112.44	N/A	52,500	52,164
01-OCT-17 To 30-SEP-18	12	98.52	99.68	97.13	08.51	102.63	83.36	125.29	90.98 to 108.20	71,167	69,127
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	7	98.91	98.76	97.56	08.83	101.23	83.36	113.14	83.36 to 113.14	75,857	74,007
<u>ALL</u>	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	10	101.41	103.24	100.71	08.79	102.51	87.05	125.29	91.31 to 113.14	55,550	55,944
80	4	92.64	91.89	92.79	05.09	99.03	83.36	98.91	N/A	100,875	93,602
<u>ALL</u>	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704
06											
07											
<u>ALL</u>	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704

83 Sioux
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 : 14
Total Sales Price : 959,000
Total Adj. Sales Price : 959,000
Total Assessed Value : 933,851
Avg. Adj. Sales Price : 68,500
Avg. Assessed Value : 66,704

MEDIAN : 99
WGT. MEAN : 97
MEAN : 100
COD : 08.82
PRD : 102.68

COV : 11.48
STD : 11.48
Avg. Abs. Dev : 08.69
MAX Sales Ratio : 125.29
MIN Sales Ratio : 83.36

95% Median C.I. : 90.98 to 112.44
95% Wgt. Mean C.I. : 92.57 to 102.19
95% Mean C.I. : 93.36 to 106.62

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SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	125.29	125.29	125.29	00.00	100.00	125.29	125.29	N/A	16,000	20,047
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704
Greater Than 14,999	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704
Greater Than 29,999	13	98.12	98.05	96.90	07.41	101.19	83.36	113.14	90.98 to 108.20	72,538	70,293
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	125.29	125.29	125.29	00.00	100.00	125.29	125.29	N/A	16,000	20,047
30,000 TO 59,999	4	104.92	104.07	104.78	05.96	99.32	93.99	112.44	N/A	38,000	39,818
60,000 TO 99,999	5	91.31	95.21	95.21	09.62	100.00	83.36	113.14	N/A	71,500	68,072
100,000 TO 149,999	4	96.21	95.58	95.54	03.06	100.04	90.98	98.91	N/A	108,375	103,543
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	14	98.52	99.99	97.38	08.82	102.68	83.36	125.29	90.98 to 112.44	68,500	66,704

83 Sioux
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 : 3
Total Sales Price : 508,500
Total Adj. Sales Price : 508,500
Total Assessed Value : 392,870
Avg. Adj. Sales Price : 169,500
Avg. Assessed Value : 130,957

MEDIAN : 102
WGT. MEAN : 77
MEAN : 113
COD : 28.88
PRD : 145.74

COV : 40.17
STD : 45.23
Avg. Abs. Dev : 29.57
MAX Sales Ratio : 162.06
MIN Sales Ratio : 73.34

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : .23 to 224.97

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202
01-JUL-16 To 30-SEP-16	1	102.40	102.40	102.40	00.00	100.00	102.40	102.40	N/A	35,000	35,841
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	2	87.87	87.87	75.39	16.54	116.55	73.34	102.40	N/A	248,750	187,522
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	2	87.87	87.87	75.39	16.54	116.55	73.34	102.40	N/A	248,750	187,522
01-JAN-17 To 31-DEC-17	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
<u>ALL</u>	3	102.40	112.60	77.26	28.88	145.74	73.34	162.06	N/A	169,500	130,957

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	2	132.23	132.23	116.67	22.56	113.34	102.40	162.06	N/A	23,000	26,834
80	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202
<u>ALL</u>	3	102.40	112.60	77.26	28.88	145.74	73.34	162.06	N/A	169,500	130,957

83 Sioux
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

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WGT. MEAN : 77
MEAN : 113
COD : 28.88
PRD : 145.74

COV : 40.17
STD : 45.23
Avg. Abs. Dev : 29.57
MAX Sales Ratio : 162.06
MIN Sales Ratio : 73.34

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : .23 to 224.97

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	3	102.40	112.60	77.26	28.88	145.74	73.34	162.06	N/A	169,500	130,957
04											
<u>ALL</u>	<u>3</u>	<u>102.40</u>	<u>112.60</u>	<u>77.26</u>	<u>28.88</u>	<u>145.74</u>	<u>73.34</u>	<u>162.06</u>	<u>N/A</u>	<u>169,500</u>	<u>130,957</u>

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	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
Less Than 30,000	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	3	102.40	112.60	77.26	28.88	145.74	73.34	162.06	N/A	169,500	130,957
Greater Than 14,999	2	87.87	87.87	75.39	16.54	116.55	73.34	102.40	N/A	248,750	187,522
Greater Than 29,999	2	87.87	87.87	75.39	16.54	116.55	73.34	102.40	N/A	248,750	187,522
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
15,000 TO 29,999											
30,000 TO 59,999	1	102.40	102.40	102.40	00.00	100.00	102.40	102.40	N/A	35,000	35,841
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>3</u>	<u>102.40</u>	<u>112.60</u>	<u>77.26</u>	<u>28.88</u>	<u>145.74</u>	<u>73.34</u>	<u>162.06</u>	<u>N/A</u>	<u>169,500</u>	<u>130,957</u>

83 Sioux
COMMERCIAL

PAD 2019 R&O Statistics (Using 2019 Values)

Qualified

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

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 Avg. Assessed Value : 130,957

MEDIAN : 102
 WGT. MEAN : 77
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 COD : 28.88
 PRD : 145.74

COV : 40.17
 STD : 45.23
 Avg. Abs. Dev : 29.57
 MAX Sales Ratio : 162.06
 MIN Sales Ratio : 73.34

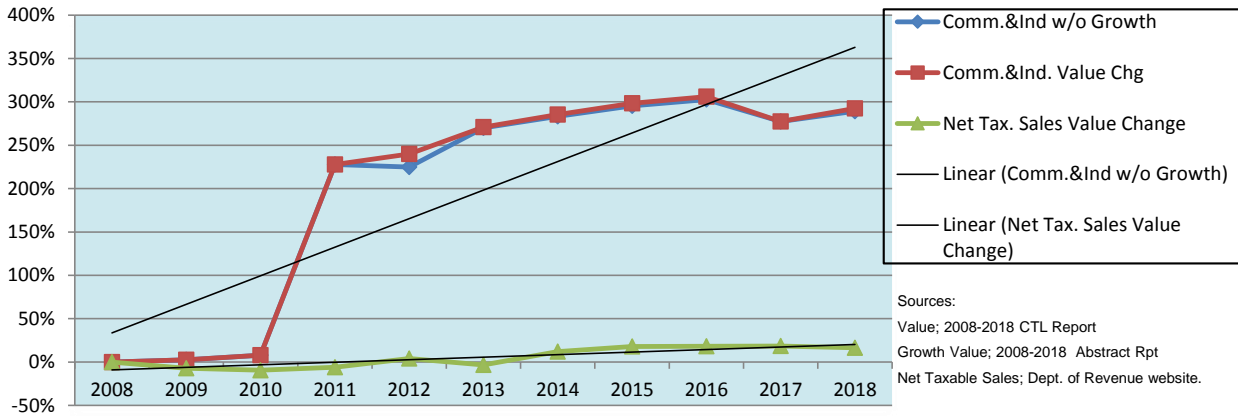
95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : .23 to 224.97

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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
340	1	102.40	102.40	102.40	00.00	100.00	102.40	102.40	N/A	35,000	35,841
344	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
351	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202
<u>ALL</u>	3	102.40	112.60	77.26	28.88	145.74	73.34	162.06	N/A	169,500	130,957

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 1,538,929	\$ 3,319		\$ 1,535,610	--	\$ 3,228,296	--
2009	\$ 1,579,801	\$ -	0.00%	\$ 1,579,801	2.66%	\$ 2,996,313	-7.19%
2010	\$ 1,660,176	\$ -	0.00%	\$ 1,660,176	5.09%	\$ 2,924,221	-2.41%
2011	\$ 5,042,626	\$ -	0.00%	\$ 5,042,626	203.74%	\$ 3,038,079	3.89%
2012	\$ 5,231,969	\$ 234,484	4.48%	\$ 4,997,485	-0.90%	\$ 3,362,001	10.66%
2013	\$ 5,706,573	\$ 12,965	0.23%	\$ 5,693,608	8.82%	\$ 3,121,406	-7.16%
2014	\$ 5,929,228	\$ 32,097	0.54%	\$ 5,897,131	3.34%	\$ 3,619,765	15.97%
2015	\$ 6,131,210	\$ 45,141	0.74%	\$ 6,086,069	2.65%	\$ 3,808,756	5.22%
2016	\$ 6,248,667	\$ 52,180	0.84%	\$ 6,196,487	1.06%	\$ 3,814,213	0.14%
2017	\$ 5,808,190	\$ -	0.00%	\$ 5,808,190	-7.05%	\$ 3,822,764	0.22%
2018	\$ 6,039,020	\$ 51,571	0.85%	\$ 5,987,449	3.09%	\$ 3,755,886	-1.75%
Ann %chg	14.65%			Average	22.25%	1.53%	1.76%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2008	-	-	-
2009	2.66%	2.66%	-7.19%
2010	7.88%	7.88%	-9.42%
2011	227.67%	227.67%	-5.89%
2012	224.74%	239.97%	4.14%
2013	269.97%	270.81%	-3.31%
2014	283.20%	285.28%	12.13%
2015	295.47%	298.41%	17.98%
2016	302.65%	306.04%	18.15%
2017	277.42%	277.42%	18.41%
2018	289.07%	292.42%	16.34%

County Number	83
County Name	Sioux

83 Sioux
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 : 33
Total Sales Price : 44,437,774
Total Adj. Sales Price : 44,437,774
Total Assessed Value : 27,537,611
Avg. Adj. Sales Price : 1,346,599
Avg. Assessed Value : 834,473

MEDIAN : 63
WGT. MEAN : 62
MEAN : 65
COD : 26.39
PRD : 104.58

COV : 31.86
STD : 20.65
Avg. Abs. Dev : 16.73
MAX Sales Ratio : 103.67
MIN Sales Ratio : 21.47

95% Median C.I. : 54.98 to 75.47
95% Wgt. Mean C.I. : 55.47 to 68.47
95% Mean C.I. : 57.76 to 71.86

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	1	63.29	63.29	63.29	00.00	100.00	63.29	63.29	N/A	334,000	211,372	
01-JAN-16 To 31-MAR-16	1	40.97	40.97	40.97	00.00	100.00	40.97	40.97	N/A	815,000	333,887	
01-APR-16 To 30-JUN-16	7	70.62	66.52	64.63	17.86	102.92	45.04	91.84	45.04 to 91.84	2,850,229	1,842,217	
01-JUL-16 To 30-SEP-16	3	60.87	61.48	52.89	10.66	116.24	52.05	71.53	N/A	3,530,533	1,867,348	
01-OCT-16 To 31-DEC-16	2	70.63	70.63	64.38	17.84	109.71	58.03	83.23	N/A	1,677,124	1,079,756	
01-JAN-17 To 31-MAR-17	4	83.80	77.55	66.94	12.32	115.85	53.95	88.63	N/A	465,198	311,381	
01-APR-17 To 30-JUN-17	3	78.49	64.06	68.80	19.89	93.11	33.42	80.26	N/A	219,167	150,788	
01-JUL-17 To 30-SEP-17	2	83.08	83.08	78.92	24.78	105.27	62.49	103.67	N/A	716,815	565,690	
01-OCT-17 To 31-DEC-17												
01-JAN-18 To 31-MAR-18	4	39.95	49.13	49.81	51.09	98.63	21.47	95.15	N/A	313,381	156,084	
01-APR-18 To 30-JUN-18	3	71.57	69.93	72.35	05.32	96.66	63.40	74.83	N/A	943,793	682,798	
01-JUL-18 To 30-SEP-18	3	59.46	56.07	61.52	35.99	91.14	22.27	86.47	N/A	451,500	277,761	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	12	62.08	62.86	60.09	18.77	104.61	40.97	91.84	52.05 to 74.33	2,641,017	1,586,902	
01-OCT-16 To 30-SEP-17	11	80.26	73.62	68.28	17.75	107.82	33.42	103.67	53.95 to 88.63	664,197	453,525	
01-OCT-17 To 30-SEP-18	10	61.43	57.45	64.46	33.91	89.13	21.47	95.15	22.27 to 86.47	543,940	350,601	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	13	60.87	64.02	60.47	20.55	105.87	40.97	91.84	52.05 to 75.47	2,670,189	1,614,689	
01-JAN-17 To 31-DEC-17	9	80.26	74.28	71.59	18.22	103.76	33.42	103.67	53.95 to 88.63	439,102	314,363	
<u>ALL</u>	33	63.40	64.81	61.97	26.39	104.58	21.47	103.67	54.98 to 75.47	1,346,599	834,473	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	25	63.29	67.15	62.10	24.54	108.13	33.42	103.67	54.98 to 80.51	1,662,695	1,032,492	
2	8	71.08	57.49	60.11	26.25	95.64	21.47	80.26	21.47 to 80.26	358,800	215,664	
<u>ALL</u>	33	63.40	64.81	61.97	26.39	104.58	21.47	103.67	54.98 to 75.47	1,346,599	834,473	

83 Sioux
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 : 33
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Total Adj. Sales Price : 44,437,774
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Avg. Adj. Sales Price : 1,346,599
Avg. Assessed Value : 834,473

MEDIAN : 63
WGT. MEAN : 62
MEAN : 65
COD : 26.39
PRD : 104.58

COV : 31.86
STD : 20.65
Avg. Abs. Dev : 16.73
MAX Sales Ratio : 103.67
MIN Sales Ratio : 21.47

95% Median C.I. : 54.98 to 75.47
95% Wgt. Mean C.I. : 55.47 to 68.47
95% Mean C.I. : 57.76 to 71.86

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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
Irrigated											
County	2	57.65	57.65	52.83	28.93	109.12	40.97	74.33	N/A	632,500	334,181
2	2	57.65	57.65	52.83	28.93	109.12	40.97	74.33	N/A	632,500	334,181
Grass											
County	22	73.20	69.94	66.24	21.86	105.59	33.42	103.67	54.98 to 86.47	1,309,363	867,326
1	21	71.57	69.54	66.11	22.96	105.19	33.42	103.67	54.98 to 86.47	1,357,528	897,492
2	1	78.49	78.49	78.49	00.00	100.00	78.49	78.49	N/A	297,900	233,825
ALL	33	63.40	64.81	61.97	26.39	104.58	21.47	103.67	54.98 to 75.47	1,346,599	834,473

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	3	74.33	65.19	56.74	17.62	114.89	40.97	80.26	N/A	491,667	278,970
2	3	74.33	65.19	56.74	17.62	114.89	40.97	80.26	N/A	491,667	278,970
Dry											
County	2	21.87	21.87	21.86	01.83	100.05	21.47	22.27	N/A	126,250	27,596
2	2	21.87	21.87	21.86	01.83	100.05	21.47	22.27	N/A	126,250	27,596
Grass											
County	25	63.40	68.49	62.33	24.31	109.88	33.42	103.67	58.03 to 80.51	1,663,223	1,036,716
1	24	63.35	68.07	62.22	24.34	109.40	33.42	103.67	54.98 to 83.23	1,720,112	1,070,170
2	1	78.49	78.49	78.49	00.00	100.00	78.49	78.49	N/A	297,900	233,825
ALL	33	63.40	64.81	61.97	26.39	104.58	21.47	103.67	54.98 to 75.47	1,346,599	834,473

Sioux County 2019 Average Acre Value Comparison

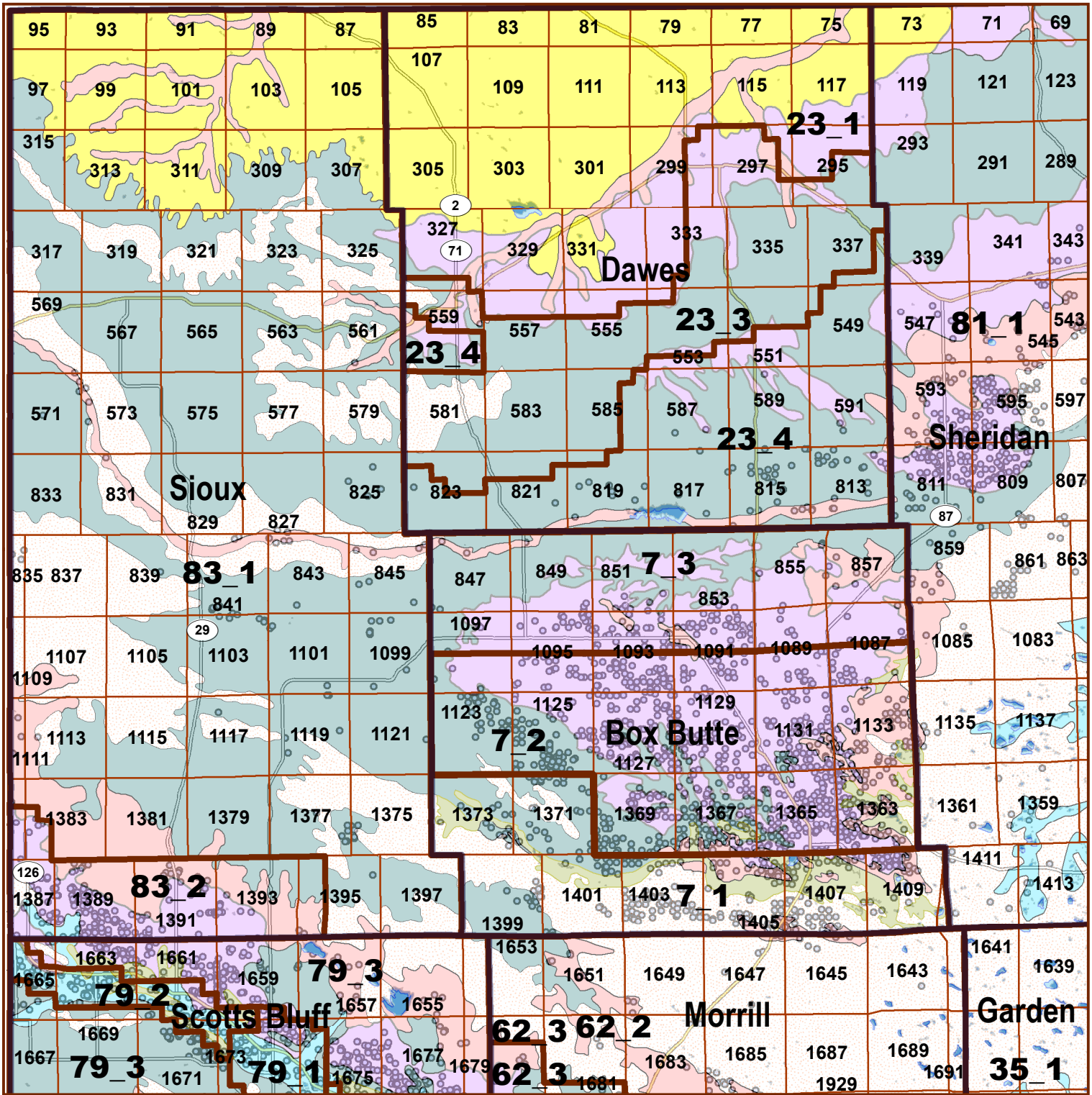
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sioux	1	n/a	1350	1270	1270	1220	1220	1180	1180	1234
Sioux	2	n/a	2200	2190	2190	n/a	2175	2165	2165	2178
Dawes	1	n/a	1365	1260	1260	1208	1208	1181	1181	1226
Dawes	4	n/a	2016	n/a	1792	1568	1568	1344	1344	1732
Box Butte	1	n/a	2936	2661	2955	2586	2987	2990	2996	2975
Box Butte	2	n/a	2388	2392	2383	2250	2225	2200	2227	2359
Box Butte	3	n/a	1976	2075	1975	1798	1754	1759	1792	1956
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	2257

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sioux	1	n/a	600	495	450	435	435	430	410	458
Sioux	2	n/a	n/a	390	390	n/a	380	370	370	382
Dawes	1	n/a	693	651	651	604	604	551	551	634
Dawes	4	n/a	825	n/a	775	719	719	656	656	776
Box Butte	1	n/a	415	n/a	415	415	415	415	415	415
Box Butte	2	n/a	600	600	600	575	575	575	575	596
Box Butte	3	n/a	540	540	540	490	490	490	490	533
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	425

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sioux	1	n/a	410	395	395	390	390	375	350	369
Sioux	2	n/a	410	390	390	380	380	375	375	377
Dawes	1	n/a	430	405	405	380	380	355	355	365
Dawes	4	n/a	510	485	485	465	465	435	435	451
Box Butte	1	n/a	320	320	320	320	320	320	320	320
Box Butte	2	n/a	395	398	396	385	386	385	385	389
Box Butte	3	n/a	425	425	425	425	425	425	425	425
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341

County	Mkt Area	CRP	TIMBER	WASTE
Sioux	1	n/a	350	81
Sioux	2	n/a	n/a	60
Dawes	1	n/a	n/a	100
Dawes	4	n/a	n/a	100
Box Butte	1	356	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
ScottsBluff	3	342	n/a	100

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.



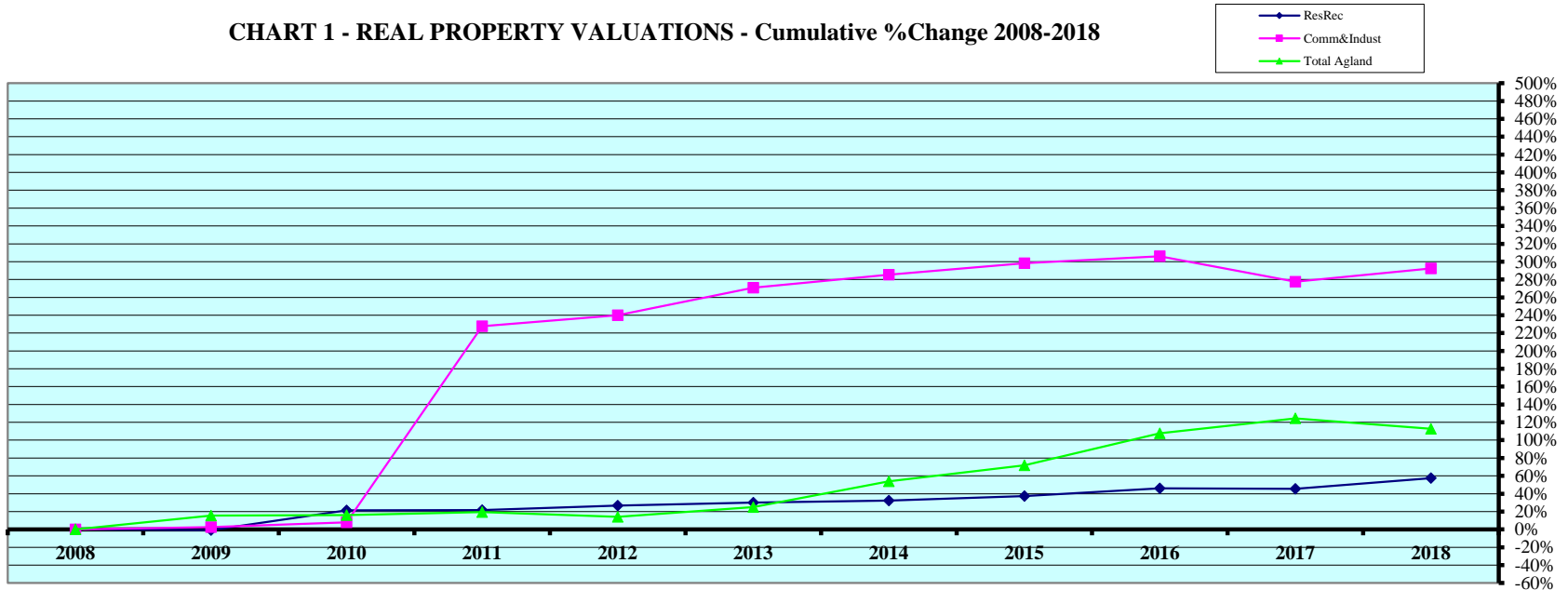
Legend

- 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

Sioux County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2008	11,551,681	--	--	--	1,538,929	--	--	--	234,186,510	--	--	--
2009	11,458,853	-92,828	-0.80%	-0.80%	1,579,801	40,872	2.66%	2.66%	270,571,952	36,385,442	15.54%	15.54%
2010	14,035,727	2,576,874	22.49%	21.50%	1,660,176	80,375	5.09%	7.88%	271,986,459	1,414,507	0.52%	16.14%
2011	14,058,203	22,476	0.16%	21.70%	5,042,626	3,382,450	203.74%	227.67%	279,960,658	7,974,199	2.93%	19.55%
2012	14,648,135	589,932	4.20%	26.81%	5,231,969	189,343	3.75%	239.97%	267,318,298	-12,642,360	-4.52%	14.15%
2013	15,028,479	380,344	2.60%	30.10%	5,706,573	474,604	9.07%	270.81%	292,653,417	25,335,119	9.48%	24.97%
2014	15,285,692	257,213	1.71%	32.32%	5,929,228	222,655	3.90%	285.28%	360,346,330	67,692,913	23.13%	53.87%
2015	15,880,776	595,084	3.89%	37.48%	6,131,210	201,982	3.41%	298.41%	402,591,255	42,244,925	11.72%	71.91%
2016	16,873,005	992,229	6.25%	46.07%	6,248,667	117,457	1.92%	306.04%	486,123,671	83,532,416	20.75%	107.58%
2017	16,793,580	-79,425	-0.47%	45.38%	5,808,190	-440,477	-7.05%	277.42%	525,474,620	39,350,949	8.09%	124.38%
2018	18,184,217	1,390,637	8.28%	57.42%	6,039,020	230,830	3.97%	292.42%	498,332,164	-27,142,456	-5.17%	112.79%

Rate Annual %chg: Residential & Recreational **4.64%**

Commercial & Industrial **14.65%**

Agricultural Land **7.84%**

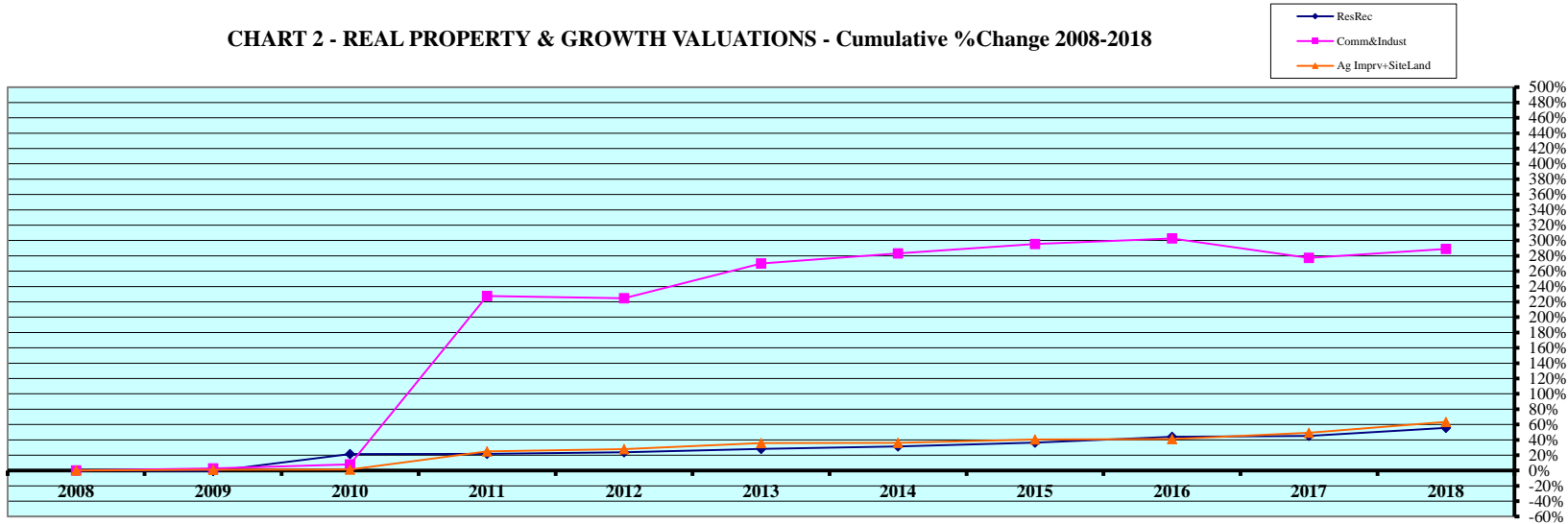
Cnty# **83**
County **SIoux**

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 ⁽¹⁾						Commercial & Industrial ⁽¹⁾								
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth			
2008	11,551,681	793,401	6.87%	10,758,280	--	--	1,538,929	3,319	0.22%	1,535,610	--	--			
2009	11,458,853	0	0.00%	11,458,853	-0.80%	-0.80%	1,579,801	0	0.00%	1,579,801	2.66%	2.66%			
2010	14,035,727	0	0.00%	14,035,727	22.49%	21.50%	1,660,176	0	0.00%	1,660,176	5.09%	7.88%			
2011	14,058,203	0	0.00%	14,058,203	0.16%	21.70%	5,042,626	0	0.00%	5,042,626	203.74%	227.67%			
2012	14,648,135	337,376	2.30%	14,310,759	1.80%	23.88%	5,231,969	234,484	4.48%	4,997,485	-0.90%	224.74%			
2013	15,028,479	207,004	1.38%	14,821,475	1.18%	28.31%	5,706,573	12,965	0.23%	5,693,608	8.82%	269.97%			
2014	15,285,692	96,952	0.63%	15,188,740	1.07%	31.49%	5,929,228	32,097	0.54%	5,897,131	3.34%	283.20%			
2015	15,880,776	134,572	0.85%	15,746,204	3.01%	36.31%	6,131,210	45,141	0.74%	6,086,069	2.65%	295.47%			
2016	16,873,005	251,571	1.49%	16,621,434	4.66%	43.89%	6,248,667	52,180	0.84%	6,196,487	1.06%	302.65%			
2017	16,793,580	28,257	0.17%	16,765,323	-0.64%	45.13%	5,808,190	0	0.00%	5,808,190	-7.05%	277.42%			
2018	18,184,217	208,929	1.15%	17,975,288	7.04%	55.61%	6,039,020	51,571	0.85%	5,987,449	3.09%	289.07%			
Rate Ann%chg	4.64%						4.00%	14.65%						C & I w/o growth	22.25%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2008	22,505,435	7,451,241	29,956,676	0	0.00%	29,956,676	--	--
2009	23,146,553	7,601,585	30,748,138	482,172	1.57%	30,265,966	1.03%	1.03%
2010	22,220,693	8,127,982	30,348,675	0	0.00%	30,348,675	-1.30%	1.31%
2011	25,753,076	11,707,846	37,460,922	0	0.00%	37,460,922	23.44%	25.05%
2012	28,185,010	11,501,626	39,686,636	1,403,287	3.54%	38,283,349	2.20%	27.80%
2013	28,949,564	11,819,575	40,769,139	129,949	0.32%	40,639,190	2.40%	35.66%
2014	29,225,482	12,635,230	41,860,712	1,077,271	2.57%	40,783,441	0.04%	36.14%
2015	29,515,591	12,869,523	42,385,114	340,114	0.80%	42,045,000	0.44%	40.35%
2016	30,537,281	13,532,439	44,069,720	1,849,388	4.20%	42,220,332	-0.39%	40.94%
2017	30,991,017	13,813,260	44,804,277	135,955	0.30%	44,668,322	1.36%	49.11%
2018	34,507,690	15,879,427	50,387,117	1,444,172	2.87%	48,942,945	9.24%	63.38%
Rate Ann%chg	4.37%	7.86%	5.34%	Ag Imprv+Site w/o growth			3.84%	

(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.

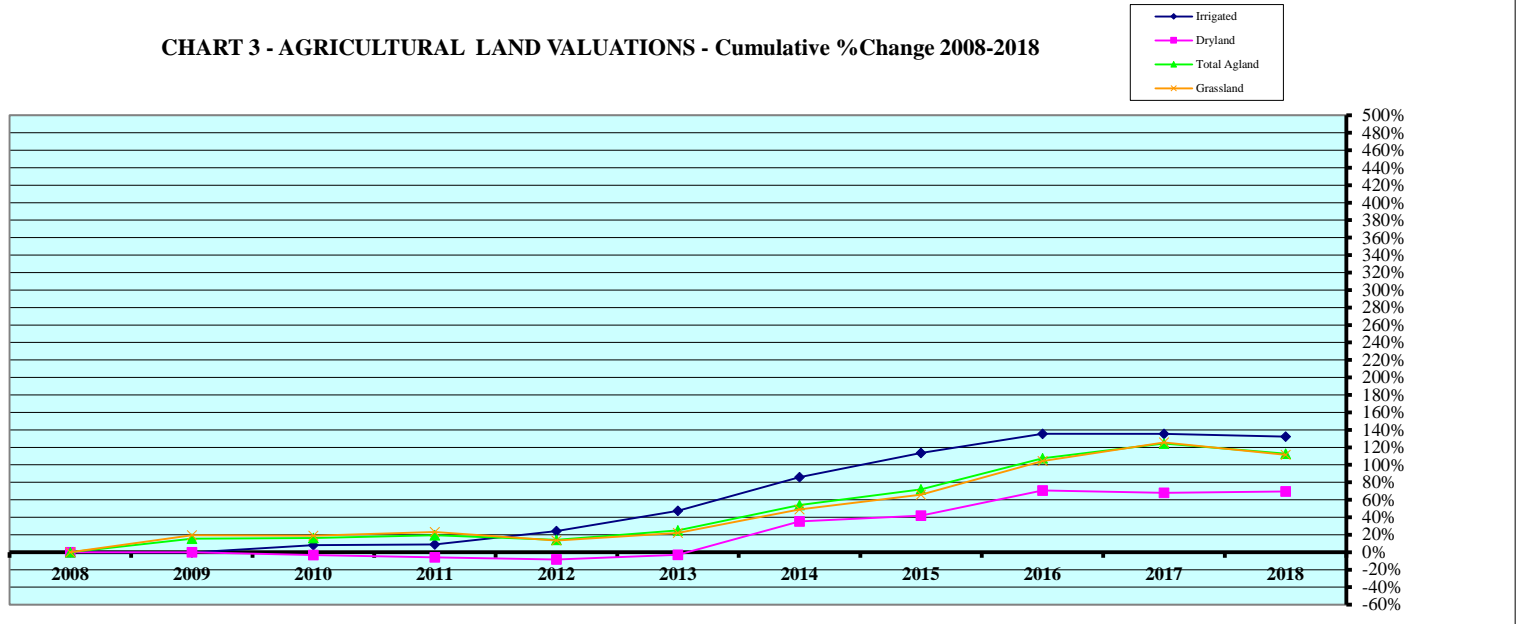
Sources:
Value; 2008 - 2018 CTL
Growth Value; 2008-2018 Abstract of Asmnt Rpt.

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

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County	SIoux

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	35,981,748	--	--	--	10,461,531	--	--	--	185,971,204	--	--	--
2009	35,879,810	-101,938	-0.28%	-0.28%	10,456,255	-5,276	-0.05%	-0.05%	222,141,275	36,170,071	19.45%	19.45%
2010	38,847,592	2,967,782	8.27%	7.96%	10,122,069	-334,186	-3.20%	-3.24%	220,918,246	-1,223,029	-0.55%	18.79%
2011	39,145,872	298,280	0.77%	8.79%	9,844,527	-277,542	-2.74%	-5.90%	228,857,822	7,939,576	3.59%	23.06%
2012	44,663,087	5,517,215	14.09%	24.13%	9,587,483	-257,044	-2.61%	-8.35%	210,898,787	-17,959,035	-7.85%	13.40%
2013	52,990,864	8,327,777	18.65%	47.27%	10,145,131	557,648	5.82%	-3.02%	226,971,069	16,072,282	7.62%	22.05%
2014	66,842,294	13,851,430	26.14%	85.77%	14,150,141	4,005,010	39.48%	35.26%	276,818,442	49,847,373	21.96%	48.85%
2015	76,801,879	9,959,585	14.90%	113.45%	14,837,552	687,411	4.86%	41.83%	308,424,082	31,605,640	11.42%	65.85%
2016	84,741,751	7,939,872	10.34%	135.51%	17,854,651	3,017,099	20.33%	70.67%	379,871,815	71,447,733	23.17%	104.26%
2017	84,725,042	-16,709	-0.02%	135.47%	17,559,587	-295,064	-1.65%	67.85%	419,536,490	39,664,675	10.44%	125.59%
2018	83,542,134	-1,182,908	-1.40%	132.18%	17,729,168	169,581	0.97%	69.47%	393,407,687	-26,128,803	-6.23%	111.54%

Rate Ann.%chg: Irrigated **8.79%** Dryland **5.42%** Grassland **7.78%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2008	1,772,027	--	--	--	0	--	--	--	234,186,510	--	--	--
2009	2,094,612	322,585	18.20%	18.20%	0	0	--	--	270,571,952	36,385,442	15.54%	15.54%
2010	2,098,552	3,940	0.19%	18.43%	0	0	--	--	271,986,459	1,414,507	0.52%	16.14%
2011	2,112,437	13,885	0.66%	19.21%	0	0	--	--	279,960,658	7,974,199	2.93%	19.55%
2012	2,168,941	56,504	2.67%	22.40%	0	0	--	--	267,318,298	-12,642,360	-4.52%	14.15%
2013	2,546,353	377,412	17.40%	43.70%	0	0	--	--	292,653,417	25,335,119	9.48%	24.97%
2014	2,535,453	-10,900	-0.43%	43.08%	0	0	--	--	360,346,330	67,692,913	23.13%	53.87%
2015	2,527,742	-7,711	-0.30%	42.65%	0	0	--	--	402,591,255	42,244,925	11.72%	71.91%
2016	3,655,454	1,127,712	44.61%	106.29%	0	0	--	--	486,123,671	83,532,416	20.75%	107.58%
2017	3,653,501	-1,953	-0.05%	106.18%	0	0	--	--	525,474,620	39,350,949	8.09%	124.38%
2018	3,653,175	-326	-0.01%	106.16%	0	0	--	--	498,332,164	-27,142,456	-5.17%	112.79%

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County **SIoux**

Rate Ann.%chg: Total Agric Land **7.84%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	35,368,122	42,965	823			10,578,269	41,299	256			185,746,944	1,069,313	174		
2009	36,335,308	44,130	823	0.02%	0.02%	10,488,043	40,759	257	0.46%	0.46%	222,273,327	1,070,227	208	19.56%	19.56%
2010	38,944,992	43,711	891	8.21%	8.23%	10,088,200	39,173	258	0.08%	0.54%	220,809,446	1,064,901	207	-0.16%	19.37%
2011	39,021,892	43,245	902	1.28%	9.62%	9,856,405	37,888	260	1.01%	1.56%	228,607,125	1,064,947	215	3.53%	23.58%
2012	44,681,885	43,797	1,020	13.06%	23.93%	9,522,245	36,559	260	0.12%	1.69%	210,561,611	1,066,062	198	-7.99%	13.71%
2013	53,072,995	45,330	1,171	14.76%	42.23%	10,415,273	38,943	267	2.68%	4.41%	226,856,279	1,062,734	213	8.08%	22.89%
2014	66,667,095	45,772	1,457	24.40%	76.94%	14,235,353	37,892	376	40.47%	46.67%	276,809,068	1,063,045	260	21.98%	49.90%
2015	76,655,080	45,606	1,681	15.40%	104.19%	14,812,916	38,829	381	1.55%	48.94%	308,455,371	1,062,413	290	11.50%	67.14%
2016	84,849,538	45,679	1,858	10.51%	125.65%	17,817,022	39,065	456	19.55%	78.06%	379,915,012	1,066,397	356	22.71%	105.09%
2017	84,789,235	45,651	1,857	-0.01%	125.63%	17,684,380	38,803	456	-0.08%	77.93%	419,392,871	1,066,595	393	10.37%	126.36%
2018	83,513,318	44,723	1,867	0.54%	126.84%	17,767,175	38,998	456	-0.03%	77.87%	393,388,936	1,067,477	369	-6.28%	112.15%

Rate Annual %chg Average Value/Acre: 8.54%

5.93%

7.81%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2008	1,770,144	45,251	39			0	0				233,463,479	1,198,828	195		
2009	2,095,463	45,485	46	17.77%	17.77%	0	0				271,192,141	1,200,601	226	15.99%	15.99%
2010	2,095,474	45,382	46	0.23%	18.04%	0	0				271,938,112	1,193,167	228	0.90%	17.03%
2011	2,112,437	45,394	47	0.78%	18.96%	0	0				279,597,859	1,191,474	235	2.96%	20.50%
2012	2,175,103	46,140	47	1.30%	20.51%	0	0				266,940,844	1,192,558	224	-4.61%	14.94%
2013	2,547,053	46,337	55	16.60%	40.52%	0	0				292,891,600	1,193,344	245	9.65%	26.03%
2014	2,535,595	46,072	55	0.12%	40.69%	0	0				360,247,111	1,192,781	302	23.05%	55.09%
2015	2,529,928	46,075	55	-0.23%	40.37%	0	0				402,453,295	1,192,923	337	11.70%	73.24%
2016	3,652,928	45,990	79	44.66%	103.05%	0	0				486,234,500	1,197,130	406	20.39%	108.57%
2017	3,653,298	45,993	79	0.00%	103.06%	0	0				525,519,784	1,197,042	439	8.09%	125.43%
2018	3,653,483	45,996	79	0.00%	103.05%	0	0				498,322,912	1,197,194	416	-5.19%	113.74%

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SIoux

Rate Annual %chg Average Value/Acre: 7.89%

(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
Aglnd 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
1,311	SIOUX	21,809,930	13,006,443	47,812,345	17,623,926	6,039,020	0	560,291	498,332,164	34,507,690	15,879,427	6,000	655,577,236
<i>cnty sectorvalue % of total value:</i>		3.33%	1.98%	7.29%	2.69%	0.92%		0.09%	76.01%	5.26%	2.42%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
251	HARRISON	216,509	144,944	65,340	8,222,196	1,642,903	0	0	0	0	0	0	10,291,892
19.15%	<i>%sector of county sector</i>	0.99%	1.11%	0.14%	46.65%	27.20%							1.57%
	<i>%sector of municipality</i>	2.10%	1.41%	0.63%	79.89%	15.96%							100.00%
251	Total Municipalities	216,509	144,944	65,340	8,222,196	1,642,903	0	0	0	0	0	0	10,291,892
19.15%	<i>%all municip.sectors of cnty</i>	0.99%	1.11%	0.14%	46.65%	27.20%							1.57%

Total Real Property Sum Lines 17, 25, & 30	Records : 4,456	Value : 573,389,898	Growth 457,020	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	28	77,815	95	666,053	23	139,064	146	882,932	
02. Res Improve Land	189	726,021	73	795,150	14	138,035	276	1,659,206	
03. Res Improvements	190	7,416,596	80	6,010,074	24	1,727,325	294	15,153,995	
04. Res Total	218	8,220,432	175	7,471,277	47	2,004,424	440	17,696,133	72,497
% of Res Total	49.55	46.45	39.77	42.22	10.68	11.33	9.87	3.09	15.86
05. Com UnImp Land	18	56,623	2	7,998	6	206,893	26	271,514	
06. Com Improve Land	32	175,540	3	54,315	8	940,284	43	1,170,139	
07. Com Improvements	36	1,419,083	3	457,456	8	2,722,404	47	4,598,943	
08. Com Total	54	1,651,246	5	519,769	14	3,869,581	73	6,040,596	2,112
% of Com Total	73.97	27.34	6.85	8.60	19.18	64.06	1.64	1.05	0.46
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	2	78,487	2	78,487	
14. Rec Improve Land	0	0	3	74,555	2	153,260	5	227,815	
15. Rec Improvements	0	0	3	170,750	2	83,239	5	253,989	
16. Rec Total	0	0	3	245,305	4	314,986	7	560,291	0
% of Rec Total	0.00	0.00	42.86	43.78	57.14	56.22	0.16	0.10	0.00
Res & Rec Total	218	8,220,432	178	7,716,582	51	2,319,410	447	18,256,424	72,497
% of Res & Rec Total	48.77	45.03	39.82	42.27	11.41	12.70	10.03	3.18	15.86
Com & Ind Total	54	1,651,246	5	519,769	14	3,869,581	73	6,040,596	2,112
% of Com & Ind Total	73.97	27.34	6.85	8.60	19.18	64.06	1.64	1.05	0.46

17. Taxable Total	272	9,871,678	183	8,236,351	65	6,188,991	520	24,297,020	74,609
% of Taxable Total	52.31	40.63	35.19	33.90	12.50	25.47	11.67	4.24	16.33

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	2	6,240	2	6,240	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	6,240	2	6,240	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	16	2	274	292

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	27	442,474	3,233	400,634,542	3,260	401,077,016
28. Ag-Improved Land	0	0	32	743,981	609	102,633,894	641	103,377,875
29. Ag Improvements	0	0	32	2,410,721	642	42,221,026	674	44,631,747

30. Ag Total					3,934	549,086,638
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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	3	2.95	28,025	
32. HomeSite Improv Land	0	0.00	0	25	25.51	242,345	
33. HomeSite Improvements	0	0.00	0	26	0.00	1,828,831	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	26.39	26,390	
36. FarmSite Improv Land	0	0.00	0	23	134.37	120,697	
37. FarmSite Improvements	0	0.00	0	29	0.00	581,890	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	29	32.27	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	26.81	254,695	32	29.76	282,720	
32. HomeSite Improv Land	400	419.73	3,987,454	425	445.24	4,229,799	
33. HomeSite Improvements	441	0.00	28,350,137	467	0.00	30,178,968	7,098
34. HomeSite Total				499	475.00	34,691,487	
35. FarmSite UnImp Land	32	112.51	112,507	41	138.90	138,897	
36. FarmSite Improv Land	521	1,352.84	1,352,826	544	1,487.21	1,473,523	
37. FarmSite Improvements	598	0.00	13,870,889	627	0.00	14,452,779	375,313
38. FarmSite Total				668	1,626.11	16,065,199	
39. Road & Ditches	1,468	5,464.89	0	1,497	5,497.16	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,167	7,598.27	50,756,686	382,411

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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,747.55	11.85%	2,359,200	12.97%	1,350.00
47. 2A1	1,389.09	9.42%	1,764,146	9.70%	1,270.00
48. 2A	1,171.80	7.95%	1,488,191	8.18%	1,270.00
49. 3A1	2,033.93	13.79%	2,481,397	13.64%	1,220.00
50. 3A	4,515.76	30.62%	5,509,228	30.28%	1,220.00
51. 4A1	2,411.11	16.35%	2,845,109	15.64%	1,180.00
52. 4A	1,478.64	10.03%	1,744,789	9.59%	1,180.00
53. Total	14,747.88	100.00%	18,192,060	100.00%	1,233.54
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,503.31	9.30%	2,101,983	12.18%	600.00
56. 2D1	6,100.73	16.19%	3,019,873	17.50%	495.00
57. 2D	6,170.34	16.37%	2,776,737	16.09%	450.01
58. 3D1	2,954.88	7.84%	1,285,376	7.45%	435.00
59. 3D	4,247.08	11.27%	1,847,485	10.70%	435.00
60. 4D1	9,880.20	26.22%	4,248,524	24.62%	430.00
61. 4D	4,827.17	12.81%	1,979,168	11.47%	410.01
62. Total	37,683.71	100.00%	17,259,146	100.00%	458.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,509.84	1.14%	4,719,054	1.27%	410.00
65. 2G1	28,694.28	2.84%	11,334,271	3.04%	395.00
66. 2G	46,000.82	4.55%	18,170,369	4.88%	395.00
67. 3G1	53,532.31	5.29%	20,877,682	5.61%	390.00
68. 3G	102,166.94	10.10%	39,845,228	10.70%	390.00
69. 4G1	319,954.04	31.62%	119,983,351	32.22%	375.00
70. 4G	449,931.16	44.47%	157,477,713	42.29%	350.00
71. Total	1,011,789.39	100.00%	372,407,668	100.00%	368.07
Irrigated Total					
	14,747.88	1.33%	18,192,060	4.42%	1,233.54
Dry Total					
	37,683.71	3.41%	17,259,146	4.20%	458.00
Grass Total					
	1,011,789.39	91.43%	372,407,668	90.54%	368.07
72. Waste	42,427.35	3.83%	3,438,247	0.84%	81.04
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,106,648.33	100.00%	411,297,121	100.00%	371.66

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	0.14	0.00%	308	0.00%	2,200.00
47. 2A1	4,478.98	14.93%	9,808,964	15.01%	2,190.00
48. 2A	7,202.82	24.00%	15,774,148	24.14%	2,190.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	8,417.14	28.05%	18,307,314	28.02%	2,175.00
51. 4A1	8,682.72	28.93%	18,798,126	28.77%	2,165.00
52. 4A	1,227.59	4.09%	2,657,754	4.07%	2,165.02
53. Total	30,009.39	100.00%	65,346,614	100.00%	2,177.54
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	93.90	7.74%	36,621	7.91%	390.00
57. 2D	405.76	33.46%	158,246	34.16%	390.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	448.62	36.99%	170,477	36.80%	380.00
60. 4D1	244.93	20.20%	90,624	19.56%	370.00
61. 4D	19.60	1.62%	7,252	1.57%	370.00
62. Total	1,212.81	100.00%	463,220	100.00%	381.94
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4.87	0.01%	1,997	0.01%	410.06
65. 2G1	386.89	0.69%	150,883	0.72%	389.99
66. 2G	3,339.91	5.99%	1,302,572	6.20%	390.00
67. 3G1	160.13	0.29%	60,850	0.29%	380.00
68. 3G	8,338.00	14.95%	3,168,415	15.08%	380.00
69. 4G1	24,709.33	44.31%	9,266,083	44.11%	375.00
70. 4G	18,819.98	33.75%	7,057,551	33.59%	375.00
71. Total	55,759.11	100.00%	21,008,351	100.00%	376.77
Irrigated Total					
	30,009.39	33.14%	65,346,614	75.08%	2,177.54
Dry Total					
	1,212.81	1.34%	463,220	0.53%	381.94
Grass Total					
	55,759.11	61.58%	21,008,351	24.14%	376.77
72. Waste	3,559.29	3.93%	214,646	0.25%	60.31
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	90,540.60	100.00%	87,032,831	100.00%	961.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	254.85	553,692	44,502.42	82,984,982	44,757.27	83,538,674
77. Dry Land	0.00	0	25.68	10,817	38,870.84	17,711,549	38,896.52	17,722,366
78. Grass	0.00	0	549.10	202,509	1,066,999.40	393,213,510	1,067,548.50	393,416,019
79. Waste	0.00	0	28.42	1,980	45,958.22	3,650,913	45,986.64	3,652,893
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	858.05	768,998	1,196,330.88	497,560,954	1,197,188.93	498,329,952

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	44,757.27	3.74%	83,538,674	16.76%	1,866.48
Dry Land	38,896.52	3.25%	17,722,366	3.56%	455.63
Grass	1,067,548.50	89.17%	393,416,019	78.95%	368.52
Waste	45,986.64	3.84%	3,652,893	0.73%	79.43
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,197,188.93	100.00%	498,329,952	100.00%	416.25

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 Commercial	1	7,626	0	0	0	0	1	7,626	0
83.2 Harrison	27	70,189	189	726,021	190	7,416,596	217	8,212,806	10,658
83.3 Rural	120	883,604	92	1,161,000	109	7,991,388	229	10,035,992	61,839
84 Residential Total	148	961,419	281	1,887,021	299	15,407,984	447	18,256,424	72,497

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Commercial	15	50,844	30	164,751	34	1,363,452	49	1,579,047	0
85.2	Harrison	3	5,779	2	10,789	2	55,631	5	72,199	0
85.3	Rural	8	214,891	11	994,599	11	3,179,860	19	4,389,350	2,112
86	Commercial Total	26	271,514	43	1,170,139	47	4,598,943	73	6,040,596	2,112

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	0.00	0.00%	0	0.00%	0.00
88. 1G	11,509.84	1.22%	4,719,054	1.35%	410.00
89. 2G1	28,694.28	3.03%	11,334,271	3.24%	395.00
90. 2G	46,000.82	4.86%	18,170,369	5.19%	395.00
91. 3G1	53,532.31	5.65%	20,877,682	5.97%	390.00
92. 3G	102,166.94	10.79%	39,845,228	11.39%	390.00
93. 4G1	319,954.04	33.78%	119,983,351	34.30%	375.00
94. 4G	385,329.35	40.68%	134,866,950	38.56%	350.00
95. Total	947,187.58	100.00%	349,796,905	100.00%	369.30
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	64,601.81	100.00%	22,610,763	100.00%	350.00
113. Total	64,601.81	100.00%	22,610,763	100.00%	350.00
<hr/>					
Grass Total	947,187.58	93.62%	349,796,905	93.93%	369.30
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	64,601.81	6.38%	22,610,763	6.07%	350.00
<hr/>					
114. Market Area Total	1,011,789.39	100.00%	372,407,668	100.00%	368.07

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	0.00	0.00%	0	0.00%	0.00
88. 1G	4.87	0.01%	1,997	0.01%	410.06
89. 2G1	386.89	0.69%	150,883	0.72%	389.99
90. 2G	3,339.91	5.99%	1,302,572	6.20%	390.00
91. 3G1	160.13	0.29%	60,850	0.29%	380.00
92. 3G	8,338.00	14.95%	3,168,415	15.08%	380.00
93. 4G1	24,709.33	44.31%	9,266,083	44.11%	375.00
94. 4G	18,819.98	33.75%	7,057,551	33.59%	375.00
95. Total	55,759.11	100.00%	21,008,351	100.00%	376.77
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	55,759.11	100.00%	21,008,351	100.00%	376.77
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	55,759.11	100.00%	21,008,351	100.00%	376.77

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

83 Sioux

	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	17,623,926	17,696,133	72,207	0.41%	72,497	0.00%
02. Recreational	560,291	560,291	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	34,507,690	34,691,487	183,797	0.53%	7,098	0.51%
04. Total Residential (sum lines 1-3)	52,691,907	52,947,911	256,004	0.49%	79,595	0.33%
05. Commercial	6,039,020	6,040,596	1,576	0.03%	2,112	-0.01%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	6,039,020	6,040,596	1,576	0.03%	2,112	-0.01%
08. Ag-Farmsite Land, Outbuildings	15,879,427	16,065,199	185,772	1.17%	375,313	-1.19%
09. Minerals	6,000	6,240	240	4.00	0	4.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	15,885,427	16,071,439	186,012	1.17%	375,313	-1.19%
12. Irrigated	83,542,134	83,538,674	-3,460	0.00%		
13. Dryland	17,729,168	17,722,366	-6,802	-0.04%		
14. Grassland	393,407,687	393,416,019	8,332	0.00%		
15. Wasteland	3,653,175	3,652,893	-282	-0.01%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	498,332,164	498,329,952	-2,212	0.00%		
18. Total Value of all Real Property (Locally Assessed)	572,948,518	573,389,898	441,380	0.08%	457,020	0.00%

2019 Assessment Survey for Sioux County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	One
6.	Assessor's requested budget for current fiscal year:
	\$154,169.64
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,300
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$59,570

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The County Assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is http://sioux.assessor.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Harrison is zoned.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Pritchard & Abbott.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certification and expertise in the appraisal of mineral interests.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for mineral interests.

2019 Residential Assessment Survey for Sioux County

1.	Valuation data collection done by:																							
	The County Assessor and her staff.																							
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrison—the residential parcels within Harrison and its immediate surroundings.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—all remaining residential parcels that are not within the village of Harrison.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Harrison—the residential parcels within Harrison and its immediate surroundings.	80	Rural—all remaining residential parcels that are not within the village of Harrison.	AG	Agricultural homes and outbuildings.												
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80	Rural—all remaining residential parcels that are not within the village of Harrison.																							
AG	Agricultural homes and outbuildings.																							
3.	List and describe the approach(es) used to estimate the market value of residential properties.																							
	The cost approach is used to in the residential class.																							
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																							
	The county uses the depreciation tables provided by the CAMA vendor.																							
5.	Are individual depreciation tables developed for each valuation group?																							
	No.																							
6.	Describe the methodology used to determine the residential lot values?																							
	The market approach is used and then lot values are established per square foot.																							
7.	How are rural residential site values developed?																							
	In 2012, the assessor researched the cost of a well, septic and electric service to improve a site. From there, she developed the value of a home site at \$9,500, the farm site at \$1,000 and additional acres (15-40) at \$500/acre.																							
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																							
	There are currently no vacant lots being held for sale or resale.																							
9.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>				<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>	10	2014	2014	2012	2016	80	2014	2014	2012	2016	AG	2014	2014	2012	2016
<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>																				
10	2014	2014	2012	2016																				
80	2014	2014	2012	2016																				
AG	2014	2014	2012	2016																				

2019 Commercial Assessment Survey for Sioux County

1.	Valuation data collection done by:																		
	The County Assessor and her staff.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
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<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
10	Harrison: all commercial properties within the village of Harrison.																		
80	Rural: all remaining commercial parcels that are not within the village of Harrison.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach estimate commercial market values.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	There are currently no unique commercial properties within Sioux County.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The county uses the tables provided by the CAMA vendor.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	By using the market approach via comparable sales--if vacant lot sales are available.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>				<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>	10	2014	2014	2010	2015	80	2014	2014	2018	2018
<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>															
10	2014	2014	2010	2015															
80	2014	2014	2018	2018															
	A lot value study for Harrison is past the six-year cycle.																		

2019 Agricultural Assessment Survey for Sioux County

1.	Valuation data collection done by:	
	The County Assessor and her staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.
	2	This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.
3.	Describe the process used to determine and monitor market areas.	
	The County Assessor monitors land use in each market area via GIS maps and physical inspection, and determines the market boundaries based on use.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Primary use of the land is the major consideration that determines the identity and valuation of both rural residential and recreational land apart from agricultural land within Sioux County. Recreational value is applied by the County to accessory land in parcels where a hunting lodge or cabin is located and/or parcels of land in which the primary purpose of ownership is to provide recreational opportunities.	
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?	
	Yes.	
6.	What separate market analysis has been conducted where intensive use is identified in the county?	
	The county contracted with Stanard Appraisal to re-value the commercial feedlots in the county. Market analysis of feedlot sales in the Panhandle were used to develop a value based on the head capacity, (at about \$100/head) and this included pens, feedbunks, aprons, etc. Land associated with the office and med buildings were valued separately.	
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	There are currently no parcels enrolled in the Wetland Reserve Program.	
	<i>If your county has special value applications, please answer the following</i>	
8a.	How many special valuation applications are on file?	
	N/A	
8b.	What process was used to determine if non-agricultural influences exist in the county?	

	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2019 Plan of Assessment for Sioux County Nebraska
Assessment years 2019, 2020 and 2021
June 15, 2018

To: Sioux County Board of Equalization
Ruth Sorensen, Nebraska Property Tax Administrator

FROM: Michelle Zimmerman, Sioux County Clerk/Ex-Officio Assessor

Pursuant to Neb. Laws 2005, LB 263, Section 9, Sioux County Assessor Michelle Zimmerman hereby presents a Three-year Assessment Plan as follows:

Assessment levels for 2018 are: Agricultural – 71%, Residential – 100% and Commercial – 100%.

For the 2018 County Abstract, Sioux County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	436	9	3
Commercial	73	1	1
Recreational	7	.001	.004
Agricultural	3921	88	96
Mineral	3	.005	
TOTAL	4440		

Nearly 90% of Sioux County is agricultural land. There are 292 tax exempt parcels. Sioux County had 373 personal property schedules filed on June 1, 2018. There were 36 Homestead exemption applications filed for 2018. For the year 2017, 3 building permits were approved and homes built in the county and added to the Sioux County valuation. For more information see 2018 Reports & Opinions, Abstract and Assessor Survey.

I and two staff members handle all of the personal property returns, we require depreciation schedules be filed with every return and also mailed notices to new property owners in the event that they were not aware of the personal property filing requirement. Staffing has remained the same for 2018, with a full-time deputy and one full-time employee. As Sioux County Clerk/Ex-Officio Assessor, Ex-Officio Clerk of District Court, Election Commissioner, Zoning Coordinator, and Budget Authority, I cross-train employees to perform other duties that I am also responsible for.

The budget for FY 2017-2018 for Sioux County Assessor was \$154,655.76. Of this budget, \$30,000 was included for contract for reappraisal, which was not used in this budget cycle.

I have completed IAAO Courses 300 and 101, as required by statute. I attend as many Panhandle District Assessor's meetings as possible, as I believe that the networking with other assessors in the area is invaluable. I also have been able to attend the summer

workshops offered by NACO in order to gain knowledge and education credits. As stated previously, I do now have a deputy assessor on staff. I will continue to take courses offered through IAAO, NACO and PAD.

Sioux County contracts with GIS Workshop for a web based GIS system. 2016 photos are being used for assessment purposes. We also maintain a cadastral plat map showing ownership. MIPS PCAdmin and MIPSCAMA programs are used for assessment purposes. Property record cards are maintained by me and my staff. The record owner name and mailing addresses are updated from 521's. Pictures are taken when properties are updated and electronically attached to parcels. Current sketches are also attached electronically.

Ownership on all parcels is updated upon review of 521's filed. Sales data questionnaires are mailed to all purchasers of property listed on 521's on a quarterly basis. I utilize data collected, and am also able to use my personal knowledge on sold properties. Sioux County has county-wide zoning in place and requires building permits for residential construction and improvement information forms for ag construction. The Village of Harrison also requires building permits and I receive a copy of those from the Harrison Village Clerk annually. Property inspections and listing are done by the assessor and staff. I also work very closely with Mark Loose, Field Liaison to prepare and review sales ratio studies.

Market approach to value is used on all properties. Sales comparisons are used to compare similar properties.

Cost approach to value is used on residential and commercial properties. For 2018, Marshall & Swift costing was updated to 2014 for RCN.

Income approach was used in Stanard's reappraisal of commercial properties in 2010.

Sioux County contracted with Stanard Appraisals to reappraise all feedlots in the county. A total of seven feedlots were reappraised by Stanard.

"Notice of Valuation Changes" are sent out prior to June 1. Levels of Value are published in the local newspaper and in the office.

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

	Median	COD	PRD
Residential	100	24.32	110.63
Commercial	100	36.51	139.24
Agricultural	71	18.47	111.57

Assessment actions planned for assessment year 2019:

Residential: Monitor costing index to ensure current values are keeping up with market trends. Continue to physically review parcels for changes and monitor building permits issued by the village.

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of new oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area 2. Comparison of oblique images of rural improvements- Ranges 30, 31, 32, 33, 34 and 35.

Assessment actions planned for assessment year 2020:

Residential: Monitor costing index to ensure current values are keeping up with market trends. Continue to physically review parcels for changes and monitor building permits issued by the village.

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area2.

Comparison of oblique images of rural improvements-Ranges 24, 25, 26, 27, 28 and 29.

Assessment actions planned for assessment year 2021:

Residential: Monitor costing index to ensure current values are keeping up with market trends. Continue to physically review parcels for changes and monitor building permits issued by the village.

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area2.

Comparison of oblique images of rural improvements-Ranges 30, 31, 32, 33, 34, and 35.

I, as Sioux County Assessor, will continue to maintain acceptable levels and quality of assessment throughout the county.