

**NEBRASKA**

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DEPARTMENT OF REVENUE

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**DAKOTA COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 Reports and Opinions of the Property Tax Administrator for Dakota County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Dakota County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

A handwritten signature in cursive script that reads "Sarah Scott".

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Christy Abts, Dakota County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O 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 information 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 state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. 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 generally accepted mass appraisal techniques 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 for 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 of the R&O.

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon 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 values 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. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. 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 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 the recognition by IAAO 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, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about 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.

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 IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA 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 [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

### **Analysis of Assessment Practices:**

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with 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 [Neb. Rev. Stat. §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 sales verification and qualification procedures used by the county assessors 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.

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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 assessor'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 generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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 property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

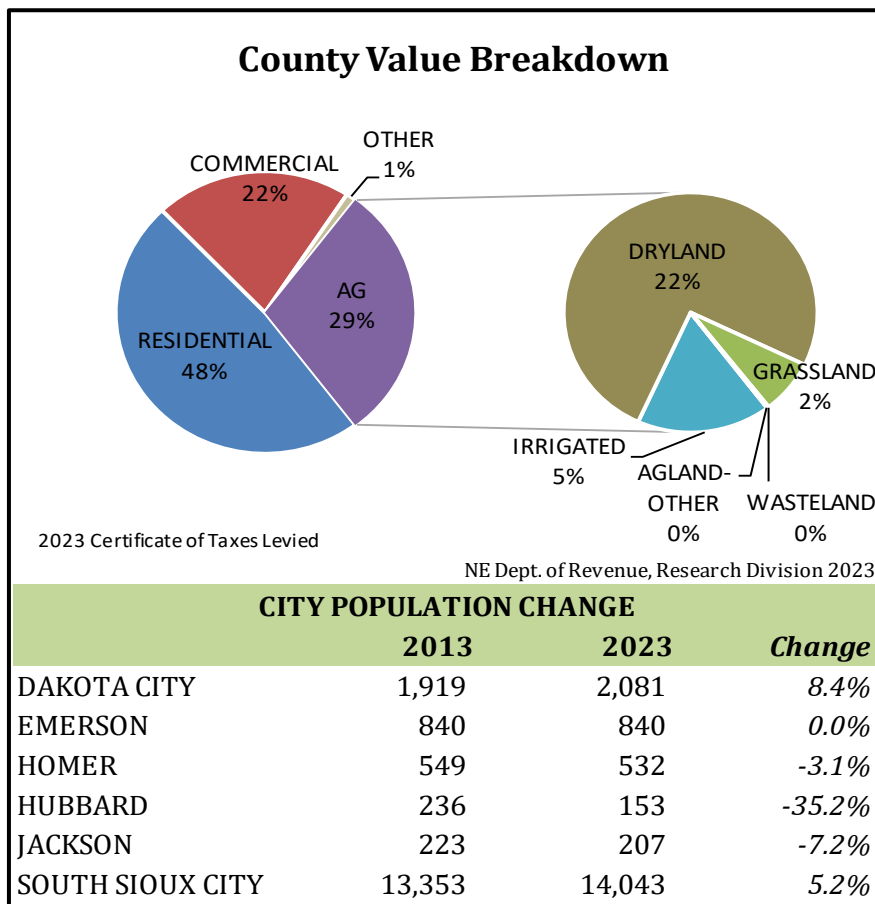
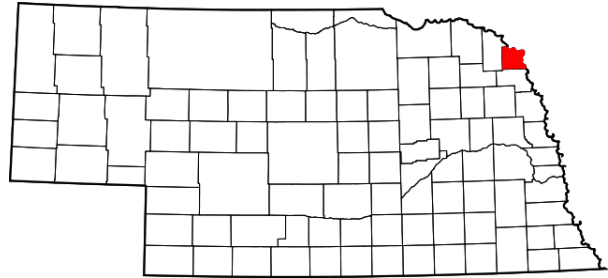
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

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



## County Overview

With a total area of 264 square miles, Dakota County has 21,042 residents, per the Census Bureau Quick Facts for 2024, a 3% population decrease from the 2023 U.S. Census. Reports indicate that 65% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$161,101 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dakota County are located in and around South Sioux City. According to the latest information available from the U.S. Census Bureau, there are 428 employer establishments with total employment of 11,182, a 6% decrease since 2019.

Dakota County is included in the Papio-Missouri River Natural Resources District (NRD).

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

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

## 2024 Residential Correlation for Dakota County

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### *Assessment Actions*

For the residential class, a land study was completed. Land values were adjusted, and effective ages of properties were adjusted by using economic factors in neighborhoods in South Sioux City. Depreciation tables were reviewed and adjusted as needed.

Routine maintenance and pick-up work was completed and placed on assessment roll.

### *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Dakota County qualifies sales at a rate below the state average for the residential class. Analysis of the sales roster shows valid reasons for disqualification and no bias is detected.

Dakota County utilizes nine valuation groups for the residential class. Valuation Groups 1, 5 and 10 are the smaller towns, Valuation Groups 15, 16 and 17 are rural platted subdivisions, Valuation Group 20 is the largest city, Valuation Group 25 is rural residential, and Valuation Group 30 is agricultural homes and outbuildings.

Within the residential class the inspection and review cycle is in compliance with inspection dates ranging from 2020 to 2024. Depreciation and cost tables are dated 2022 and land studies were completed from 2021 to 2023.

The county assessor has a written valuation methodology on file.

## 2024 Residential Correlation for Dakota County

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### *Description of Analysis*

For the residential class, the statistical profile includes 231 sales throughout the nine valuation groups.

Valuation Group	Description
1	Dakota City
5	Emerson and Hubbard
10	Homer and Jackson
15	Platted Rural Sub-Lower Range
16	Platted Rural Sub-Mid-Range
17	Platted Rural Sub-High Range
20	South Sioux City
25	Rural Residential Unplatted
30	Agricultural Homes and Outbuildings

All measures of central tendency are within the acceptable range and the COD and PRD are within the IAAO recommended range. All valuation groups have a median within the acceptable range, although some are too small for statistical reliability.

A comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) shows the general residential population and the sales sample changed at a similar rate supporting the conclusion that the changes made to the residential class of property were equitably applied.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate the assessments for residential property in Dakota County are uniform. The quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	20	93.49	93.29	93.88	08.60	99.37
5	9	95.33	91.09	92.59	06.56	98.38
10	12	94.32	92.20	92.08	08.23	100.13
15	5	93.03	96.95	94.19	08.33	102.93
16	7	99.64	98.93	98.71	04.06	100.22
17	2	99.49	99.49	99.39	03.59	100.10
20	154	93.71	94.45	94.45	09.63	100.00
25	22	99.33	97.37	97.52	06.53	99.85
____ALL____	231	94.58	94.62	94.89	08.92	99.72

## 2024 Residential Correlation for Dakota County

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### *Level of Value*

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

# 2024 Commercial Correlation for Dakota County

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## *Assessment Actions*

For the commercial class, a reappraisal was completed including depreciation, costing, and a lot study. Valuation groups and assessor locations were updated.

Routine maintenance and pick-up work was completed and placed on the assessment roll.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

A review of the sales verification and qualification process was conducted. Dakota County has a lower usability rate than the statewide average. A review of all commercial sales on the sales roster shows that the disqualified sales have valid reasons for removal from measurement. There was no evidence that the qualification determinations were made with a bias.

The county assessor re-stratified commercial sales into two valuation groups this year. Valuation Group 64 is South Sioux City and Valuation Group 65 includes the small towns and rural commercial property.

All commercial parcels have been reappraised in Dakota County, per their six-year cycle in 2023 and 2024. All commercial parcels were inspected and depreciation tables, cost tables, and lot studies were updated by Stanard Appraisal. Innovative Appraisal Service also completed a reappraisal on the Tyson Plant.

## *Description of Analysis*

Commercial parcels are now analyzed using two valuation groups for assessment purposes.

<b>Valuation Group</b>	<b>Description</b>
64	South Sioux City
65	Emerson, Hubbard, Homer Jackson, Dakota City, and Rural

For the commercial property class, there were 50 qualified sales for measurement purposes with sufficient sales in each Valuation Group. Two measures of central tendency and the PRD were within the range, while the weighted mean was slightly high and the COD is too low low to support assessment equity. However, comparison of the sales file and the 2024 Abstract of Assessment, Form 45 to the 2023 Certificate of Taxes Levied (CTL) does support that changes were equitably applied. The CODs are attributable to the reappraisal that was applied using a small sample of sales to create valuation tables. The CODs are expected to widen as future sales come into the sample.

## 2024 Commercial Correlation for Dakota County

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### *Equalization and Quality of Assessment*

Based on the statistics and the assessment practices, the quality of assessment complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
64	38	98.07	100.47	101.79	04.93	98.70
65	12	96.99	97.72	98.31	01.73	99.40
____ALL____	50	97.84	99.81	101.56	04.20	98.28

### *Level of Value*

The level of value of commercial property in Dakota County is determined to be 98%.

# 2024 Agricultural Correlation for Dakota County

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## *Assessment Actions*

The Dakota County Assessor completed a desk review of all agricultural parcels using Eagleview and Gworks. The county assessor increased dryland and grassland in Market Area 2 by 20%, and in Market Area 1 irrigated land and dryland by 15%. Homesites were increased to \$22,500 in both Market Areas.

Routine maintenance and pick-up work was completed and placed on the assessment roll.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The review of sales qualifications indicated that the county assessor qualifies sales at a rate below the statewide average for the agricultural class. Analysis of the sales roster shows a majority of the disqualified sales show in the comments as private sales. The Property Assessment Division (PAD) will work with the county assessor to determine if any bias is being used for future study periods.

The Dakota County Assessor has two separate market areas for agricultural land. Agricultural land within the county consists of flat bottom ground that can be influenced by the Missouri River. The west side of the county is bluffs and hill ground. The county assessor annually studies the market to monitor the need for market areas or other subclasses.

The county assessor's staff reviews agricultural land use with aerial imagery, as well as information provided by taxpayers. A complete land use review was done in 2023, the inspection and review of agricultural improvements was completed at the same time. The county assessor has a plan to ensure that the inspections are completed within the required six-year inspection and review cycle. Agricultural outbuildings are priced in the Computer Assisted Mass Appraisal (CAMA) system, the costing was last updated in 2023. Depreciation tables were updated in 2022 for outbuildings and dwellings.

Intensive use has not been classified in the county and there are no special value applications on file. Dakota County has 5,540 acres in the Conservation Reserve Program (CRP), but none have been identified.

## *Description of Analysis*

For the agricultural class there were 14 qualified sales. All three measures of central tendency and the COD are within the range. Further analysis of the 80% (Majority Land Use) MLU by market area is not useful because of the small sample size. Analysis of the Average Acre Value Comparison Chart shows that Dakota County is comparable in all land classes to surrounding counties.

## 2024 Agricultural Correlation for Dakota County

Comparison of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the county assessor.

### *Equalization and Quality of Assessment*

Review of the agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for the rural residential and other similar property across the county. Agricultural improvements are equalized and assessed at the statutory level.

The quality of assessment in the agricultural class of property in Dakota County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	77.66	77.66	77.66	00.00	100.00
1	1	77.66	77.66	77.66	00.00	100.00
<u>Dry</u>						
County	7	77.25	72.30	73.11	14.06	98.89
1	4	72.20	70.90	73.47	14.07	96.50
2	3	77.25	74.17	72.45	15.26	102.37
<u>Grass</u>						
County	2	42.68	42.68	42.68	00.00	100.00
2	2	42.68	42.68	42.68	00.00	100.00
<u>ALL</u>						
	14	71.92	68.89	70.41	23.16	97.84

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Dakota County is 72%.



## 2024 Opinions of the Property Tax Administrator for Dakota County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2024 Commission Summary for Dakota County

### Residential Real Property - Current

Number of Sales	231	Median	94.58
Total Sales Price	\$53,693,418	Mean	94.62
Total Adj. Sales Price	\$53,693,418	Wgt. Mean	94.89
Total Assessed Value	\$50,948,135	Average Assessed Value of the Base	\$155,666
Avg. Adj. Sales Price	\$232,439	Avg. Assessed Value	\$220,555

### Confidence Interval - Current

95% Median C.I	93.40 to 96.43
95% Wgt. Mean C.I	93.63 to 96.15
95% Mean C.I	93.26 to 95.98
% of Value of the Class of all Real Property Value in the County	43.97
% of Records Sold in the Study Period	3.35
% of Value Sold in the Study Period	4.74

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	209	94	94.33
2022	229	93	92.64
2021	240	94	93.90
2020	284	93	93.30

## 2024 Commission Summary for Dakota County

### Commercial Real Property - Current

Number of Sales	50	Median	97.84
Total Sales Price	\$36,869,882	Mean	99.81
Total Adj. Sales Price	\$36,869,882	Wgt. Mean	101.56
Total Assessed Value	\$37,446,150	Average Assessed Value of the Base	\$576,182
Avg. Adj. Sales Price	\$737,398	Avg. Assessed Value	\$748,923

### Confidence Interval - Current

95% Median C.I	96.93 to 99.07
95% Wgt. Mean C.I	95.85 to 107.27
95% Mean C.I	97.23 to 102.39
% of Value of the Class of all Real Property Value in the County	22.26
% of Records Sold in the Study Period	5.30
% of Value Sold in the Study Period	6.88

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	34	92	92.42
2022	33	94	94.25
2021	36	94	93.80
2020	49	96	96.08

**22 Dakota  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 231  
 Total Sales Price : 53,693,418  
 Total Adj. Sales Price : 53,693,418  
 Total Assessed Value : 50,948,135  
 Avg. Adj. Sales Price : 232,439  
 Avg. Assessed Value : 220,555

MEDIAN : 95  
 WGT. MEAN : 95  
 MEAN : 95  
 COD : 08.92  
 PRD : 99.72

COV : 11.15  
 STD : 10.55  
 Avg. Abs. Dev : 08.44  
 MAX Sales Ratio : 119.25  
 MIN Sales Ratio : 66.83

95% Median C.I. : 93.40 to 96.43  
 95% Wgt. Mean C.I. : 93.63 to 96.15  
 95% Mean C.I. : 93.26 to 95.98

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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-21 To 31-DEC-21	33	99.63	98.42	98.39	08.36	100.03	67.47	119.25	93.44 to 105.72	220,152	216,609	
01-JAN-22 To 31-MAR-22	19	93.51	96.79	97.25	09.51	99.53	79.01	117.17	88.36 to 105.95	232,500	226,104	
01-APR-22 To 30-JUN-22	27	98.52	97.69	97.09	07.55	100.62	78.26	115.32	93.73 to 102.04	215,146	208,879	
01-JUL-22 To 30-SEP-22	27	94.58	95.53	95.84	05.90	99.68	79.93	114.45	92.41 to 97.48	260,111	249,295	
01-OCT-22 To 31-DEC-22	36	93.36	93.30	93.23	08.38	100.08	75.77	111.97	85.14 to 96.14	244,922	228,348	
01-JAN-23 To 31-MAR-23	28	96.35	94.49	95.02	08.71	99.44	68.18	110.84	89.82 to 101.10	264,695	251,501	
01-APR-23 To 30-JUN-23	32	94.04	92.25	92.48	09.84	99.75	74.20	108.14	83.17 to 100.23	222,581	205,835	
01-JUL-23 To 30-SEP-23	29	90.55	89.52	90.67	10.15	98.73	66.83	118.54	83.44 to 94.07	200,956	182,209	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	106	96.59	97.21	97.15	08.03	100.06	67.47	119.25	94.23 to 99.63	231,268	224,668	
01-OCT-22 To 30-SEP-23	125	93.09	92.42	92.99	09.43	99.39	66.83	118.54	90.84 to 95.84	233,432	217,067	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	109	94.58	95.55	95.48	07.94	100.07	75.77	117.17	93.28 to 97.05	239,144	228,323	
<u>ALL</u>	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	20	93.49	93.29	93.88	08.60	99.37	81.05	107.22	83.44 to 101.44	211,251	198,326	
5	9	95.33	91.09	92.59	06.56	98.38	67.47	99.51	86.20 to 99.46	232,889	215,641	
10	12	94.32	92.20	92.08	08.23	100.13	68.18	105.17	85.14 to 101.10	219,667	202,266	
15	5	93.03	96.95	94.19	08.33	102.93	85.65	115.32	N/A	180,600	170,116	
16	7	99.64	98.93	98.71	04.06	100.22	92.80	106.16	92.80 to 106.16	302,929	299,011	
17	2	99.49	99.49	99.39	03.59	100.10	95.92	103.05	N/A	437,450	434,770	
20	154	93.71	94.45	94.45	09.63	100.00	66.83	119.25	92.39 to 96.43	216,739	204,707	
25	22	99.33	97.37	97.52	06.53	99.85	75.77	108.82	93.51 to 102.64	339,102	330,707	
<u>ALL</u>	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555	

**22 Dakota  
RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 231  
 Total Sales Price : 53,693,418  
 Total Adj. Sales Price : 53,693,418  
 Total Assessed Value : 50,948,135  
 Avg. Adj. Sales Price : 232,439  
 Avg. Assessed Value : 220,555

MEDIAN : 95  
 WGT. MEAN : 95  
 MEAN : 95  
 COD : 08.92  
 PRD : 99.72

COV : 11.15  
 STD : 10.55  
 Avg. Abs. Dev : 08.44  
 MAX Sales Ratio : 119.25  
 MIN Sales Ratio : 66.83

95% Median C.I. : 93.40 to 96.43  
 95% Wgt. Mean C.I. : 93.63 to 96.15  
 95% Mean C.I. : 93.26 to 95.98

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555
06											
07											
<u>ALL</u>	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555
Greater Than 14,999	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555
Greater Than 29,999	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	5	112.12	108.53	107.37	07.30	101.08	92.39	118.54	N/A	46,700	50,143
60,000 TO 99,999	18	89.68	92.43	91.29	15.83	101.25	66.83	119.25	81.43 to 105.17	75,833	69,226
100,000 TO 149,999	21	98.52	98.34	97.54	09.46	100.82	78.26	114.45	91.78 to 108.48	120,519	117,555
150,000 TO 249,999	94	92.11	91.47	91.63	08.46	99.83	67.47	114.52	88.42 to 93.44	200,650	183,858
250,000 TO 499,999	90	97.36	96.79	97.13	06.52	99.65	73.16	111.97	94.80 to 99.64	320,144	310,968
500,000 TO 999,999	3	95.84	91.66	90.63	05.20	101.14	82.10	97.05	N/A	630,000	570,988
1,000,000 +											
<u>ALL</u>	231	94.58	94.62	94.89	08.92	99.72	66.83	119.25	93.40 to 96.43	232,439	220,555

**22 Dakota**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 50  
 Total Sales Price : 36,869,882  
 Total Adj. Sales Price : 36,869,882  
 Total Assessed Value : 37,446,150  
 Avg. Adj. Sales Price : 737,398  
 Avg. Assessed Value : 748,923

MEDIAN : 98  
 WGT. MEAN : 102  
 MEAN : 100  
 COD : 04.20  
 PRD : 98.28

COV : 09.33  
 STD : 09.31  
 Avg. Abs. Dev : 04.11  
 MAX Sales Ratio : 148.25  
 MIN Sales Ratio : 91.55

95% Median C.I. : 96.93 to 99.07  
 95% Wgt. Mean C.I. : 95.85 to 107.27  
 95% Mean C.I. : 97.23 to 102.39

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	5	99.15	107.18	98.11	13.10	109.24	92.44	148.25	N/A	305,000	299,221
01-JAN-21 To 31-MAR-21	2	98.85	98.85	100.20	02.27	98.65	96.61	101.08	N/A	441,500	442,365
01-APR-21 To 30-JUN-21	6	97.46	97.01	96.79	01.93	100.23	92.03	100.43	92.03 to 100.43	299,167	289,564
01-JUL-21 To 30-SEP-21	8	98.68	100.12	100.00	03.05	100.12	96.47	110.15	96.47 to 110.15	627,973	627,999
01-OCT-21 To 31-DEC-21	4	100.97	101.82	100.60	01.81	101.21	99.62	105.72	N/A	2,043,500	2,055,684
01-JAN-22 To 31-MAR-22	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	215,000	208,655
01-APR-22 To 30-JUN-22	6	99.43	105.13	107.81	07.91	97.51	96.83	134.19	96.83 to 134.19	1,798,500	1,938,932
01-JUL-22 To 30-SEP-22	3	98.20	97.69	98.37	01.11	99.31	95.79	99.07	N/A	571,867	562,573
01-OCT-22 To 31-DEC-22	4	96.68	96.68	96.80	01.02	99.88	95.33	98.01	N/A	475,625	460,411
01-JAN-23 To 31-MAR-23	5	97.33	96.37	96.30	01.25	100.07	92.71	97.91	N/A	450,400	433,733
01-APR-23 To 30-JUN-23	3	96.66	96.15	98.14	02.12	97.97	92.82	98.96	N/A	410,000	402,365
01-JUL-23 To 30-SEP-23	3	95.78	96.22	97.86	03.40	98.32	91.55	101.34	N/A	454,333	444,612
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	21	98.12	100.79	99.08	05.14	101.73	92.03	148.25	96.61 to 100.43	439,371	435,343
01-OCT-21 To 30-SEP-22	14	99.35	102.01	104.10	04.62	97.99	95.79	134.19	96.93 to 103.97	1,492,543	1,553,764
01-OCT-22 To 30-SEP-23	15	96.66	96.38	97.09	01.89	99.27	91.55	101.34	95.33 to 97.91	449,833	436,749
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	20	98.86	99.40	99.96	02.76	99.44	92.03	110.15	96.96 to 100.43	793,789	793,442
01-JAN-22 To 31-DEC-22	14	97.66	100.54	105.11	04.17	95.65	95.33	134.19	96.05 to 100.80	1,044,579	1,097,972
<u>ALL</u>	50	97.84	99.81	101.56	04.20	98.28	91.55	148.25	96.93 to 99.07	737,398	748,923

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
64	38	98.07	100.47	101.79	04.93	98.70	91.55	148.25	96.96 to 99.62	906,550	922,793
65	12	96.99	97.72	98.31	01.73	99.40	92.82	102.61	96.55 to 99.15	201,750	198,334
<u>ALL</u>	50	97.84	99.81	101.56	04.20	98.28	91.55	148.25	96.93 to 99.07	737,398	748,923

**22 Dakota  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Avg. Adj. Sales Price : 737,398  
 Avg. Assessed Value : 748,923

MEDIAN : 98  
 WGT. MEAN : 102  
 MEAN : 100  
 COD : 04.20  
 PRD : 98.28

COV : 09.33  
 STD : 09.31  
 Avg. Abs. Dev : 04.11  
 MAX Sales Ratio : 148.25  
 MIN Sales Ratio : 91.55

95% Median C.I. : 96.93 to 99.07  
 95% Wgt. Mean C.I. : 95.85 to 107.27  
 95% Mean C.I. : 97.23 to 102.39

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	110.15	110.15	110.15	00.00	100.00	110.15	110.15	N/A	350,000	385,520
03	48	97.84	99.66	101.70	04.09	97.99	91.55	148.25	96.93 to 99.07	729,335	741,714
04	1	96.47	96.47	96.47	00.00	100.00	96.47	96.47	N/A	1,511,782	1,458,350
<u>ALL</u>	<u>50</u>	97.84	99.81	101.56	04.20	98.28	91.55	148.25	96.93 to 99.07	737,398	748,923

**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	96.50	96.50	96.50	00.00	100.00	96.50	96.50	N/A	5,000	4,825
Less Than 30,000	1	96.50	96.50	96.50	00.00	100.00	96.50	96.50	N/A	5,000	4,825
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	50	97.84	99.81	101.56	04.20	98.28	91.55	148.25	96.93 to 99.07	737,398	748,923
Greater Than 14,999	49	97.91	99.88	101.56	04.26	98.35	91.55	148.25	96.96 to 99.07	752,345	764,109
Greater Than 29,999	49	97.91	99.88	101.56	04.26	98.35	91.55	148.25	96.96 to 99.07	752,345	764,109
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	96.50	96.50	96.50	00.00	100.00	96.50	96.50	N/A	5,000	4,825
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	3	96.93	95.57	95.83	01.42	99.73	92.82	96.96	N/A	80,333	76,987
100,000 TO 149,999	3	99.15	114.65	112.29	17.38	102.10	96.55	148.25	N/A	116,667	131,000
150,000 TO 249,999	6	97.70	98.68	98.62	01.73	100.06	96.61	102.61	96.61 to 102.61	185,000	182,453
250,000 TO 499,999	21	97.76	98.12	98.25	02.99	99.87	91.55	110.15	95.79 to 98.20	350,719	344,570
500,000 TO 999,999	8	99.28	98.03	98.07	02.70	99.96	92.44	101.34	92.44 to 101.34	676,000	662,964
1,000,000 TO 1,999,999	5	99.07	99.01	99.05	01.67	99.96	96.47	102.51	N/A	1,288,156	1,275,918
2,000,000 TO 4,999,999	1	134.19	134.19	134.19	00.00	100.00	134.19	134.19	N/A	3,050,000	4,092,825
5,000,000 TO 9,999,999	2	98.59	98.59	98.53	01.79	100.06	96.83	100.35	N/A	6,450,000	6,355,273
10,000,000 +											
<u>ALL</u>	<u>50</u>	97.84	99.81	101.56	04.20	98.28	91.55	148.25	96.93 to 99.07	737,398	748,923



**22 Dakota  
COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

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 Total Assessed Value : 37,446,150  
 Avg. Adj. Sales Price : 737,398  
 Avg. Assessed Value : 748,923

MEDIAN : 98  
 WGT. MEAN : 102  
 MEAN : 100  
 COD : 04.20  
 PRD : 98.28

COV : 09.33  
 STD : 09.31  
 Avg. Abs. Dev : 04.11  
 MAX Sales Ratio : 148.25  
 MIN Sales Ratio : 91.55

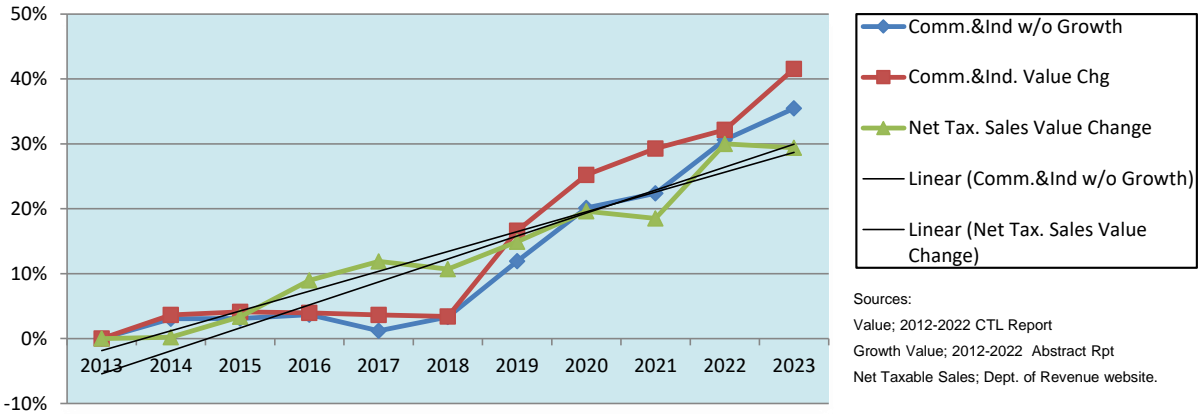
95% Median C.I. : 96.93 to 99.07  
 95% Wgt. Mean C.I. : 95.85 to 107.27  
 95% Mean C.I. : 97.23 to 102.39

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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
326	1	96.61	96.61	96.61	00.00	100.00	96.61	96.61	N/A	175,000	169,060
336	2	123.70	123.70	120.50	19.85	102.66	99.15	148.25	N/A	115,000	138,570
344	4	100.99	101.05	102.38	03.76	98.70	96.50	105.72	N/A	298,625	305,721
349	1	97.39	97.39	97.39	00.00	100.00	97.39	97.39	N/A	1,247,000	1,214,465
350	1	97.76	97.76	97.76	00.00	100.00	97.76	97.76	N/A	300,000	293,290
352	15	98.12	100.72	104.57	05.27	96.32	92.03	134.19	96.79 to 101.58	1,109,733	1,160,403
353	4	98.64	98.44	98.51	01.33	99.93	96.05	100.43	N/A	495,150	487,763
386	4	98.56	97.82	98.40	04.22	99.41	91.55	102.61	N/A	384,500	378,350
405	1	97.31	97.31	97.31	00.00	100.00	97.31	97.31	N/A	700,000	681,140
406	2	98.44	98.44	99.66	02.69	98.78	95.79	101.08	N/A	484,000	482,358
418	1	93.46	93.46	93.46	00.00	100.00	93.46	93.46	N/A	400,000	373,855
442	2	95.44	95.44	96.61	02.75	98.79	92.82	98.06	N/A	117,500	113,523
446	1	100.35	100.35	100.35	00.00	100.00	100.35	100.35	N/A	6,250,000	6,271,595
470	4	97.00	96.74	95.74	02.11	101.04	92.71	100.25	N/A	313,750	300,398
471	2	97.48	97.48	97.52	00.44	99.96	97.05	97.91	N/A	237,500	231,605
472	1	96.55	96.55	96.55	00.00	100.00	96.55	96.55	N/A	120,000	115,860
494	2	98.64	98.64	97.54	02.20	101.13	96.47	100.80	N/A	1,005,891	981,175
528	1	96.96	96.96	96.96	00.00	100.00	96.96	96.96	N/A	82,000	79,510
851	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	1,062,000	1,057,945
<u>    </u> ALL <u>    </u>	50	97.84	99.81	101.56	04.20	98.28	91.55	148.25	96.93 to 99.07	737,398	748,923

### 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
2012	\$ 301,092,850	\$ 10,974,769	3.64%	\$ 290,118,081		\$ 148,585,727	
2013	\$ 312,057,535	\$ 1,758,447	0.56%	\$ 310,299,088	3.06%	\$ 148,909,165	0.22%
2014	\$ 313,465,455	\$ 3,054,755	0.97%	\$ 310,410,700	-0.53%	\$ 153,605,137	3.15%
2015	\$ 313,009,740	\$ 814,845	0.26%	\$ 312,194,895	-0.41%	\$ 161,911,051	5.41%
2016	\$ 312,064,410	\$ 7,371,555	2.36%	\$ 304,692,855	-2.66%	\$ 166,264,892	2.69%
2017	\$ 311,422,240	\$ 266,715	0.09%	\$ 311,155,525	-0.29%	\$ 164,469,955	-1.08%
2018	\$ 351,204,640	\$ 14,208,924	4.05%	\$ 336,995,716	8.21%	\$ 170,770,596	3.83%
2019	\$ 376,996,323	\$ 15,298,864	4.06%	\$ 361,697,459	2.99%	\$ 177,727,750	4.07%
2020	\$ 389,298,554	\$ 20,759,120	5.33%	\$ 368,539,434	-2.24%	\$ 176,119,216	-0.91%
2021	\$ 397,979,751	\$ 4,646,130	1.17%	\$ 393,333,621	1.04%	\$ 193,178,484	9.69%
2022	\$ 426,252,759	\$ 18,339,380	4.30%	\$ 407,913,379	2.50%	\$ 192,280,319	-0.46%
2023	\$ 452,037,470	\$ 27,137,800	6.00%	\$ 424,899,670	-0.32%	\$ 202,993,542	5.57%
<b>Ann %chg</b>	<b>3.78%</b>			<b>Average</b>	<b>1.03%</b>	3.15%	<b>2.93%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	3.06%	3.64%	0.22%
2014	3.09%	4.11%	3.38%
2015	3.69%	3.96%	8.97%
2016	1.20%	3.64%	11.90%
2017	3.34%	3.43%	10.69%
2018	11.92%	16.64%	14.93%
2019	20.13%	25.21%	19.61%
2020	22.40%	29.30%	18.53%
2021	30.64%	32.18%	30.01%
2022	35.48%	41.57%	29.41%
2023	41.12%	50.13%	36.62%

County Number	22
County Name	Dakota

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

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 14  
Total Sales Price : 10,514,202  
Total Adj. Sales Price : 10,514,202  
Total Assessed Value : 7,402,835  
Avg. Adj. Sales Price : 751,014  
Avg. Assessed Value : 528,774

MEDIAN : 72  
WGT. MEAN : 70  
MEAN : 69  
COD : 23.16  
PRD : 97.84

COV : 29.29  
STD : 20.18  
Avg. Abs. Dev : 16.66  
MAX Sales Ratio : 106.46  
MIN Sales Ratio : 37.27

95% Median C.I. : 42.68 to 85.02  
95% Wgt. Mean C.I. : 60.28 to 80.53  
95% Mean C.I. : 57.24 to 80.54

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2	83.79	83.79	84.51	07.81	99.15	77.25	90.32	N/A	522,500	441,540
01-JAN-21 To 31-MAR-21	2	81.06	81.06	81.09	00.07	99.96	81.00	81.11	N/A	1,041,000	844,135
01-APR-21 To 30-JUN-21	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	1,230,250	955,410
01-JUL-21 To 30-SEP-21	2	95.74	95.74	94.94	11.20	100.84	85.02	106.46	N/A	648,000	615,220
01-OCT-21 To 31-DEC-21	2	54.64	54.64	59.79	21.89	91.39	42.68	66.59	N/A	913,976	546,475
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	63.40	63.40	63.40	00.00	100.00	63.40	63.40	N/A	420,000	266,290
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	1	37.27	37.27	37.27	00.00	100.00	37.27	37.27	N/A	618,000	230,325
01-JUL-23 To 30-SEP-23	3	54.95	51.90	52.94	09.34	98.04	42.68	58.08	N/A	665,000	352,023
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	7	81.11	85.55	84.15	08.09	101.66	77.25	106.46	77.25 to 106.46	807,607	679,600
01-OCT-21 To 30-SEP-22	2	54.64	54.64	59.79	21.89	91.39	42.68	66.59	N/A	913,976	546,475
01-OCT-22 To 30-SEP-23	5	54.95	51.28	51.19	15.12	100.18	37.27	63.40	N/A	606,600	310,537
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	7	81.00	77.22	77.17	15.11	100.06	42.68	106.46	42.68 to 106.46	919,457	709,581
01-JAN-22 To 31-DEC-22	1	63.40	63.40	63.40	00.00	100.00	63.40	63.40	N/A	420,000	266,290
<u>ALL</u>	14	71.92	68.89	70.41	23.16	97.84	37.27	106.46	42.68 to 85.02	751,014	528,774

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	77.66	73.27	74.12	10.87	98.85	58.08	85.02	58.08 to 85.02	927,315	687,310
2	7	54.95	64.52	64.42	39.36	100.16	37.27	106.46	37.27 to 106.46	574,714	370,238
<u>ALL</u>	14	71.92	68.89	70.41	23.16	97.84	37.27	106.46	42.68 to 85.02	751,014	528,774

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

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 14  
 Total Sales Price : 10,514,202  
 Total Adj. Sales Price : 10,514,202  
 Total Assessed Value : 7,402,835  
 Avg. Adj. Sales Price : 751,014  
 Avg. Assessed Value : 528,774

MEDIAN : 72  
 WGT. MEAN : 70  
 MEAN : 69  
 COD : 23.16  
 PRD : 97.84

COV : 29.29  
 STD : 20.18  
 Avg. Abs. Dev : 16.66  
 MAX Sales Ratio : 106.46  
 MIN Sales Ratio : 37.27

95% Median C.I. : 42.68 to 85.02  
 95% Wgt. Mean C.I. : 60.28 to 80.53  
 95% Mean C.I. : 57.24 to 80.54

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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
<b>_____Dry_____</b>											
County	5	63.40	67.71	70.12	15.49	96.56	54.95	81.11	N/A	795,400	557,737
1	4	72.20	70.90	73.47	14.07	96.50	58.08	81.11	N/A	814,250	598,261
2	1	54.95	54.95	54.95	00.00	100.00	54.95	54.95	N/A	720,000	395,640
<b>_____Grass_____</b>											
County	2	42.68	42.68	42.68	00.00	100.00	42.68	42.68	N/A	520,000	221,945
2	2	42.68	42.68	42.68	00.00	100.00	42.68	42.68	N/A	520,000	221,945
<b>_____ALL_____</b>	<b>14</b>	<b>71.92</b>	<b>68.89</b>	<b>70.41</b>	<b>23.16</b>	<b>97.84</b>	<b>37.27</b>	<b>106.46</b>	<b>42.68 to 85.02</b>	<b>751,014</b>	<b>528,774</b>

**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
<b>_____Irrigated_____</b>											
County	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	1,230,250	955,410
1	1	77.66	77.66	77.66	00.00	100.00	77.66	77.66	N/A	1,230,250	955,410
<b>_____Dry_____</b>											
County	7	77.25	72.30	73.11	14.06	98.89	54.95	90.32	54.95 to 90.32	717,429	524,538
1	4	72.20	70.90	73.47	14.07	96.50	58.08	81.11	N/A	814,250	598,261
2	3	77.25	74.17	72.45	15.26	102.37	54.95	90.32	N/A	588,333	426,240
<b>_____Grass_____</b>											
County	2	42.68	42.68	42.68	00.00	100.00	42.68	42.68	N/A	520,000	221,945
2	2	42.68	42.68	42.68	00.00	100.00	42.68	42.68	N/A	520,000	221,945
<b>_____ALL_____</b>	<b>14</b>	<b>71.92</b>	<b>68.89</b>	<b>70.41</b>	<b>23.16</b>	<b>97.84</b>	<b>37.27</b>	<b>106.46</b>	<b>42.68 to 85.02</b>	<b>751,014</b>	<b>528,774</b>

## Dakota County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	n/a	7,340	7,340	6,845	n/a	6,535	6,530	6,375	<b>7,345</b>
Thurston	1	6,300	6,100	6,100	6,100	5,850	5,850	5,000	5,000	<b>5,833</b>
Dakota	2	n/a	6,470	6,470	6,320	n/a	n/a	5,320	5,125	<b>5,446</b>
Dixon	1	7,520	7,140	7,140	6,910	6,900	6,480	5,835	5,600	<b>6,737</b>
Dixon	2	6,865	6,520	6,520	6,310	5,865	5,440	5,330	5,115	<b>5,942</b>
Thurston	1	6,300	6,100	6,100	6,100	5,850	5,850	5,000	5,000	<b>5,833</b>
Thurston	2	6,800	6,300	6,300	6,300	6,100	n/a	5,400	5,300	<b>6,133</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	6,740	6,265	6,630	n/a	6,070	5,100	4,900	4,810	<b>6,500</b>
Thurston	1	5,950	5,950	5,500	5,500	5,200	5,200	4,000	3,900	<b>5,204</b>
Dakota	2	6,550	6,531	6,235	6,175	5,725	5,410	5,125	4,990	<b>5,423</b>
Dixon	1	7,660	7,385	6,915	6,810	6,775	6,720	5,795	5,315	<b>6,657</b>
Dixon	2	5,875	5,380	5,380	5,370	5,000	4,850	4,425	4,240	<b>4,832</b>
Thurston	1	5,950	5,950	5,500	5,500	5,200	5,200	4,000	3,900	<b>5,204</b>
Thurston	2	6,747	6,750	5,949	5,950	5,800	5,798	5,250	5,250	<b>5,797</b>

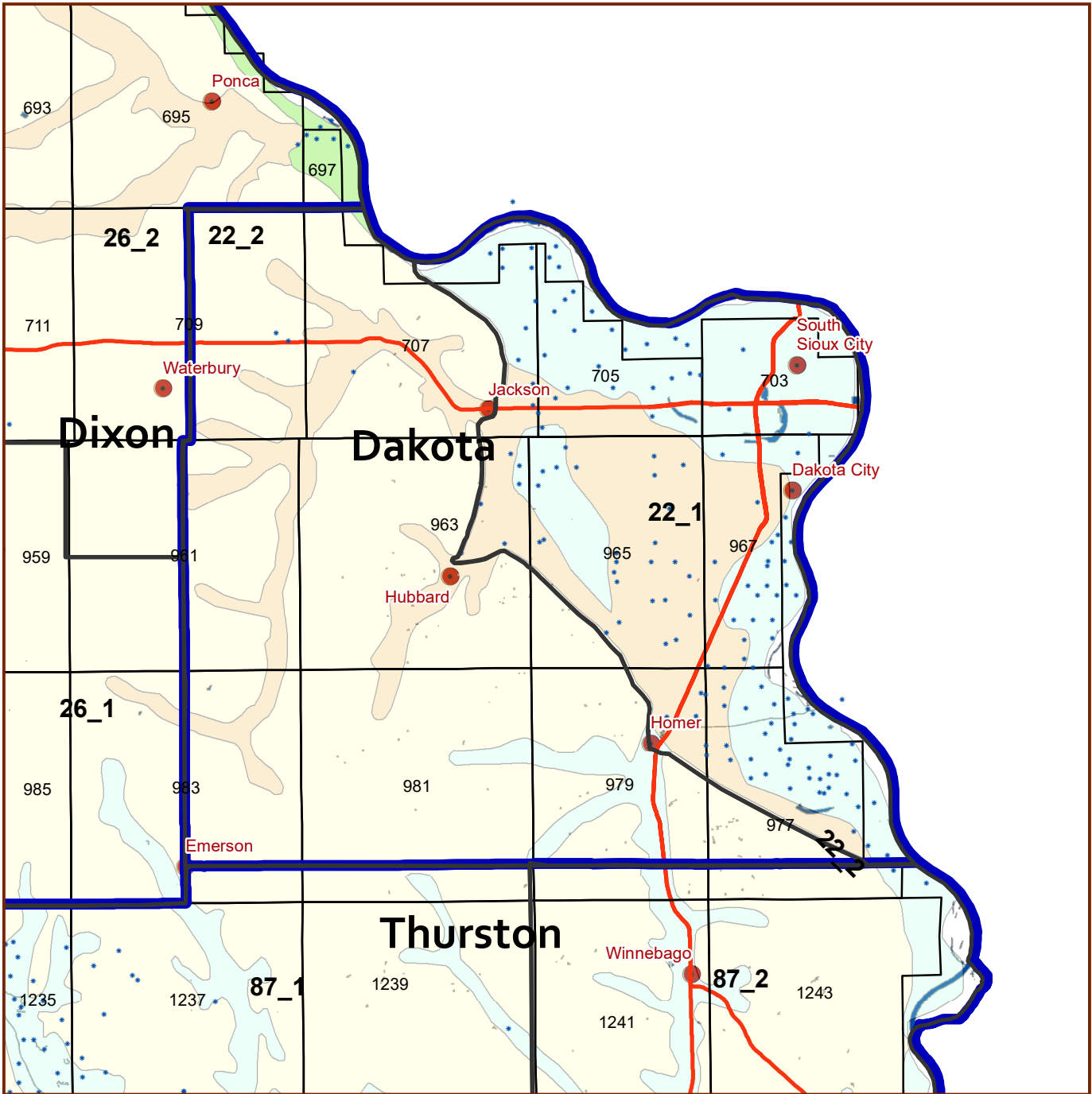
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2,145	2,145	2,146	2,145	2,143	n/a	n/a	n/a	<b>2,145</b>
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	<b>1,872</b>
Dakota	2	2,460	2,460	2,460	2,459	2,460	n/a	n/a	n/a	<b>2,460</b>
Dixon	1	3,215	3,040	2,685	n/a	2,440	2,280	n/a	n/a	<b>2,946</b>
Dixon	2	2,515	2,380	2,250	2,115	1,985	1,985	1,905	1,755	<b>2,281</b>
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	<b>1,872</b>
Thurston	2	2,050	2,050	1,850	1,750	1,575	n/a	n/a	n/a	<b>1,973</b>

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	730	240
Thurston	1	n/a	500	85
Dakota	2	n/a	609	215
Dixon	1	6,713	1,733	94
Dixon	2	4,734	1,261	121
Thurston	1	n/a	500	85
Thurston	2	n/a	525	85

Source: 2024 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.

# DAKOTA COUNTY



**Legend**

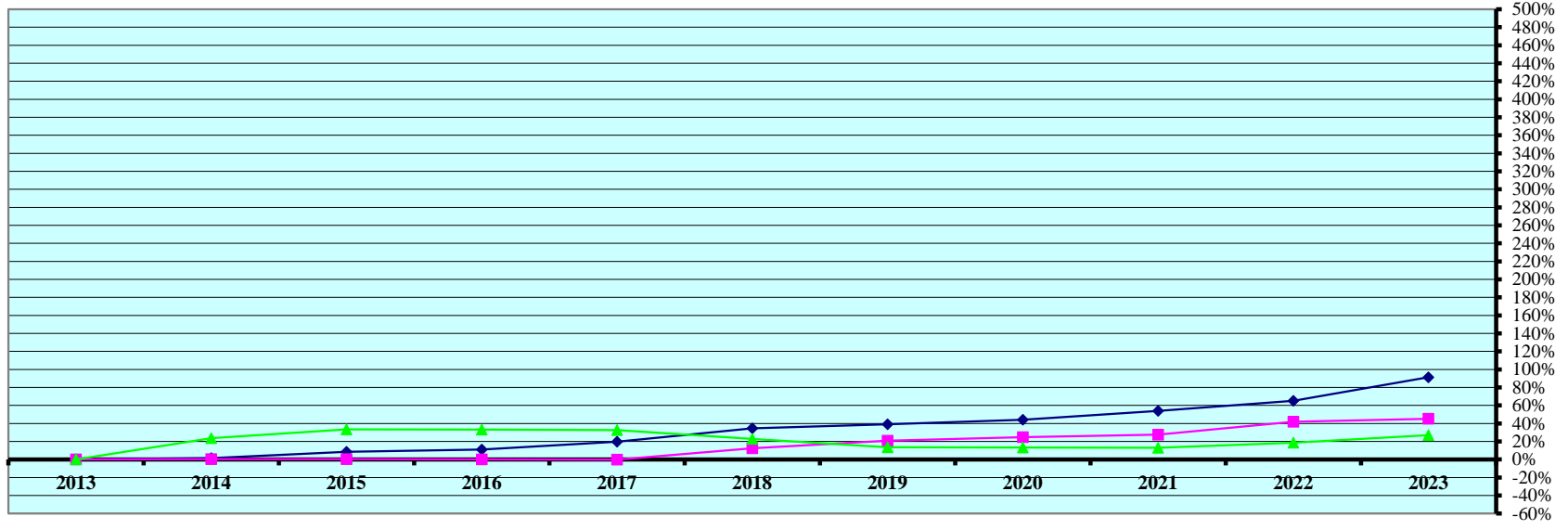
- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils**

**CLASS**

- 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	510,940,590	-	-	-	312,057,535	-	-	-	490,197,585	-	-	-
2014	518,318,960	7,378,370	1.44%	1.44%	313,465,455	1,407,920	0.45%	0.45%	606,108,170	115,910,585	23.65%	23.65%
2015	553,789,005	35,470,045	6.84%	8.39%	313,009,740	-455,715	-0.15%	0.31%	654,066,310	47,958,140	7.91%	33.43%
2016	567,882,380	14,093,375	2.54%	11.14%	312,064,410	-945,330	-0.30%	0.00%	653,445,810	-620,500	-0.09%	33.30%
2017	612,304,985	44,422,605	7.82%	19.84%	311,422,240	-642,170	-0.21%	-0.20%	650,635,295	-2,810,515	-0.43%	32.73%
2018	687,202,300	74,897,315	12.23%	34.50%	351,204,640	39,782,400	12.77%	12.54%	601,414,935	-49,220,360	-7.56%	22.69%
2019	709,944,440	22,742,140	3.31%	38.95%	376,996,323	25,791,683	7.34%	20.81%	556,725,815	-44,689,120	-7.43%	13.57%
2020	736,616,190	26,671,750	3.76%	44.17%	389,298,554	12,302,231	3.26%	24.75%	554,594,585	-2,131,230	-0.38%	13.14%
2021	787,175,840	50,559,650	6.86%	54.06%	397,979,751	8,681,197	2.23%	27.53%	553,910,440	-684,145	-0.12%	13.00%
2022	844,226,530	57,050,690	7.25%	65.23%	442,786,499	44,806,748	11.26%	41.89%	580,718,870	26,808,430	4.84%	18.47%
2023	977,724,095	133,497,565	15.81%	91.36%	452,979,384	10,192,885	2.30%	45.16%	622,225,320	41,506,450	7.15%	26.93%

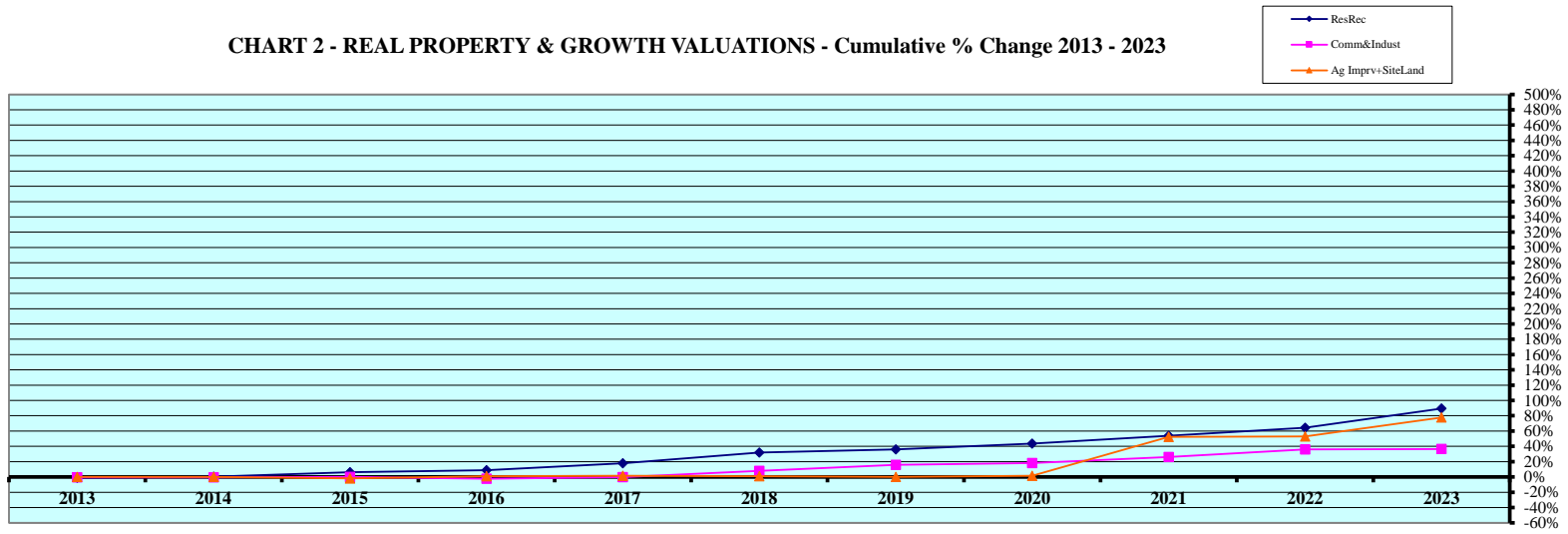
Rate Annual %chg: Residential & Recreational **6.70%** Commercial & Industrial **3.80%** Agricultural Land **2.41%**

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

**CHART 1**

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2013	510,940,590	5,995,957	1.17%	504,944,633	-	-1.17%	312,057,535	1,758,447	0.56%	310,299,088	-	-0.56%	
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	0.21%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	-0.53%	
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	6.11%	313,009,740	814,845	0.26%	312,194,895	-0.41%	0.04%	
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	8.76%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	-2.36%	
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	17.79%	311,422,240	266,715	0.09%	311,155,525	-0.29%	-0.29%	
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	31.90%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	7.99%	
2019	709,944,440	15,133,610	2.13%	694,810,830	1.11%	35.99%	376,996,323	15,298,864	4.06%	361,697,459	2.99%	15.91%	
2020	736,616,190	2,462,350	0.33%	734,153,840	3.41%	43.69%	389,298,554	20,759,120	5.33%	368,539,434	-2.24%	18.10%	
2021	787,175,840	704,190	0.09%	786,471,650	6.77%	53.93%	397,979,751	4,646,130	1.17%	393,333,621	1.04%	26.05%	
2022	844,226,530	4,840,610	0.57%	839,385,920	6.63%	64.28%	442,786,499	18,339,380	4.14%	424,447,119	6.65%	36.02%	
2023	977,724,095	9,953,811	1.02%	967,770,284	14.63%	89.41%	452,979,384	27,137,800	5.99%	425,841,584	-3.83%	36.46%	
Rate Ann%chg	6.70%			Resid & Recreat w/o growth			3.80%			C & I w/o growth			0.89%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-	-
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.02%	-0.02%
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.08%	-1.86%
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	-1.75%	0.90%
2017	28,011,895	10,665,165	38,677,060	278,575	0.72%	38,398,485	-0.83%	1.51%
2018	27,448,390	10,967,355	38,415,745	207,840	0.54%	38,207,905	-1.21%	1.01%
2019	27,055,160	10,813,390	37,868,550	0	0.00%	37,868,550	-1.42%	0.11%
2020	27,533,265	10,836,825	38,370,090	0	0.00%	38,370,090	1.32%	1.44%
2021	38,991,705	18,712,780	57,704,485	82,840	0.14%	57,621,645	50.17%	52.33%
2022	39,502,040	18,353,160	57,855,200	0	0.00%	57,855,200	0.26%	52.95%
2023	44,647,260	22,889,285	67,536,545	317,450	0.47%	67,219,095	16.19%	77.71%
Rate Ann%chg	4.65%	9.20%	5.97%	Ag Imprv+Site w/o growth			6.06%	

(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; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

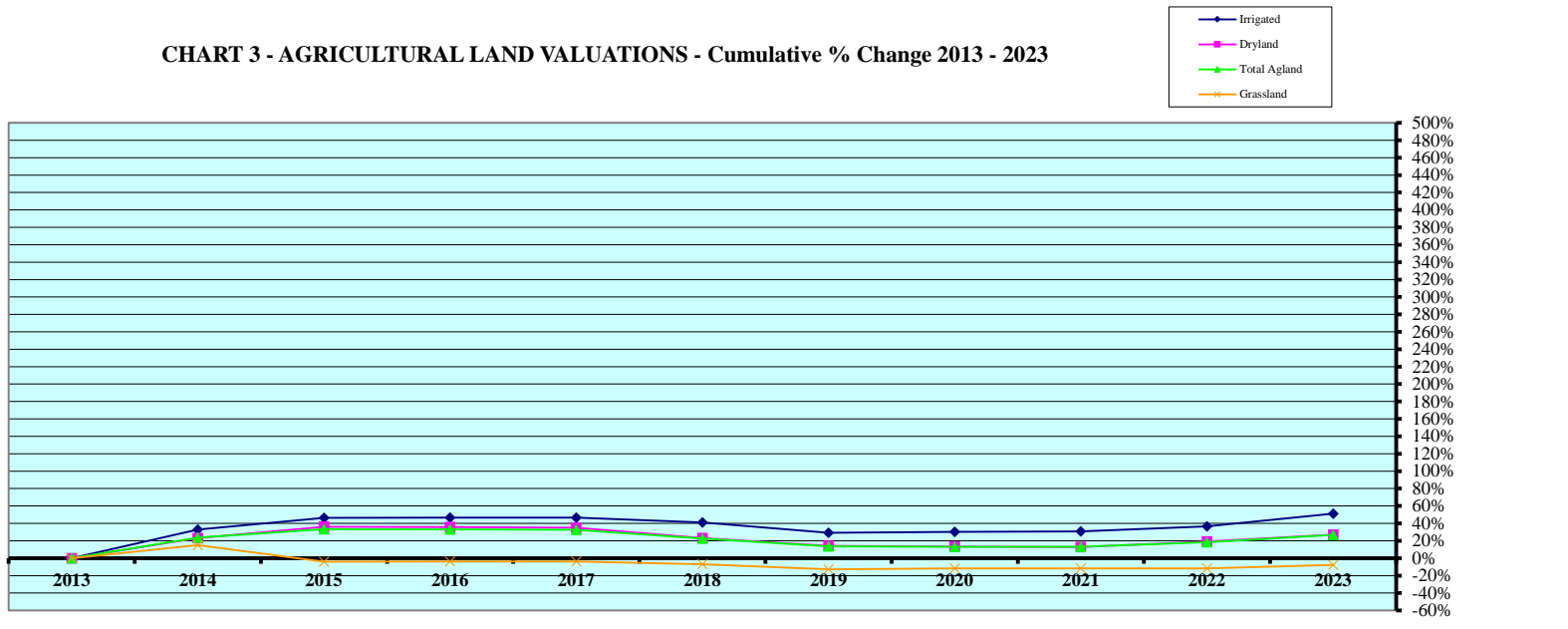
Cnty# 22  
County DAKOTA

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	70,416,250	-	-	-	369,407,610	-	-	-	48,890,870	-	-	-
2014	93,662,510	23,246,260	33.01%	33.01%	454,763,675	85,356,065	23.11%	23.11%	56,268,770	7,377,900	15.09%	15.09%
2015	103,092,690	9,430,180	10.07%	46.40%	502,647,085	47,883,410	10.53%	36.07%	46,895,545	-9,373,225	-16.66%	-4.08%
2016	103,276,295	183,605	0.18%	46.67%	501,723,420	-923,665	-0.18%	35.82%	47,034,510	138,965	0.30%	-3.80%
2017	103,190,920	-85,375	-0.08%	46.54%	498,908,185	-2,815,235	-0.56%	35.06%	47,115,285	80,775	0.17%	-3.63%
2018	99,357,615	-3,833,305	-3.71%	41.10%	455,224,465	-43,683,720	-8.76%	23.23%	45,481,395	-1,633,890	-3.47%	-6.97%
2019	91,048,755	-8,308,860	-8.36%	29.30%	421,593,290	-33,631,175	-7.39%	14.13%	42,662,400	-2,818,995	-6.20%	-12.74%
2020	91,646,030	597,275	0.66%	30.15%	418,426,785	-3,166,505	-0.75%	13.27%	43,195,000	532,600	1.25%	-11.65%
2021	92,092,635	446,605	0.49%	30.78%	417,296,795	-1,129,990	-0.27%	12.96%	43,124,490	-70,510	-0.16%	-11.79%
2022	96,215,240	4,122,605	4.48%	36.64%	439,834,985	22,538,190	5.40%	19.06%	43,231,645	107,155	0.25%	-11.58%
2023	106,463,495	10,248,255	10.65%	51.19%	469,158,395	29,323,410	6.67%	27.00%	45,135,620	1,903,975	4.40%	-7.68%

Rate Ann.%chg: Irrigated **4.22%** Dryland **2.42%** Grassland **-0.80%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	1,941,200	-	-	-	(458,345)	-	-	-	490,197,585	-	-	-
2014	1,412,635	-528,565	-27.23%	-27.23%	580	458,925	-	-	606,108,170	115,910,585	23.65%	23.65%
2015	1,430,395	17,760	1.26%	-26.31%	595	15	2.59%	-	654,066,310	47,958,140	7.91%	33.43%
2016	1,410,990	-19,405	-1.36%	-27.31%	595	0	0.00%	-	653,445,810	-620,500	-0.09%	33.30%
2017	1,399,980	-11,010	-0.78%	-27.88%	20,925	20,330	3416.81%	-	650,635,295	-2,810,515	-0.43%	32.73%
2018	1,350,880	-49,100	-3.51%	-30.41%	580	-20,345	-97.23%	-	601,414,935	-49,220,360	-7.56%	22.69%
2019	1,383,680	32,800	2.43%	-28.72%	37,690	37,110	6398.28%	-	556,725,815	-44,689,120	-7.43%	13.57%
2020	1,388,730	5,050	0.36%	-28.46%	(61,960)	-99,650	-264.39%	-	554,594,585	-2,131,230	-0.38%	13.14%
2021	1,384,755	-3,975	-0.29%	-28.67%	11,765	73,725	-	-	553,910,440	-684,145	-0.12%	13.00%
2022	1,437,000	52,245	3.77%	-25.97%	0	-11,765	-100.00%	-	580,718,870	26,808,430	4.84%	18.47%
2023	1,467,810	30,810	2.14%	-24.39%	0	0	-	-	622,225,320	41,506,450	7.15%	26.93%

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

Rate Ann.%chg: Total Agric Land **2.41%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (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
2013	70,402,325	14,614	4,817			369,040,745	96,151	3,838			48,831,685	28,744	1,699		
2014	92,980,020	16,749	5,551	15.23%	15.23%	456,164,085	96,627	4,721	23.00%	23.00%	55,642,745	28,717	1,938	14.06%	14.06%
2015	103,198,255	16,827	6,133	10.47%	27.30%	503,253,555	96,312	5,225	10.68%	36.14%	46,615,355	28,870	1,615	-16.67%	-4.95%
2016	103,045,205	16,802	6,133	0.00%	27.30%	502,552,035	96,246	5,222	-0.07%	36.04%	46,834,665	29,198	1,604	-0.66%	-5.58%
2017	103,803,820	16,920	6,135	0.03%	27.35%	501,182,750	95,967	5,222	0.02%	36.07%	46,839,410	28,992	1,616	0.72%	-4.90%
2018	99,357,615	16,861	5,893	-3.95%	22.32%	454,456,325	95,673	4,750	-9.04%	23.76%	44,902,780	28,982	1,549	-4.10%	-8.80%
2019	91,048,755	16,896	5,389	-8.56%	11.86%	420,832,290	95,909	4,388	-7.63%	14.32%	42,647,580	29,549	1,443	-6.85%	-15.04%
2020	91,646,030	16,835	5,444	1.02%	13.00%	418,220,845	96,363	4,340	-1.09%	13.08%	46,143,150	29,289	1,575	9.16%	-7.26%
2021	92,092,635	16,917	5,444	0.00%	13.00%	417,772,465	96,273	4,339	-0.01%	13.06%	43,099,250	29,208	1,476	-6.34%	-13.14%
2022	96,215,240	16,886	5,698	4.67%	18.28%	439,834,985	96,146	4,575	5.42%	19.19%	43,228,415	29,163	1,482	0.45%	-12.75%
2023	106,200,720	16,973	6,257	9.81%	29.88%	469,199,875	96,066	4,884	6.77%	27.25%	45,209,190	29,139	1,551	4.67%	-8.67%

Rate Annual %chg Average Value/Acre: 2.65% 2.44% -0.90%

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
2013	1,956,800	9,291	211			168,940	266	635			490,400,495	149,066	3,290		
2014	1,411,170	6,697	211	0.05%	0.05%	244,130	348	702	10.58%	10.58%	606,442,150	149,138	4,066	23.60%	23.60%
2015	1,427,045	6,606	216	2.52%	2.57%	244,145	348	702	0.01%	10.59%	654,738,355	148,963	4,395	8.09%	33.60%
2016	1,423,035	6,592	216	-0.07%	2.49%	595	3	215	-69.39%	-66.15%	653,855,535	148,842	4,393	-0.05%	33.53%
2017	1,402,790	6,533	215	-0.53%	1.96%	595	3	215	0.00%	-66.15%	653,229,365	148,415	4,401	0.19%	33.79%
2018	1,349,515	6,432	210	-2.29%	-0.38%	580	3	209	-2.52%	-67.00%	600,066,815	147,951	4,056	-7.85%	23.29%
2019	1,382,675	6,437	215	2.38%	2.00%	595	3	215	2.59%	-66.15%	555,911,895	148,794	3,736	-7.88%	13.57%
2020	1,386,040	6,447	215	0.08%	2.08%	39,740	185	215	0.08%	-66.12%	557,435,805	149,119	3,738	0.06%	13.63%
2021	1,384,735	6,441	215	0.00%	2.08%	44,945	209	215	-0.01%	-66.13%	554,394,030	149,049	3,720	-0.50%	13.06%
2022	1,388,625	6,459	215	0.00%	2.08%	44,945	209	215	0.00%	-66.13%	580,712,210	148,865	3,901	4.88%	18.58%
2023	1,467,955	6,658	220	2.56%	4.69%	0	0				622,077,740	148,837	4,180	7.14%	27.05%

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DAKOTA

Rate Annual %chg Average Value/Acre: 2.42%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,582	DAKOTA	214,163,825	41,340,127	37,048,773	977,724,095	317,865,949	135,113,435	0	622,225,320	44,647,260	22,889,285	0	2,413,018,069
cnty sectorvalue % of total value:		8.88%	1.71%	1.54%	40.52%	13.17%	5.60%		25.79%	1.85%	0.95%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,081	DAKOTA CITY	1,483,785	721,206	1,268,158	95,200,210	13,719,072	4,986,845	0	1,269,955	0	0	0	118,649,231
9.64%	%sector of county sector	0.69%	1.74%	3.42%	9.74%	4.32%	3.69%		0.20%				4.92%
	%sector of municipality	1.25%	0.61%	1.07%	80.24%	11.56%	4.20%		1.07%				100.00%
840	EMERSON	5,680	103,479	10,956	13,823,765	373,110	0	0	0	0	0	0	14,316,990
3.89%	%sector of county sector	0.00%	0.25%	0.03%	1.41%	0.12%							0.59%
	%sector of municipality	0.04%	0.72%	0.08%	96.55%	2.61%							100.00%
532	HOMER	911,485	335,413	714,288	27,772,895	2,452,615	0	0	66,510	309,005	3,405	0	32,565,616
2.47%	%sector of county sector	0.43%	0.81%	1.93%	2.84%	0.77%			0.01%	0.69%	0.01%		1.35%
	%sector of municipality	2.80%	1.03%	2.19%	85.28%	7.53%			0.20%	0.95%	0.01%		100.00%
153	HUBBARD	1,023,455	0	0	9,848,240	1,144,995	0	0	9,005	0	267,560	0	12,293,255
0.71%	%sector of county sector	0.48%			1.01%	0.36%			0.00%		1.17%		0.51%
	%sector of municipality	8.33%			80.11%	9.31%			0.07%		2.18%		100.00%
207	JACKSON	18,670,375	95,768	24,102	15,755,300	2,987,255	22,527,635	0	0	0	0	0	60,060,435
0.96%	%sector of county sector	8.72%	0.23%	0.07%	1.61%	0.94%	16.67%						2.49%
	%sector of municipality	31.09%	0.16%	0.04%	26.23%	4.97%	37.51%						100.00%
14,043	SOUTH SIOUX CITY	149,927,410	12,757,530	8,938,562	524,553,470	257,451,596	55,556,435	0	1,397,425	20,460	28,085	0	1,010,630,973
65.07%	%sector of county sector	70.01%	30.86%	24.13%	53.65%	80.99%	41.12%		0.22%	0.05%	0.12%		41.88%
	%sector of municipality	14.84%	1.26%	0.88%	51.90%	25.47%	5.50%		0.14%	0.00%	0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of county sector												
	%sector of municipality												
17,857	Total Municipalities	172,022,191	14,013,396	10,956,066	686,953,885	278,128,644	83,070,916	0	2,742,895	329,465	299,050	0	1,248,516,507
82.74%	%all municip.sectors of cnty	80.32%	33.90%	29.57%	70.26%	87.50%	61.48%		0.44%	0.74%	1.31%		51.74%

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Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 10,199</b>	<b>Value : 2,443,150,462</b>	<b>Growth 21,710,165</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	454	14,707,620	157	4,290,765	166	5,374,515	777	24,372,900	
<b>02. Res Improve Land</b>	4,319	87,600,000	648	18,851,030	541	23,522,335	5,508	129,973,365	
<b>03. Res Improvements</b>	4,579	658,863,220	989	147,703,130	556	113,340,915	6,124	919,907,265	
<b>04. Res Total</b>	5,033	761,170,840	1,146	170,844,925	722	142,237,765	6,901	1,074,253,530	9,412,505
<b>% of Res Total</b>	72.93	70.86	16.61	15.90	10.46	13.24	67.66	43.97	43.36
<b>05. Com UnImp Land</b>	142	7,481,395	32	1,702,769	13	1,345,070	187	10,529,234	
<b>06. Com Improve Land</b>	628	36,701,405	66	5,868,570	35	4,214,190	729	46,784,165	
<b>07. Com Improvements</b>	610	302,575,146	69	28,271,660	37	16,055,040	716	346,901,846	
<b>08. Com Total</b>	752	346,757,946	101	35,842,999	50	21,614,300	903	404,215,245	10,531,575
<b>% of Com Total</b>	83.28	85.79	11.18	8.87	5.54	5.35	8.85	16.54	48.51
<b>09. Ind UnImp Land</b>	7	405,045	8	668,920	0	0	15	1,073,965	
<b>10. Ind Improve Land</b>	17	5,719,020	10	3,911,230	0	0	27	9,630,250	
<b>11. Ind Improvements</b>	16	72,419,009	10	56,577,693	0	0	26	128,996,702	
<b>12. Ind Total</b>	23	78,543,074	18	61,157,843	0	0	41	139,700,917	0
<b>% of Ind Total</b>	56.10	56.22	43.90	43.78	0.00	0.00	0.40	5.72	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	5,033	761,170,840	1,146	170,844,925	722	142,237,765	6,901	1,074,253,530	9,412,505
<b>% of Res &amp; Rec Total</b>	72.93	70.86	16.61	15.90	10.46	13.24	67.66	43.97	43.36
<b>Com &amp; Ind Total</b>	775	425,301,020	119	97,000,842	50	21,614,300	944	543,916,162	10,531,575
<b>% of Com &amp; Ind Total</b>	82.10	78.19	12.61	17.83	5.30	3.97	9.26	22.26	48.51
<b>17. Taxable Total</b>	5,808	1,186,471,860	1,265	267,845,767	772	163,852,065	7,845	1,618,169,692	19,944,080
<b>% of Taxable Total</b>	74.03	73.32	16.12	16.55	9.84	10.13	76.92	66.23	91.87

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	115	5,780,545	13,956,113	12	257,855	3,919,105
19. Commercial	97	25,970,153	61,018,860	2	219,614	821
20. Industrial	5	18,195,070	28,642,570	3	157,370	18,691,200
21. Other	1	183,230	38,700	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	127	6,038,400	17,875,218
19. Commercial	2	54,720	263,345	101	26,244,487	61,283,026
20. Industrial	0	0	0	8	18,352,440	47,333,770
21. Other	0	0	0	1	183,230	38,700
22. Total Sch II				237	50,818,557	126,530,714

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	307	90	124	521

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	13	1,339,150	272	62,134,455	1,665	547,664,910	1,950	611,138,515
28. Ag-Improved Land	0	0	59	11,530,320	333	140,382,275	392	151,912,595
29. Ag Improvements	1	25,700	61	9,635,435	342	52,268,525	404	61,929,660

30. Ag Total				2,354	824,980,770
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	33,000	
32. HomeSite Improv Land	0	0.00	0	35	36.06	616,810	
33. HomeSite Improvements	0	0.00	0	40	0.00	6,836,215	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	22.14	40,875	
36. FarmSite Improv Land	0	0.00	0	39	104.35	207,440	
37. FarmSite Improvements	1	0.00	25,700	50	0.00	2,799,220	
38. FarmSite Total							
39. Road & Ditches	2	2.25	0	133	177.50	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	18	21.10	439,380	20	23.10	472,380	
32. HomeSite Improv Land	205	208.01	3,985,135	240	244.07	4,601,945	
33. HomeSite Improvements	233	0.00	34,410,715	273	0.00	41,246,930	0
34. HomeSite Total				293	267.17	46,321,255	
35. FarmSite UnImp Land	61	97.20	207,675	70	119.34	248,550	
36. FarmSite Improv Land	241	856.42	1,545,435	280	960.77	1,752,875	
37. FarmSite Improvements	294	0.00	17,857,810	345	0.00	20,682,730	1,766,085
38. FarmSite Total				415	1,080.11	22,684,155	
39. Road & Ditches	1,252	2,098.81	0	1,387	2,278.56	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				708	3,625.84	69,005,410	1,766,085

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	40.00	22,800	1	40.00	22,800

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	43	1,399.57	8,411,445
44. Market Value	0	0.00	0	43	1,399.57	8,411,445
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	43	1,399.57	8,411,445
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	6,063.87	31.23%	48,207,675	33.80%	7,949.98
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	6,502.83	33.49%	47,730,390	33.47%	7,339.94
48. 2A	6,182.74	31.84%	42,320,595	29.67%	6,844.96
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	563.29	2.90%	3,681,120	2.58%	6,535.04
51. 4A1	35.77	0.18%	233,570	0.16%	6,529.77
52. 4A	69.22	0.36%	441,280	0.31%	6,375.04
53. Total	19,417.72	100.00%	142,614,630	100.00%	7,344.56
<b>Dry</b>					
54. 1D1	12,912.46	46.76%	87,029,750	48.49%	6,739.98
55. 1D	463.06	1.68%	2,901,030	1.62%	6,264.91
56. 2D1	6,649.83	24.08%	44,088,020	24.56%	6,629.95
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	7,099.83	25.71%	43,095,875	24.01%	6,069.99
59. 3D	31.19	0.11%	159,065	0.09%	5,099.87
60. 4D1	288.48	1.04%	1,413,515	0.79%	4,899.87
61. 4D	166.86	0.60%	802,610	0.45%	4,810.08
62. Total	27,611.71	100.00%	179,489,865	100.00%	6,500.50
<b>Grass</b>					
63. 1G1	839.69	30.54%	1,774,685	41.67%	2,113.50
64. 1G	831.34	30.24%	1,657,245	38.92%	1,993.46
65. 2G1	66.00	2.40%	72,425	1.70%	1,097.35
66. 2G	103.88	3.78%	88,185	2.07%	848.91
67. 3G1	51.39	1.87%	47,545	1.12%	925.18
68. 3G	120.95	4.40%	77,395	1.82%	639.89
69. 4G1	258.05	9.39%	234,830	5.51%	910.02
70. 4G	478.24	17.39%	306,085	7.19%	640.02
71. Total	2,749.54	100.00%	4,258,395	100.00%	1,548.77
<b>Irrigated Total</b>					
Irrigated Total	19,417.72	38.18%	142,614,630	43.66%	7,344.56
<b>Dry Total</b>					
Dry Total	27,611.71	54.30%	179,489,865	54.95%	6,500.50
<b>Grass Total</b>					
Grass Total	2,749.54	5.41%	4,258,395	1.30%	1,548.77
72. Waste	1,075.17	2.11%	258,020	0.08%	239.98
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	318.89	0.63%	1,699,055	0.52%	5,328.03
75. Market Area Total	50,854.14	100.00%	326,620,910	100.00%	6,422.70



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	0.00	0.00%	0	0.00%	0.00
47. 2A1	22.41	5.17%	144,990	6.14%	6,469.88
48. 2A	81.45	18.79%	514,775	21.81%	6,320.14
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	60.25	13.90%	320,530	13.58%	5,320.00
52. 4A	269.27	62.13%	1,380,015	58.47%	5,125.02
<b>53. Total</b>	<b>433.38</b>	<b>100.00%</b>	<b>2,360,310</b>	<b>100.00%</b>	<b>5,446.28</b>
<b>Dry</b>					
54. 1D1	1,288.00	1.78%	8,436,420	2.15%	6,550.02
55. 1D	11,976.87	16.56%	78,218,295	19.95%	6,530.78
56. 2D1	4,425.67	6.12%	27,594,020	7.04%	6,234.99
57. 2D	403.09	0.56%	2,489,095	0.63%	6,175.04
58. 3D1	113.53	0.16%	649,940	0.17%	5,724.83
59. 3D	10,353.19	14.32%	56,010,675	14.28%	5,409.99
60. 4D1	2,953.42	4.08%	15,136,435	3.86%	5,125.05
61. 4D	40,795.83	56.42%	203,570,885	51.92%	4,989.99
<b>62. Total</b>	<b>72,309.60</b>	<b>100.00%</b>	<b>392,105,765</b>	<b>100.00%</b>	<b>5,422.60</b>
<b>Grass</b>					
63. 1G1	2,130.00	9.56%	4,830,170	14.12%	2,267.69
64. 1G	3,446.75	15.47%	7,147,745	20.89%	2,073.76
65. 2G1	2,226.72	9.99%	5,332,085	15.58%	2,394.59
66. 2G	4,446.05	19.95%	10,437,580	30.51%	2,347.61
67. 3G1	322.90	1.45%	607,805	1.78%	1,882.33
68. 3G	300.06	1.35%	171,025	0.50%	569.97
69. 4G1	1,374.27	6.17%	1,106,235	3.23%	804.96
70. 4G	8,040.35	36.08%	4,583,060	13.39%	570.01
<b>71. Total</b>	<b>22,287.10</b>	<b>100.00%</b>	<b>34,215,705</b>	<b>100.00%</b>	<b>1,535.22</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>433.38</b>	<b>0.44%</b>	<b>2,360,310</b>	<b>0.55%</b>	<b>5,446.28</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>72,309.60</b>	<b>73.67%</b>	<b>392,105,765</b>	<b>91.32%</b>	<b>5,422.60</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>22,287.10</b>	<b>22.71%</b>	<b>34,215,705</b>	<b>7.97%</b>	<b>1,535.22</b>
72. Waste	3,128.32	3.19%	672,670	0.16%	215.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	851.09	0.87%	3,760,385	0.88%	4,418.32
<b>75. Market Area Total</b>	<b>98,158.40</b>	<b>100.00%</b>	<b>429,354,450</b>	<b>100.00%</b>	<b>4,374.10</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,707.43	12,496,800	18,143.67	132,478,140	19,851.10	144,974,940
<b>77. Dry Land</b>	204.92	1,313,480	9,118.05	55,956,355	90,598.34	514,325,795	99,921.31	571,595,630
<b>78. Grass</b>	15.42	11,790	2,710.66	4,191,985	22,310.56	34,270,325	25,036.64	38,474,100
<b>79. Waste</b>	57.82	13,880	533.42	121,510	3,612.25	795,300	4,203.49	930,690
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	620.00	3,137,220	549.98	2,322,220	1,169.98	5,459,440
<b>82. Total</b>	<b>278.16</b>	<b>1,339,150</b>	<b>14,069.56</b>	<b>72,766,650</b>	<b>134,664.82</b>	<b>681,869,560</b>	<b>149,012.54</b>	<b>755,975,360</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	19,851.10	13.32%	144,974,940	19.18%	7,303.12
<b>Dry Land</b>	99,921.31	67.06%	571,595,630	75.61%	5,720.46
<b>Grass</b>	25,036.64	16.80%	38,474,100	5.09%	1,536.71
<b>Waste</b>	4,203.49	2.82%	930,690	0.12%	221.41
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	1,169.98	0.79%	5,459,440	0.72%	4,666.27
<b>Total</b>	<b>149,012.54</b>	<b>100.00%</b>	<b>755,975,360</b>	<b>100.00%</b>	<b>5,073.23</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	0	0	38	2,308,835	38	2,308,835	0
83.2 Dakcty Broyhill 14	16	310,350	33	792,290	36	6,494,180	52	7,596,820	0
83.3 Dakcty Original 15	53	1,224,310	537	12,284,425	542	75,840,885	595	89,349,620	352,750
83.4 Dakcty Rvrfrnt 17	1	31,195	24	1,145,085	28	7,301,965	29	8,478,245	97,145
83.5 Emerson 23	13	112,120	104	1,343,805	104	12,299,790	117	13,755,715	25,040
83.6 Homer 18	28	497,645	201	4,164,115	201	25,870,225	229	30,531,985	0
83.7 Hubbard 23	10	148,795	64	884,365	64	7,844,715	74	8,877,875	185,150
83.8 Jackson 20	39	472,920	72	1,472,615	72	9,741,110	111	11,686,645	0
83.9 Jackson 21	10	234,410	19	467,575	19	5,490,125	29	6,192,110	0
83.10 Mh In Courts	0	0	0	0	594	11,045,025	594	11,045,025	1,364,095
83.11 Rr Sbdv Blff View 56	2	60,650	5	178,235	5	1,812,695	7	2,051,580	0
83.12 Rr Sbdv Boals 64	0	0	4	88,500	4	594,095	4	682,595	0
83.13 Rr Sbdv Coopers 34	2	49,910	6	146,570	6	964,840	8	1,161,320	0
83.14 Rr Sbdv Dak Flats 60	2	73,400	19	700,200	19	8,747,215	21	9,520,815	17,525
83.15 Rr Sbdv Isl Hms 36	4	79,380	39	763,875	39	4,166,945	43	5,010,200	323,845
83.16 Rr Sbdv L&l Add 49	5	197,750	25	675,050	25	7,410,360	30	8,283,160	0
83.17 Rr Sbdv Lik U Wan 55	18	476,525	14	283,660	14	3,079,060	32	3,839,245	0
83.18 Rr Sbdv Orig Beh 33	29	426,020	93	1,842,830	93	11,209,030	122	13,477,880	263,325
83.19 Rr Sbdv Rott 1&2 61	5	127,640	29	919,350	29	9,900,045	34	10,947,035	455,600
83.20 Rr Sbdv Rott 3&4 62	3	117,000	20	783,000	20	8,331,345	23	9,231,345	52,580
83.21 Rr Sbdv Rott 5&6 63	12	222,115	12	379,825	12	4,895,425	24	5,497,365	1,051,505
83.22 Rr Sbdv Ssc Proj 50	3	111,995	32	1,211,500	32	6,674,965	35	7,998,460	0
83.23 Rr Sbdv Tompkins 42	3	45,910	118	2,624,880	118	27,779,845	121	30,450,635	22,155
83.24 Rural A1 Hubbard 25	15	683,490	160	7,394,660	162	31,022,715	177	39,100,865	883,680
83.25 Rural A2 Jackson 26	90	2,587,900	131	5,981,870	135	29,128,955	225	37,698,725	732,040
83.26 Rural A3 Homer 27	94	2,538,890	293	11,565,905	300	63,649,765	394	77,754,560	255,690
83.27 Rural A4 Ssc 28	29	1,057,470	152	5,176,530	153	28,670,420	182	34,904,420	87,225
83.28 Rural A5 Rvrfrnt 29	14	982,115	30	1,505,115	31	4,775,680	45	7,262,910	0
83.29 Small Town Comm	2	26,405	0	0	1	25,760	3	52,165	0
83.30 South Sioux City Comm	2	692,615	1	41,290	0	0	2	733,905	0
83.31 Ssc 100	127	1,916,790	1,404	23,837,745	1,404	153,751,575	1,531	179,506,110	480,950
83.32 Ssc 104	14	1,521,800	25	1,012,175	25	6,986,465	39	9,520,440	6,045
83.33 Ssc 110	61	1,441,595	1,435	27,568,215	1,412	244,915,575	1,473	273,925,385	2,207,355
83.34 Ssc 115	7	1,560,480	387	11,977,310	386	96,808,530	393	110,346,320	271,095
83.35 Ssc 116	64	4,343,310	20	760,800	1	369,105	65	5,473,215	277,710

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>	
84 Residential Total	777	24,372,900	5,508	129,973,365	6,124	919,907,265	6,901	1,074,253,530	9,412,505

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	0	0	0	0	2	514,890	2	514,890	0
85.2	Dakety Broyhill 14	0	0	0	0	3	164,500	3	164,500	0
85.3	Dakety Original 15	0	0	2	40,650	5	3,517,630	5	3,558,280	0
85.4	Dakety Rvrfront 17	0	0	0	0	2	27,810	2	27,810	0
85.5	Homer 18	0	0	1	14,070	1	129,520	1	143,590	0
85.6	Rural Ag Impvd Mkt1	0	0	2	342,435	2	278,825	2	621,260	0
85.7	Small Town Comm	57	1,969,545	158	4,857,155	158	63,013,690	215	69,840,390	826,415
85.8	South Sioux City Comm	144	9,554,359	591	51,038,695	567	407,230,683	711	467,823,737	9,705,160
85.9	Ssc 100	0	0	1	76,500	1	577,710	1	654,210	0
85.10	Ssc 104	1	79,295	0	0	0	0	1	79,295	0
85.11	Ssc 110	0	0	1	44,910	1	443,290	1	488,200	0
86	Commercial Total	202	11,603,199	756	56,414,415	742	475,898,548	944	543,916,162	10,531,575

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	818.28	51.43%	1,755,195	51.43%	2,144.98
88. 1G	747.69	46.99%	1,603,735	46.99%	2,144.92
89. 2G1	10.00	0.63%	21,455	0.63%	2,145.50
90. 2G	14.42	0.91%	30,930	0.91%	2,144.94
91. 3G1	0.63	0.04%	1,350	0.04%	2,142.86
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	1,591.02	100.00%	3,412,665	100.00%	2,144.95
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	21.41	1.85%	19,490	2.30%	910.32
106. 1T	83.65	7.22%	53,510	6.33%	639.69
107. 2T1	56.00	4.83%	50,970	6.03%	910.18
108. 2T	89.46	7.72%	57,255	6.77%	640.01
109. 3T1	50.76	4.38%	46,195	5.46%	910.07
110. 3T	120.95	10.44%	77,395	9.15%	639.89
111. 4T1	258.05	22.27%	234,830	27.77%	910.02
112. 4T	478.24	41.28%	306,085	36.19%	640.02
113. Total	1,158.52	100.00%	845,730	100.00%	730.01
<hr/>					
Grass Total	1,591.02	57.86%	3,412,665	80.14%	2,144.95
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,158.52	42.14%	845,730	19.86%	730.01
<hr/>					
114. Market Area Total	2,749.54	100.00%	4,258,395	100.00%	1,548.77

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	1,882.48	16.87%	4,630,920	16.87%	2,460.01
88. 1G	2,742.20	24.58%	6,745,790	24.58%	2,459.99
89. 2G1	2,138.68	19.17%	5,261,215	19.17%	2,460.03
90. 2G	4,183.95	37.50%	10,288,175	37.49%	2,458.96
91. 3G1	210.16	1.88%	517,020	1.88%	2,460.13
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	11,157.47	100.00%	27,443,120	100.00%	2,459.62
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	247.52	2.22%	199,250	2.94%	804.99
106. 1T	704.55	6.33%	401,955	5.94%	570.51
107. 2T1	88.04	0.79%	70,870	1.05%	804.98
108. 2T	262.10	2.35%	149,405	2.21%	570.03
109. 3T1	112.74	1.01%	90,785	1.34%	805.26
110. 3T	300.06	2.70%	171,025	2.53%	569.97
111. 4T1	1,374.27	12.35%	1,106,235	16.33%	804.96
112. 4T	8,040.35	72.24%	4,583,060	67.67%	570.01
113. Total	11,129.63	100.00%	6,772,585	100.00%	608.52
<hr/>					
Grass Total	11,157.47	50.06%	27,443,120	80.21%	2,459.62
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	11,129.63	49.94%	6,772,585	19.79%	608.52
<hr/>					
114. Market Area Total	22,287.10	100.00%	34,215,705	100.00%	1,535.22

**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

22 Dakota

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	977,724,095	1,074,253,530	96,529,435	9.87%	9,412,505	8.91%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	44,647,260	46,321,255	1,673,995	3.75%	0	3.75%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,022,371,355</b>	<b>1,120,574,785</b>	<b>98,203,430</b>	<b>9.61%</b>	<b>9,412,505</b>	<b>8.68%</b>
05. Commercial	317,865,949	404,215,245	86,349,296	27.17%	10,531,575	23.85%
06. Industrial	135,113,435	139,700,917	4,587,482	3.40%	0	3.40%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>452,979,384</b>	<b>543,916,162</b>	<b>90,936,778</b>	<b>20.08%</b>	<b>10,531,575</b>	<b>17.75%</b>
08. Ag-Farmsite Land, Outbuildings	22,889,285	22,684,155	-205,130	-0.90%	1,766,085	-8.61%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>22,889,285</b>	<b>22,684,155</b>	<b>-205,130</b>	<b>-0.90%</b>	<b>1,766,085</b>	<b>-8.61%</b>
12. Irrigated	106,463,495	144,974,940	38,511,445	36.17%		
13. Dryland	469,158,395	571,595,630	102,437,235	21.83%		
14. Grassland	45,135,620	38,474,100	-6,661,520	-14.76%		
15. Wasteland	1,467,810	930,690	-537,120	-36.59%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>622,225,320</b>	<b>755,975,360</b>	<b>133,750,040</b>	<b>21.50%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,120,465,344</b>	<b>2,443,150,462</b>	<b>322,685,118</b>	<b>15.22%</b>	<b>21,710,165</b>	<b>14.19%</b>



## 2024 Assessment Survey for Dakota County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 (part-time)
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	N/A
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$537,350
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$537,350
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$335,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The \$335,000 is for appraisal work, CAMA system & computer system
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$72,718.95

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes - sometimes for reference
5.	<b>If so, who maintains the Cadastral Maps?</b>
	They are not maintained
6.	<b>Does the county have GIS software?</b>
	gWorks
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://dakota.gworks.com">http://dakota.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Eagleview
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes, rural
2.	<b>If so, is the zoning countywide?</b>
	No, only parcels outside of the city/village jurisdiction.

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	South Sioux City, Dakota City and Rural areas and all small towns
<b>4.</b>	<b>When was zoning implemented?</b>
	1978

#### **D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	Innovative Appraisal Service, Stanard Appraisal
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

#### **E. Appraisal /Listing Services**

<b>1.</b>	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Innovative Appraisal Service, Stanard Appraisal and Tom Kubert
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes, there are contracts for all.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Appraisers will be licensed and in good standing with the NRPAB. We prefer that all data listing providers have a construction or real estate background.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Data Listing Services do not in any capacity deal in value decisions. Appraisal services recommend values to the assessor however final values are decided by the assessor.

## 2024 Residential Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Assessor, Office Staff, Innovative Appraisal Service and Stanard Appraisal Service.																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Sales Comparison, Cost Approach(new construction) and Income Approaches (rental properties) are used to estimate market value.																				
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																				
	Use tables and adjust based on market, if necessary.																				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																				
	No, it is based on Neighborhoods.																				
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																				

Market sales. We start with vacant land sales and only use improved sales as a supporting indicator if insufficient vacant land sales are available.

**7. How are rural residential site values developed?**

The current sales market is analyzed. And we keep in line with our one-acre farm/home site.

**8. Are there form 191 applications on file?**

0

**9. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

For lots covered by Form 191 Applications, the Assessor must use the income approach, including the use of a discounted cash-flow analysis.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2022	2022	2023	2020
5	2022	2022	2023	2021
10	2022	2022	2023	2021
15	2022	2022	2023	2020
16	2022	2022	2023	2020
17	2022	2022	2023	2024
20	2022	2022	2023	2022/2023
25	2022	2022	2021	2021
30	2022	2022	2021	2021

## 2024 Commercial Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	Stanard Appraisal																		
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>																		
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65	The rest of the county, including Emerson and Hubbard, Homer, Jackson, Dakota City, Small towns, and Rural																		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The cost, sales and income approaches are all considered in the valuation process but the income approach is most used.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	Sales and income approach with cost approach. Also search for similar properties across the state.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>																		
	Use the tables and adjust where needed.																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>																		
	Yes, based on market analysis.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Vacant lot sales are reviewed and sales are compared.																		
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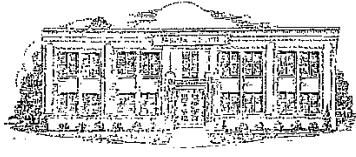
## 2024 Agricultural Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>									
	Contract data listing service and Assessment Office Staff									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.</td> <td style="text-align: center;">2023</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bluff and hill ground on west side of the county.</td> <td style="text-align: center;">2023</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2023	2	Bluff and hill ground on west side of the county.	2023
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2023								
2	Bluff and hill ground on west side of the county.	2023								
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>									
	Monitoring the market via sales, land use studies and keeping communication channels open with our local Agri-business owners.									
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>									
	Review market sales and conduct land use reviews. Generally 15 acres or more is ag if less than 15 acres it is rural residential unless it is contiguous with Ag.									
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>									
	<p>Ag sites and Home sites for Ag are the same, determined by the most recent land study.</p> <p>The county has two types of rural residential: 1) rural--outside of the city limits not located in a planned subdivision typically less than 20 acres; 2) rural sub--outside of the city limits located in a planned subdivision.</p> <p>The rural residential parcels are then broken down into five unique market areas for rural residential shown below to analyze the sales in the market to determine market value:</p> <p>Area 1 – Neighborhood 25--Southwest portion of the County (T28N R6 &amp; 7E and that part of T27N R6 &amp;7E)--value starts at \$5,000/acre.</p> <p>Area 2 -- Neighborhood 26--Northwest portion of the County (T29N R6 &amp; 7E and that part of 8E)--value starts at \$10,000/acre.</p> <p>Area 3 -- Neighborhood 27--Bordered on the West by Area 1 &amp; 2, the North and East by the Missouri River and to the South by Thurston County excluding the South Sioux City and Dakota City Rural Area 4 (T29N and that part of R8E, T28N R8 &amp; that part of 9E and T27N R8 &amp;9E)--value starts at \$12,000/acre.</p> <p>Area 4 -- Neighborhood 28--Northeast corner of the County consisting of South Sioux City and Dakota City surrounding rural areas (That part of T28N R9E and T29N R9E)--value starts at \$20,000/acre.</p> <p>Area 5 – Neighborhood 29--all Rural residential on the River not in a planned development (subdivision)--value starts at \$40,000/acre.</p>									

<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	Not current applicable. Sales are reviewed to determine if those parcels had a different selling price than the other parcels in the market.
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county (TERC PRECEDENT) Cottonwood Flats vs. Dakota County
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><u>If your county has special value applications, please answer the following</u></b>
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	43 applications, but they are valued as ag land.
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Market analysis and review of sales.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	There is a shortage of residential housing with planned residential development along the Missouri River and anticipated commercial and industrial growth to areas surrounding the existing commercial/industrial complexes in Dakota County.
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	Land one-two miles east and west of the commercial/industrial complex running north and south between South Sioux City and Dakota City. Land to the east extends to the Missouri River.
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Qualified sales in Market Area 1 are analyzed. This Market Area includes all the unsubstantiated Greenbelt Areas. These values are established using Land Capability Groups to develop a value from qualified sales for each LCG. The values established should reflect 69% to 75% of Market Value.



# DAKOTA COUNTY ASSESSMENT OFFICE



## **Plan of Assessment for Dakota County Assessment Years: 2024, 2025 and 2026**

**Amended: As Needed**

### Plan of Assessment Requirements:

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

### Real Property Assessment Requirements:

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

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

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

### General Description of Real Property in Dakota County

Per the **2023** County Abstract, Dakota County consists of the following real property types:

	<b>Parcels</b>	<b>% of Total Parcels</b>
Residential	6851	67.57%
Commercial	904	09.00%
Industrial	41	0.0040%
Agricultural	2343	23.11%
Special Value	No New Applications	



**Level of Value, Quality, and Uniformity for assessment year 2023**

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94	9.91	99.75
Commercial	92	13.05	104.14
Agricultural Land	71	15.27	101.64
Special Value Ag-land - Insufficient sales to calculate reliable statistics			

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

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

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

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

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

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

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

For more information regarding statistical measures see the **2022 Reports & Opinions**.

**Current Resources**

**A. Staff**

- a. We currently have an Assessor in the office and a Deputy Assessor in the office. The data listing will be contracted out for the coming year. We also have a part-time appraiser on staff. In addition, we contract



out our Commercial appraisal work to help mitigate our resource limitations. Training for our staff is conducted if and when time and our budget allow.

**B. Cadastral Maps & Other Mapping Resources**

- a. The Cadastral Maps are maintained via a 100% support contract with GWorks.
- b. We have Eagle View as well as an overlay and resource to locate field work. The new flyover was done in Spring of 2022 and will utilize the change finder for this program.

**C. Software for CAMA**

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

**D. GIS**

- a. Our GIS system is in place and hosted by GWorks.
- b. We have Eagle View (Pictometry) as a resource as well.

**E. Website**

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

**F. Department of Revenue**

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



**PROJECTS FOR THE ASSESSMENT OFFICE**

1. FIELD INSPECTION MANUAL – **Still in process as resources have not available to complete.**
2. OFFICE PROCESS MANUALS – **ON HOLD (resources)**
3. TEMPLATES: TERC, PROTEST, DATA COLLECTION... - **IN PROCESS, some progress made in the area TERC**
4. SCAN AND STORE PAPER RECORDS INTO DATA SERVER – **NOT APPROVED, In process (CAMA)**
5. NEW CAMA SYSTEM IMPLEMENTATION – **IMPLEMENTED AND USED AT THIS TIME**
6. CLEAN & ORGANIZE STORAGE (BSMNT) OLDER DATA – **In process will complete as resources become available.**

**ACTIONS 2024, 2025 and 2026**

**2024-26 RESIDENTIAL ANTICIPATED VALUATION ACTIONS:**

1. **2024** – Restart the SSC 6yr. Improvement review cycle. Start the 6yr Land Studies for SSC. A land study may need to be completed. Complete the standard residential annual tasks, see below:
  - a. **Building Permit Final Reviews**



- b. **Building Permit First Review for new permits**
  - c. **Building Permit Second Review for pending permits**
  - d. **Sales Inspection**
  - e. **Protest Inspection**
  - f. **General Pickup work**
2. **2025** – Continue 6yr. Improvement cycle review in SSC. Continue 6yr cycle Land Studies in SSC. Start the 6yr Improvement review cycle and Land Studies in Dakota City, Homer and Jackson. Continue the Land Study cycle. Complete the standard residential annual tasks, see below:
- a. **Building Permit Final Reviews**
  - b. **Building Permit First Review for new permits**
  - c. **Building Permit Second Review for pending permits**
  - d. **Sales Inspection**
  - e. **Protest Inspection**
  - f. **General Pickup work**
3. **2026** – Initiate analysis on all work started and in progress from 2025-2026 to identify areas of opportunity or mark as complete if ready. Complete the 6yr. Improvement and Land Study for all small towns. Complete the standard residential annual tasks, see below:
- a. **Building Permit Final Reviews**
  - b. **Building Permit First Review for new permits**
  - c. **Building Permit Second Review for pending permits**
  - d. **Sales Inspection**
  - e. **Protest Inspection**
  - f. **General Pickup work**
4. **2024-26** - ALL SALES WILL BE REVIEWED AND PROCESSED
- a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION EXISTS ON SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
5. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
- a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE



- b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
      - 1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
      - 2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
      - 3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
        - a. NEW VALUE SET
        - b. NEW GROWTH SET
    - v. CLOSE BUILDING PERMIT
    - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
    - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
      - 1. SET THE NEW GROWTH
- 6. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL RESIDENTIAL NEIGHBORHOODS AND VALUATION GROUPS
  - 7. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.

**2024-26: ANTICIPATED COMMERCIAL VALUATION ACTIONS:**

- 1. **2024-26** – STANARD APPRAISAL WILL BE COMPLETEING OUR COMMERICAL REVIEW AND PICK-UP WORK.  
**2024-26** - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMAITON
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
- 2. **BUILDING PERMITS AND PICK UP WORK** WILL BE REVIEWED AND NEW DATA PROCESSED
  - a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE



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

**2024-26: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:**

1. **2024-26** - WE ARE PLANNING ON CONDUCTING A STUDY TO VERIFY IF WE NOW CAN JUSTIFY THE NEED FOR A RECREATIONAL CLASS OF PROPERTY. The Department provided updated soil information that we updated in our CAMA System. We rolled updated soils for our new valuations. We will be using our Eagle View to assist with six year review and pickup process.
2. **2024-26** - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS (SUPPORTIVE)
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
    - ii. .
  - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
3. **BUILDING PERMITS AND PICK UP WORK** WILL BE REVIEWED AND NEW DATA PROCESSED
  - a. FIELD INSPECTION-A



- i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
      - ii. COMPLETE DATA COLLECTION FORM
      - iii. COMPLETE QUALITY AND CONDITION FORM
      - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
    - b. FIELD INSPECTION-B
      - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
      - ii. COMPLETE DATA COLLECTION FORM
      - iii. COMPLETE QUALITY AND CONDITION FORM
      - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
        1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
        2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
        3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
          - a. NEW VALUE SET
          - b. NEW GROWTH SET
      - v. CLOSE BUILDING PERMIT
      - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
      - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
        1. SET THE NEW GROWTH
4. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL AGRICULTURAL NEIGHBORHOODS AND VALUATION GROUPS
5. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

Respectfully submitted:

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

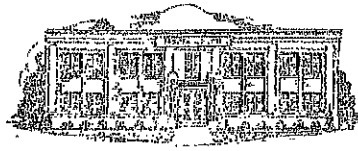




# DAKOTA COUNTY ASSESSOR OFFICE

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## Methodology for Special Valuation Area Values in Dakota County

### INTRODUCTION

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

### HISTORY

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

### CALCULATION OF VALUE

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

Dakota County Courthouse  
1601 Broadway PO BOX 9  
Dakota City, NE 68731