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DEPARTMENT OF REVENUE

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

SIoux 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 Sioux County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Sioux County.

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

For the Tax Commissioner

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

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

cc: Michelle Zimmerman, Sioux County Assessor

Table of Contents

2024 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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.

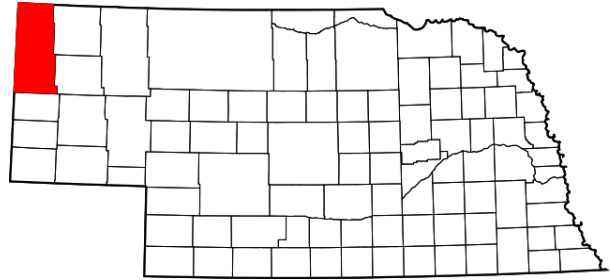
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors 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.

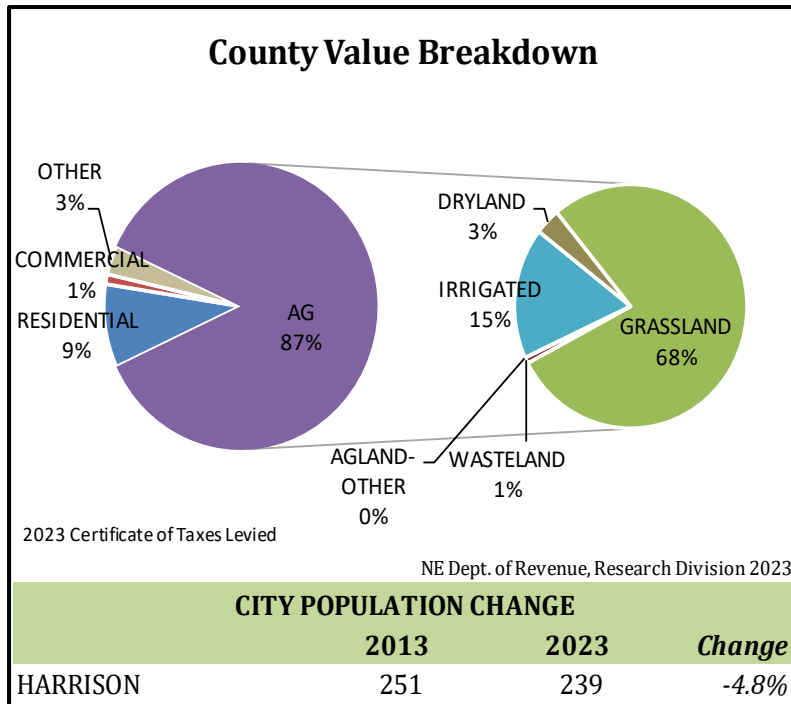
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,067 square miles, Sioux County has 1,127 residents, per the Census Bureau Quick Facts for 2024, reflecting a 1% population decrease from the 2023 US Census. Reports indicate that 62% of county residents are homeowners and 95% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$70,872 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sioux County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there are 15 employer establishments with total employment of 38, for a 12% increase in total employment.



Agricultural land is the largest contributing factor to the valuation base of the county by an overwhelming majority. Grassland makes up the majority of the land in the county. Sioux is included in both the Upper Niobrara White and North Platte Natural Resource Districts (NRD).

2024 Residential Correlation for Sioux County

Assessment Actions

The deputy assessor reviewed improvements including IOLs in townships 30 through 35 for the current assessment year, via aerial imagery. Appraisal maintenance was also completed.

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 county assessor's staff sends questionnaires to buyers of all three property classes and estimates a return rate of 50%. If no response is received, the questionnaire is then mailed to the seller. The county assessor reviews all questionnaires and determines sale qualification. Residential sale usability is lower than the statewide average. Review of the non-qualified sales indicate reasons for their disqualification. Thus, all arm's-length sales were available for measurement.

Residential property was last reviewed in years 2020 to 2022 (village of Harrison). The inspection of improvements starts with a comparison of the latest aerial oblique imagery to the property record. An on-site inspection follows if questions arise. The inspection is completed on a township-by-township basis. The last lot study was conducted in 2021 for the village and 2024 for all rural home site acres. Both cost and depreciation is dated 2014, and the county assessor has been able to maintain current values utilizing these, since there is no viable residential market in the county.

The county assessor has established two valuation groups based solely on assessor location to describe residential property within the county.

A valuation methodology was submitted in 2020 that is still applicable to the current valuation model.

Description of Analysis

Two valuation groups define residential property in Sioux County.

Valuation Group	Description
10	Harrison
80	Rural residential

Analysis of the statistical profile shows 11 qualified sales, with two of the three measures of central tendency within acceptable range. The weighted mean is only slightly below the acceptable range.

2024 Residential Correlation for Sioux County

The COD provides support for the median. The PRD is high but a review of the heading Sale Price Range does not indicate assessment regressivity.

By valuation group, only Valuation Group 10 has sufficient sales, and both the median and mean are within acceptable range. Only one sale occurred in Valuation Group 80 and is statistically insignificant.

Changes in the sales sample were found to be less than 1%. The 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reveals a small residential percent change (excluding growth) of 3%, mostly owing to the agricultural homesite land and agricultural residential dwelling change as shown in Line 03. This matches the assessment actions taken by the county assessor to address the residential property class.

Equalization and Quality of Assessment

A review of the statistical profile and assessment practices of the county indicate that assessment of the residential property class is uniform and proportionate and in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	10	95.66	96.05	89.54	18.39	107.27
80	1	106.02	106.02	106.02	00.00	100.00
ALL	11	96.23	96.96	91.35	17.54	106.14

Level of Value

Based on analysis of all available information, the level of value for the residential property in Sioux County is 96%.

2024 Commercial Correlation for Sioux County

Assessment Actions

The contracted appraiser reviewed all commercial property in the Village of Harrison as well as all feedlots in the county. The pick-up work was completed.

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.

Review of the sales qualification and verification of commercial property found that there were no non-qualified commercial sales. All commercial sales occurring during the timeframe of the sales study were utilized. Sale usability is higher than the statewide average and typically this can cause extreme outliers. However, that is not the case after reviewing the statistical profile.

Despite the current commercial review in the Village of Harrison, not new lot study was completed. The last commercial lot study in Harrison was conducted in 2010. There is a stagnant commercial market within the village therefore no lot value changes were deemed to be warranted. A rural commercial site study was completed in 2018. Cost and depreciation tables are dated 2014. Since there is not an active or viable commercial market in the county, the county assessor has been able to maintain current values by retaining the older cost and depreciation tables.

Two valuation groups define commercial property in the county and are solely based on assessor location.

With the current commercial review of the Village of Harrison coupled with the commercial feedlots, the county is in compliance with the required six-year inspection and review.

Description of Analysis

Analysis of the statistical profile indicates only four qualified commercial sales that occurred during the sales study period. Four sales are statistically insignificant. Therefore, current assessment practices and valuation changes over time will be utilized to determine commercial equity and uniformity.

Comparison of the History Chart 2, titled Real Property & Growth Valuations Cumulative Percentage, indicates that the 10-year cumulative rate of change for the commercial property is comparable to that of the 10-year residential rate of change, supporting that commercial parcels have been valued at an acceptable market level.

2024 Commercial Correlation for Sioux County

Examination of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reveals a 50% change to the commercial sample compared to the 6% change to the base excluding growth. Further review of the sample reveals pick-up work and a single property that sold twice that was reviewed and the new value put on both transactions. These changes to three of the four sold parcels produced the large change to the sample, but not a sales bias.

Equalization and Quality of Assessment

Examination of the assessment practices indicates that values have been adjusted to reflect the local market. Therefore, the assessment of commercial property in Sioux County complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Sioux County is determined to be at the statutory level of 100% of market value.

2024 Agricultural Correlation for Sioux County

Assessment Actions

The county assessor raised irrigated and dryland by approximately 10%, based on land capability group and also raised grass approximately 7% based on land capability group.

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.

Sale review and qualification is the same for agricultural land sales as it is for both the residential and commercial property classes. The county assessor's staff member sends out questionnaires first to buyers and if no response is received, then another questionnaire is sent to the seller. Agricultural land sale usability is comparable to the statewide average, and all arm's-length sales were available for measurement.

Land use for the entire county was last completed in 2022. All improvements on agricultural land are reviewed by township at the same time as rural residential improvements (also by township). The last completion of the improvement review was in 2020. Cost and depreciation for both are dated 2014. Since the residential market in the county is relatively inactive, the county assessor has been able to maintain current values by retaining the older cost and depreciation tables.

The county assessor has established two unique market areas to define agricultural land within the county. Market Area 1 is the largest of the agricultural market areas and consists primarily of ranch land. Its land class is 92% grassland with only 3% dryland and 1% irrigated and the remainder is waste. Market Area 2 lies in the southwest corner of the county boundaries and is comprised of 33% irrigated land, 1% dryland, 59% dryland and 6% waste. No non-agricultural influences exist in Sioux County.

Intensive use land has been identified in Sioux County and is valued at 75% of market value. The intensive use review was updated for the current assessment year by the contracted appraiser, via commercial feedlots.

Description of Analysis

Analysis of the statistical profile reveals 38 qualified sales, with two of the three measures of central tendency within acceptable range. The weighted mean is three points below the minimum boundary of acceptable range and is affected by six \$1million plus sales. The COD of 18% supports the overall median measure.

By market area, both have two of the three measures of central tendency within range, with the exception of the weighted mean, and both have supportive COD's.

2024 Agricultural Correlation for Sioux County

Review of the sales by 80% Majority Land Use by Market Area (MLU) indicates nine irrigated sales in Market Area 2 that appear to be above range. However, closer review shows that the latest year of the study period has two sales with assessment to sale price ratios of 74% and 62%. The higher ratios fall within the first two years of the study period. While the median is slightly high it should be noted that only Scotts Bluff County Market Area 3 is adjacent to Sioux County Market Area 2.

Sixteen grassland sales appear in Market Area 1 and the median is slightly above the acceptable range. The grassland value in Sioux County is already lower than Dawes County and Box Butte County Area 3, is comparable to Box Butte County Area 2, and is somewhat higher than Box Butte Area 1. The overall market in the region is increasing, supporting that agricultural land values should not be decreased.

Two substats are available in the Appendix after the agricultural statistics—a substat of Market Area 1 and a substat of 80% MLU by Market Area grassland.

A review of the Sioux County 2024 Average Acre Value Comparison chart (found in the Appendix after the agricultural statistics) indicates that grassland values in Market Area 2 are quite comparable to neighboring Scotts Bluff County.

Examination of the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) reflects the stated actions of the county assessor.

Equalization and Quality of Assessment

Improvements on agricultural land are valued using the same cost index and depreciation tables as those used for all rural properties. Agricultural home sites have the same value as rural residential home sites. The quality of assessment of agricultural land in Sioux County is in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	10	75.52	78.81	75.25	12.78	104.73
1	1	62.99	62.99	62.99	00.00	100.00
2	9	77.14	80.57	80.39	11.86	100.22
<u>Dry</u>						
County	1	68.50	68.50	68.50	00.00	100.00
1	1	68.50	68.50	68.50	00.00	100.00
<u>Grass</u>						
County	19	75.95	75.85	65.36	18.04	116.05
1	16	76.21	79.12	69.16	17.02	114.40
2	3	60.47	58.44	55.63	05.11	105.05
<u>ALL</u>	38	72.10	72.52	66.08	18.11	109.75

2024 Agricultural Correlation for Sioux County

Level of Value

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

2024 Opinions of the Property Tax Administrator for Sioux County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	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

2024 Commission Summary for Sioux County

Residential Real Property - Current

Number of Sales	11	Median	96.23
Total Sales Price	\$547,000	Mean	96.96
Total Adj. Sales Price	\$547,000	Wgt. Mean	91.35
Total Assessed Value	\$499,680	Average Assessed Value of the Base	\$43,686
Avg. Adj. Sales Price	\$49,727	Avg. Assessed Value	\$45,425

Confidence Interval - Current

95% Median C.I	73.82 to 123.38
95% Wgt. Mean C.I	77.76 to 104.94
95% Mean C.I	80.85 to 113.07
% of Value of the Class of all Real Property Value in the County	3.12
% of Records Sold in the Study Period	2.44
% of Value Sold in the Study Period	2.54

Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	13	100	99.68
2022	11	100	98.20
2021	12	100	101.57
2020	18	96	96.21

2024 Commission Summary for Sioux County

Commercial Real Property - Current

Number of Sales	4	Median	79.73
Total Sales Price	\$710,000	Mean	77.91
Total Adj. Sales Price	\$710,000	Wgt. Mean	73.37
Total Assessed Value	\$520,936	Average Assessed Value of the Base	\$90,584
Avg. Adj. Sales Price	\$177,500	Avg. Assessed Value	\$130,234

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	53.97 to 101.85
% of Value of the Class of all Real Property Value in the County	1.19
% of Records Sold in the Study Period	4.82
% of Value Sold in the Study Period	6.93

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	2	100	51.02
2022	2	100	91.02
2021	4	100	91.74
2020	3	100	120.64

83 Sioux
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 : 11
Total Sales Price : 547,000
Total Adj. Sales Price : 547,000
Total Assessed Value : 499,680
Avg. Adj. Sales Price : 49,727
Avg. Assessed Value : 45,425

MEDIAN : 96
WGT. MEAN : 91
MEAN : 97
COD : 17.54
PRD : 106.14

COV : 24.73
STD : 23.98
Avg. Abs. Dev : 16.88
MAX Sales Ratio : 143.78
MIN Sales Ratio : 54.19

95% Median C.I. : 73.82 to 123.38
95% Wgt. Mean C.I. : 77.76 to 104.94
95% Mean C.I. : 80.85 to 113.07

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-21 To 31-DEC-21	2	115.29	115.29	114.02	07.02	101.11	107.20	123.38	N/A	30,250	34,491
01-JAN-22 To 31-MAR-22	2	69.69	69.69	69.69	22.24	100.00	54.19	85.18	N/A	65,000	45,296
01-APR-22 To 30-JUN-22	3	106.02	114.96	110.72	15.31	103.83	95.08	143.78	N/A	32,667	36,170
01-JUL-22 To 30-SEP-22	2	78.94	78.94	78.70	06.49	100.30	73.82	84.06	N/A	52,500	41,315
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23	2	96.92	96.92	97.05	00.71	99.87	96.23	97.61	N/A	76,750	74,484
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-21 To 30-SEP-22	9	95.08	96.97	89.13	21.40	108.80	54.19	143.78	73.82 to 123.38	43,722	38,968
01-OCT-22 To 30-SEP-23	2	96.92	96.92	97.05	00.71	99.87	96.23	97.61	N/A	76,750	74,484
<u>Calendar Yrs</u>											
01-JAN-22 To 31-DEC-22	7	85.18	91.73	84.60	22.27	108.43	54.19	143.78	54.19 to 143.78	47,571	40,247
<u>ALL</u>	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	10	95.66	96.05	89.54	18.39	107.27	54.19	143.78	73.82 to 123.38	48,700	43,607
80	1	106.02	106.02	106.02	00.00	100.00	106.02	106.02	N/A	60,000	63,614
<u>ALL</u>	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425
06											
07											
<u>ALL</u>	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425

83 Sioux
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 : 11
 Total Sales Price : 547,000
 Total Adj. Sales Price : 547,000
 Total Assessed Value : 499,680
 Avg. Adj. Sales Price : 49,727
 Avg. Assessed Value : 45,425

MEDIAN : 96
 WGT. MEAN : 91
 MEAN : 97
 COD : 17.54
 PRD : 106.14

COV : 24.73
 STD : 23.98
 Avg. Abs. Dev : 16.88
 MAX Sales Ratio : 143.78
 MIN Sales Ratio : 54.19

95% Median C.I. : 73.82 to 123.38
 95% Wgt. Mean C.I. : 77.76 to 104.94
 95% Mean C.I. : 80.85 to 113.07

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	123.38	120.75	120.25	13.15	100.42	95.08	143.78	N/A	21,167	25,452
Ranges Excl. Low \$											
Greater Than 4,999	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425
Greater Than 14,999	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425
Greater Than 29,999	8	90.71	88.04	87.55	15.14	100.56	54.19	107.20	54.19 to 107.20	60,438	52,915
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	123.38	120.75	120.25	13.15	100.42	95.08	143.78	N/A	21,167	25,452
30,000 TO 59,999	3	84.06	88.36	85.82	13.24	102.96	73.82	107.20	N/A	46,667	40,050
60,000 TO 99,999	5	96.23	87.85	88.26	13.35	99.54	54.19	106.02	N/A	68,700	60,635
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	11	96.23	96.96	91.35	17.54	106.14	54.19	143.78	73.82 to 123.38	49,727	45,425

83 Sioux
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 : 4
Total Sales Price : 710,000
Total Adj. Sales Price : 710,000
Total Assessed Value : 520,936
Avg. Adj. Sales Price : 177,500
Avg. Assessed Value : 130,234

MEDIAN : 80
WGT. MEAN : 73
MEAN : 78
COD : 13.83
PRD : 106.19

COV : 19.32
STD : 15.05
Avg. Abs. Dev : 11.03
MAX Sales Ratio : 93.83
MIN Sales Ratio : 58.35

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 53.97 to 101.85

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22	1	93.83	93.83	93.83	00.00	100.00	93.83	93.83	N/A	80,000	75,067
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22	1	58.35	58.35	58.35	00.00	100.00	58.35	58.35	N/A	260,000	151,715
01-OCT-22 To 31-DEC-22	1	84.04	84.04	84.04	00.00	100.00	84.04	84.04	N/A	175,000	147,077
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23	1	75.42	75.42	75.42	00.00	100.00	75.42	75.42	N/A	195,000	147,077
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21											
01-OCT-21 To 30-SEP-22	2	76.09	76.09	66.70	23.31	114.08	58.35	93.83	N/A	170,000	113,391
01-OCT-22 To 30-SEP-23	2	79.73	79.73	79.50	05.41	100.29	75.42	84.04	N/A	185,000	147,077
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21											
01-JAN-22 To 31-DEC-22	3	84.04	78.74	72.59	14.08	108.47	58.35	93.83	N/A	171,667	124,620
<u>ALL</u>	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234
<u>ALL</u>	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234
04											
<u>ALL</u>	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234

83 Sioux
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 : 4
 Total Sales Price : 710,000
 Total Adj. Sales Price : 710,000
 Total Assessed Value : 520,936
 Avg. Adj. Sales Price : 177,500
 Avg. Assessed Value : 130,234

MEDIAN : 80
 WGT. MEAN : 73
 MEAN : 78
 COD : 13.83
 PRD : 106.19

COV : 19.32
 STD : 15.05
 Avg. Abs. Dev : 11.03
 MAX Sales Ratio : 93.83
 MIN Sales Ratio : 58.35

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : 53.97 to 101.85

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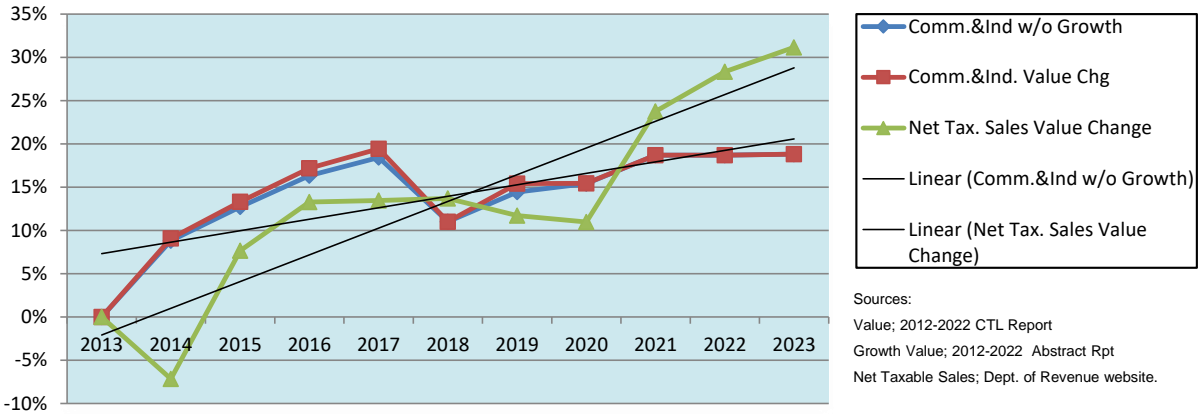
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234
Greater Than 14,999	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234
Greater Than 29,999	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	93.83	93.83	93.83	00.00	100.00	93.83	93.83	N/A	80,000	75,067
100,000 TO 149,999											
150,000 TO 249,999	2	79.73	79.73	79.50	05.41	100.29	75.42	84.04	N/A	185,000	147,077
250,000 TO 499,999	1	58.35	58.35	58.35	00.00	100.00	58.35	58.35	N/A	260,000	151,715
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
386	1	58.35	58.35	58.35	00.00	100.00	58.35	58.35	N/A	260,000	151,715
442	2	79.73	79.73	79.50	05.41	100.29	75.42	84.04	N/A	185,000	147,077
539	1	93.83	93.83	93.83	00.00	100.00	93.83	93.83	N/A	80,000	75,067
ALL	4	79.73	77.91	73.37	13.83	106.19	58.35	93.83	N/A	177,500	130,234

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	\$ 5,231,969	\$ 234,484	4.48%	\$ 4,997,485		\$ 3,362,001	
2013	\$ 5,706,573	\$ 12,965	0.23%	\$ 5,693,608	8.82%	\$ 3,121,406	-7.16%
2014	\$ 5,929,228	\$ 32,097	0.54%	\$ 5,897,131	3.34%	\$ 3,619,765	15.97%
2015	\$ 6,131,210	\$ 45,141	0.74%	\$ 6,086,069	2.65%	\$ 3,808,756	5.22%
2016	\$ 6,248,667	\$ 52,180	0.84%	\$ 6,196,487	1.06%	\$ 3,814,213	0.14%
2017	\$ 5,808,190	\$ -	0.00%	\$ 5,808,190	-7.05%	\$ 3,822,764	0.22%
2018	\$ 6,039,020	\$ 51,571	0.85%	\$ 5,987,449	3.09%	\$ 3,755,886	-1.75%
2019	\$ 6,040,596	\$ 2,112	0.03%	\$ 6,038,484	-0.01%	\$ 3,730,641	-0.67%
2020	\$ 6,210,828	\$ -	0.00%	\$ 6,210,828	2.82%	\$ 4,160,811	11.53%
2021	\$ 6,210,828	\$ -	0.00%	\$ 6,210,828	0.00%	\$ 4,314,404	3.69%
2022	\$ 6,216,733	\$ -	0.00%	\$ 6,216,733	0.10%	\$ 4,409,705	2.21%
2023	\$ 6,633,442	\$ 6,357	0.10%	\$ 6,627,085	6.60%	\$ 4,436,711	0.61%
Ann %chg	1.52%			Average	1.95%	3.58%	2.73%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	8.82%	9.07%	-7.16%
2014	12.71%	13.33%	7.67%
2015	16.32%	17.19%	13.29%
2016	18.44%	19.43%	13.45%
2017	11.01%	11.01%	13.71%
2018	14.44%	15.43%	11.72%
2019	15.42%	15.46%	10.96%
2020	18.71%	18.71%	23.76%
2021	18.71%	18.71%	28.33%
2022	18.82%	18.82%	31.16%
2023	26.67%	26.79%	31.97%

County Number	83
County Name	Sioux

83 Sioux
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 : 38
Total Sales Price : 22,254,710
Total Adj. Sales Price : 22,254,710
Total Assessed Value : 14,705,750
Avg. Adj. Sales Price : 585,650
Avg. Assessed Value : 386,993

MEDIAN : 72
WGT. MEAN : 66
MEAN : 73
COD : 18.11
PRD : 109.75

COV : 23.75
STD : 17.22
Avg. Abs. Dev : 13.06
MAX Sales Ratio : 127.35
MIN Sales Ratio : 40.27

95% Median C.I. : 62.33 to 76.29
95% Wgt. Mean C.I. : 61.35 to 70.81
95% Mean C.I. : 67.04 to 78.00

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-20 To 31-DEC-20	2	66.85	66.85	56.64	24.25	118.03	50.64	83.06	N/A	202,500	114,702
01-JAN-21 To 31-MAR-21	6	89.57	86.49	88.13	15.69	98.14	63.18	101.29	63.18 to 101.29	466,651	411,263
01-APR-21 To 30-JUN-21	3	73.21	71.44	73.18	06.00	97.62	63.97	77.14	N/A	442,867	324,108
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21	5	61.47	70.99	63.65	15.75	111.53	61.21	94.64	N/A	1,069,321	680,658
01-JAN-22 To 31-MAR-22	4	84.83	93.82	86.00	15.56	109.09	78.26	127.35	N/A	187,000	160,827
01-APR-22 To 30-JUN-22	4	59.10	59.53	59.79	12.44	99.57	46.55	73.39	N/A	788,434	471,412
01-JUL-22 To 30-SEP-22	2	74.92	74.92	74.95	01.37	99.96	73.89	75.95	N/A	289,580	217,050
01-OCT-22 To 31-DEC-22	2	69.74	69.74	70.44	01.78	99.01	68.50	70.98	N/A	204,387	143,978
01-JAN-23 To 31-MAR-23	4	61.50	63.63	57.27	21.56	111.11	40.27	91.27	N/A	261,620	149,843
01-APR-23 To 30-JUN-23	4	62.66	65.46	62.11	06.54	105.39	60.38	76.13	N/A	791,250	491,440
01-JUL-23 To 30-SEP-23	2	57.43	57.43	55.51	08.08	103.46	52.79	62.07	N/A	1,636,725	908,509
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21	11	77.14	78.82	80.94	16.36	97.38	50.64	101.29	63.18 to 100.84	412,137	333,573
01-OCT-21 To 30-SEP-22	15	73.89	74.55	64.78	18.04	115.08	46.55	127.35	61.21 to 82.97	655,167	424,423
01-OCT-22 To 30-SEP-23	12	62.43	64.23	59.16	12.56	108.57	40.27	91.27	60.38 to 70.98	657,809	389,175
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21	14	75.40	77.73	72.22	16.15	107.63	61.21	101.29	61.47 to 99.48	676,794	488,799
01-JAN-22 To 31-DEC-22	12	73.64	75.23	66.49	16.69	113.14	46.55	127.35	60.38 to 82.97	407,472	270,918
<u>ALL</u>	38	72.10	72.52	66.08	18.11	109.75	40.27	127.35	62.33 to 76.29	585,650	386,993

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	22	69.74	74.03	66.13	18.96	111.95	46.55	127.35	61.47 to 79.66	608,991	402,748
2	16	73.30	70.45	66.00	17.14	106.74	40.27	100.84	60.47 to 82.97	553,557	365,332
<u>ALL</u>	38	72.10	72.52	66.08	18.11	109.75	40.27	127.35	62.33 to 76.29	585,650	386,993

83 Sioux
AGRICULTURAL LAND

PAD 2024 R&O Statistics (Using 2024 Values)

Qualified

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 MEAN : 73
 COD : 18.11
 PRD : 109.75

COV : 23.75
 STD : 17.22
 Avg. Abs. Dev : 13.06
 MAX Sales Ratio : 127.35
 MIN Sales Ratio : 40.27

95% Median C.I. : 62.33 to 76.29
 95% Wgt. Mean C.I. : 61.35 to 70.81
 95% Mean C.I. : 67.04 to 78.00

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	7	73.89	78.16	77.04	10.71	101.45	62.33	94.64	62.33 to 94.64	305,000	234,960
2	7	73.89	78.16	77.04	10.71	101.45	62.33	94.64	62.33 to 94.64	305,000	234,960
Dry											
County	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	88,773	60,812
1	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	88,773	60,812
Grass											
County	15	76.13	77.04	66.21	16.75	116.36	57.81	127.35	62.07 to 83.06	575,848	381,267
1	14	76.21	78.11	66.73	16.60	117.05	57.81	127.35	61.47 to 91.27	548,519	366,007
2	1	62.07	62.07	62.07	00.00	100.00	62.07	62.07	N/A	958,450	594,903
ALL	38	72.10	72.52	66.08	18.11	109.75	40.27	127.35	62.33 to 76.29	585,650	386,993

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	10	75.52	78.81	75.25	12.78	104.73	62.33	100.84	62.99 to 94.64	474,200	356,835
1	1	62.99	62.99	62.99	00.00	100.00	62.99	62.99	N/A	1,400,000	881,834
2	9	77.14	80.57	80.39	11.86	100.22	62.33	100.84	73.21 to 94.64	371,333	298,502
Dry											
County	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	88,773	60,812
1	1	68.50	68.50	68.50	00.00	100.00	68.50	68.50	N/A	88,773	60,812
Grass											
County	19	75.95	75.85	65.36	18.04	116.05	52.79	127.35	61.47 to 83.06	627,236	409,931
1	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206
2	3	60.47	58.44	55.63	05.11	105.05	52.79	62.07	N/A	1,117,817	621,798
ALL	38	72.10	72.52	66.08	18.11	109.75	40.27	127.35	62.33 to 76.29	585,650	386,993

Sioux County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sioux	1	1,450	1,300	1,300	1,300	1,300	1,300	1,200	1,200	1,301
Dawes	1	1,550	1,440	1,440	1,440	1,375	1,375	1,350	1,350	1,421
Dawes	4	2,300	2,045	2,045	2,045	1,790	1,790	1,535	1,535	1,979
Box Butte	3	1,952	1,981	1,981	1,932	1,775	1,782	1,744	1,797	1,952
Box Butte	2	2,208	2,251	2,251	2,215	2,055	2,067	2,039	2,065	2,197
Box Butte	1	2,759	2,762	2,762	2,756	2,775	2,764	2,777	2,764	2,762
ScottsBluff	3	2,725	2,725	2,725	2,200	2,100	1,850	1,850	1,850	2,515
Sioux	2	2,700	n/a	n/a	2,600	2,600	2,600	2,550	2,550	2,625

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sioux	1	n/a	600	570	530	520	520	510	500	539
Dawes	1	n/a	738	695	695	650	650	592	592	673
Dawes	4	n/a	825	770	770	715	715	660	660	765
Box Butte	3	n/a	570	570	570	550	550	550	550	568
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	1	n/a	520	520	520	520	n/a	520	520	520
ScottsBluff	3	n/a	500	500	500	470	470	470	470	492
Sioux	2	n/a	n/a	550	500	480	n/a	450	410	480

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sioux	1	450	450	n/a	430	430	430	400	380	396
Dawes	1	560	n/a	550	550	510	510	500	500	503
Dawes	4	660	n/a	625	n/a	602	602	566	566	582
Box Butte	3	425	425	n/a	425	n/a	425	425	425	425
Box Butte	2	370	370	n/a	370	360	360	360	360	360
Box Butte	1	300	300	n/a	300	300	300	300	300	300
ScottsBluff	3	450	n/a	n/a	450	450	450	450	450	450
Sioux	2	490	n/a	n/a	470	460	460	450	450	452

County	Mkt Area	CRP	TIMBER	WASTE
Sioux	1		384	82
Dawes	1		n/a	100
Dawes	4		n/a	100
Box Butte	3	405	n/a	100
Box Butte	2	495	n/a	100
Box Butte	1	351	n/a	100
ScottsBluff	3	470	n/a	147
Sioux	2		n/a	77

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.

AGRICULTURAL

Type : Qualified

Number of Sales :	22	Median :	70	COV :	24.49	95% Median C.I. :	61.47 to 79.66
Total Sales Price :	13,397,801	Wgt. Mean :	66	STD :	18.13	95% Wgt. Mean C.I. :	60.65 to 71.61
Total Adj. Sales Price :	13,397,801	Mean :	74	Avg. Abs.Dev :	13.22	95% Mean C.I. :	65.99 to 82.07
Total Assessed Value :	8,860,446						
Avg. Adj. Sales Price :	608,991	COD :	18.96	MAX Sales Ratio :	127.35		
Avg. Assessed Value :	402,748	PRD :	111.95	MIN Sales Ratio :	46.55		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	1	83.06	83.06	83.06		100.00	83.06	83.06	N/A	75,000	62,292
01/01/2021 To 03/31/2021	4	89.57	85.90	90.21	16.17	95.22	63.18	101.29	N/A	411,612	371,300
04/01/2021 To 06/30/2021	1	63.97	63.97	63.97		100.00	63.97	63.97	N/A	318,600	203,808
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	3	61.47	66.32	62.45	08.18	106.20	61.21	76.29	N/A	1,463,869	914,205
01/01/2022 To 03/31/2022	2	102.81	102.81	89.59	23.88	114.76	78.26	127.35	N/A	104,000	93,174
04/01/2022 To 06/30/2022	3	57.81	54.91	57.01	07.97	96.32	46.55	60.38	N/A	872,912	497,669
07/01/2022 To 09/30/2022	1	75.95	75.95	75.95		100.00	75.95	75.95	N/A	299,160	227,212
10/01/2022 To 12/31/2022	2	69.74	69.74	70.44	01.78	99.01	68.50	70.98	N/A	204,387	143,978
01/01/2023 To 03/31/2023	2	76.90	76.90	69.61	18.70	110.47	62.52	91.27	N/A	275,740	191,942
04/01/2023 To 06/30/2023	3	62.99	66.50	62.09	08.33	107.10	60.38	76.13	N/A	960,000	596,043
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	6	81.36	81.77	85.85	15.78	95.25	63.18	101.29	63.18 to 101.29	340,008	291,883
10/01/2021 To 09/30/2022	9	61.47	71.70	61.84	23.85	115.94	46.55	127.35	57.81 to 78.26	835,278	516,576
10/01/2022 To 09/30/2023	7	68.50	70.40	64.06	10.95	109.90	60.38	91.27	60.38 to 91.27	548,608	351,424
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	8	70.13	75.82	69.72	19.05	108.75	61.21	101.29	61.21 to 101.29	794,582	553,953
01/01/2022 To 12/31/2022	8	69.74	73.22	62.09	21.38	117.93	46.55	127.35	46.55 to 127.35	441,834	274,315

AGRICULTURAL

Type : Qualified

Number of Sales :	22	Median :	70	COV :	24.49	95% Median C.I. :	61.47 to 79.66
Total Sales Price :	13,397,801	Wgt. Mean :	66	STD :	18.13	95% Wgt. Mean C.I. :	60.65 to 71.61
Total Adj. Sales Price :	13,397,801	Mean :	74	Avg. Abs. Dev :	13.22	95% Mean C.I. :	65.99 to 82.07
Total Assessed Value :	8,860,446						
Avg. Adj. Sales Price :	608,991	COD :	18.96	MAX Sales Ratio :	127.35		
Avg. Assessed Value :	402,748	PRD :	111.95	MIN Sales Ratio :	46.55		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	22	69.74	74.03	66.13	18.96	111.95	46.55	127.35	61.47 to 79.66	608,991	402,748

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Dry_____</u>											
County	1	68.50	68.50	68.50		100.00	68.50	68.50	N/A	88,773	60,812
1	1	68.50	68.50	68.50		100.00	68.50	68.50	N/A	88,773	60,812
<u>_____Grass_____</u>											
County	14	76.21	78.11	66.73	16.60	117.05	57.81	127.35	61.47 to 91.27	548,519	366,007
1	14	76.21	78.11	66.73	16.60	117.05	57.81	127.35	61.47 to 91.27	548,519	366,007
<u>_____ALL_____</u>											
10/01/2020 To 09/30/2023	22	69.74	74.03	66.13	18.96	111.95	46.55	127.35	61.47 to 79.66	608,991	402,748

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>_____Irrigated_____</u>											
County	1	62.99	62.99	62.99		100.00	62.99	62.99	N/A	1,400,000	881,834
1	1	62.99	62.99	62.99		100.00	62.99	62.99	N/A	1,400,000	881,834
<u>_____Dry_____</u>											
County	1	68.50	68.50	68.50		100.00	68.50	68.50	N/A	88,773	60,812
1	1	68.50	68.50	68.50		100.00	68.50	68.50	N/A	88,773	60,812
<u>_____Grass_____</u>											
County	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206
1	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206
<u>_____ALL_____</u>											
10/01/2020 To 09/30/2023	22	69.74	74.03	66.13	18.96	111.95	46.55	127.35	61.47 to 79.66	608,991	402,748

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	16	Median :	76	COV :	23.33	95% Median C.I. :	62.52 to 91.27
Total Sales Price :	8,564,028	Wgt. Mean :	69	STD :	18.46	95% Wgt. Mean C.I. :	59.70 to 78.63
Total Adj. Sales Price :	8,564,028	Mean :	79	Avg. Abs. Dev :	12.97	95% Mean C.I. :	69.29 to 88.95
Total Assessed Value :	5,923,296						
Avg. Adj. Sales Price :	535,252	COD :	17.02	MAX Sales Ratio :	127.35		
Avg. Assessed Value :	370,206	PRD :	114.40	MIN Sales Ratio :	57.81		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	1	83.06	83.06	83.06		100.00	83.06	83.06	N/A	75,000	62,292
01/01/2021 To 03/31/2021	3	99.48	93.48	95.63	07.25	97.75	79.66	101.29	N/A	457,149	437,153
04/01/2021 To 06/30/2021	1	63.97	63.97	63.97		100.00	63.97	63.97	N/A	318,600	203,808
07/01/2021 To 09/30/2021											
10/01/2021 To 12/31/2021	2	68.88	68.88	63.00	10.76	109.33	61.47	76.29	N/A	1,520,803	958,107
01/01/2022 To 03/31/2022	2	102.81	102.81	89.59	23.88	114.76	78.26	127.35	N/A	104,000	93,174
04/01/2022 To 06/30/2022	2	59.10	59.10	58.47	02.18	101.08	57.81	60.38	N/A	1,149,368	672,016
07/01/2022 To 09/30/2022	1	75.95	75.95	75.95		100.00	75.95	75.95	N/A	299,160	227,212
10/01/2022 To 12/31/2022	1	70.98	70.98	70.98		100.00	70.98	70.98	N/A	320,000	227,144
01/01/2023 To 03/31/2023	2	76.90	76.90	69.61	18.70	110.47	62.52	91.27	N/A	275,740	191,942
04/01/2023 To 06/30/2023	1	76.13	76.13	76.13		100.00	76.13	76.13	N/A	80,000	60,907
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	5	83.06	85.49	89.38	13.76	95.65	63.97	101.29	N/A	353,009	315,512
10/01/2021 To 09/30/2022	7	75.95	76.79	62.83	19.24	122.22	57.81	127.35	57.81 to 127.35	835,357	524,829
10/01/2022 To 09/30/2023	4	73.56	75.23	70.62	11.53	106.53	62.52	91.27	N/A	237,870	167,984
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	6	77.98	80.36	72.52	16.82	110.81	61.47	101.29	61.47 to 101.29	788,609	571,913
01/01/2022 To 12/31/2022	6	73.47	78.46	63.49	20.96	123.58	57.81	127.35	57.81 to 127.35	520,983	330,789

AGRICULTURAL

Type : Qualified

Number of Sales :	16	Median :	76	COV :	23.33	95% Median C.I. :	62.52 to 91.27
Total Sales Price :	8,564,028	Wgt. Mean :	69	STD :	18.46	95% Wgt. Mean C.I. :	59.70 to 78.63
Total Adj. Sales Price :	8,564,028	Mean :	79	Avg. Abs. Dev :	12.97	95% Mean C.I. :	69.29 to 88.95
Total Assessed Value :	5,923,296						
Avg. Adj. Sales Price :	535,252	COD :	17.02	MAX Sales Ratio :	127.35		
Avg. Assessed Value :	370,206	PRD :	114.40	MIN Sales Ratio :	57.81		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Grass _____											
County	14	76.21	78.11	66.73	16.60	117.05	57.81	127.35	61.47 to 91.27	548,519	366,007
1	14	76.21	78.11	66.73	16.60	117.05	57.81	127.35	61.47 to 91.27	548,519	366,007
_____ ALL _____											
10/01/2020 To 09/30/2023	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206

80%MLU By Market Area

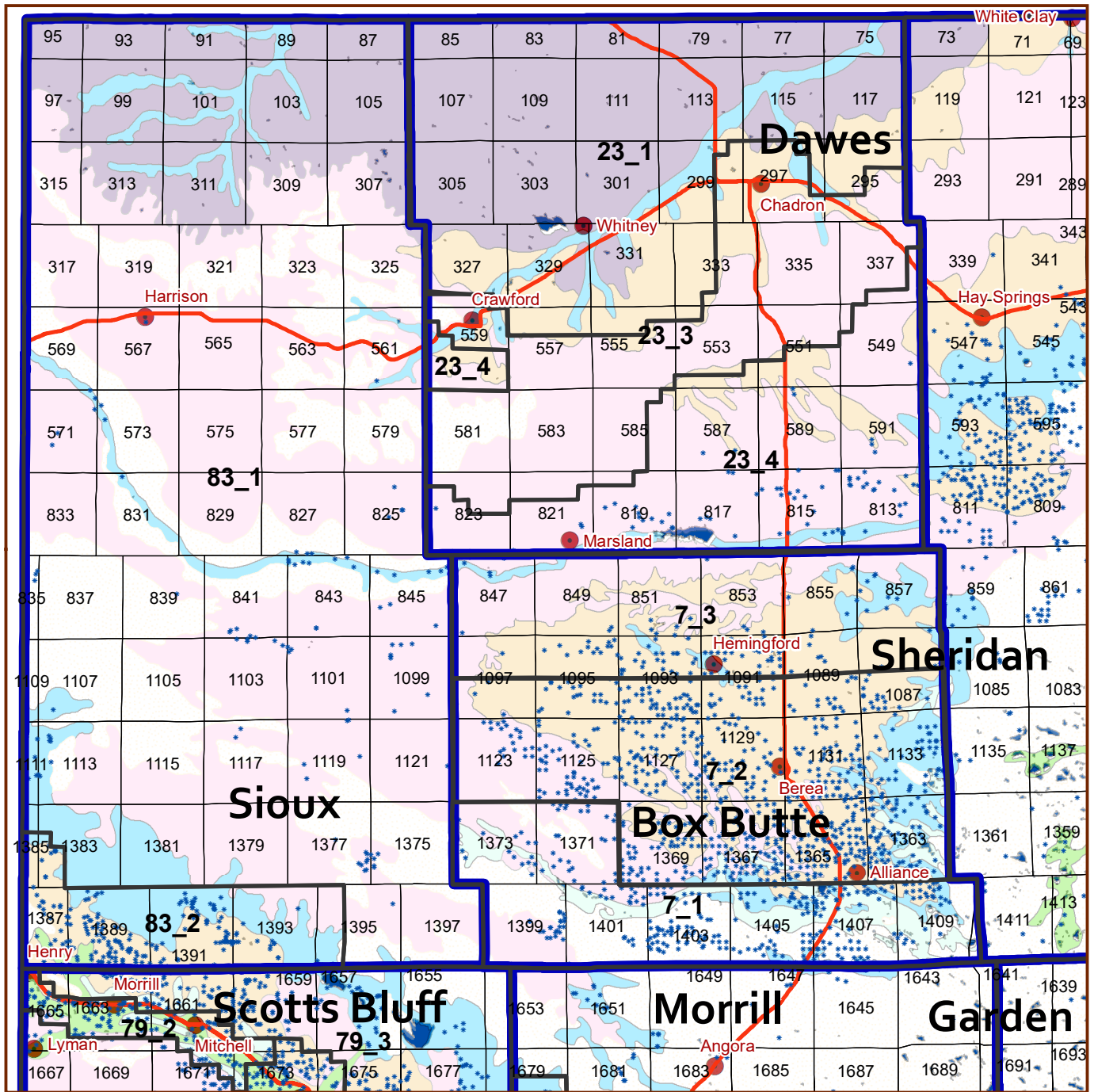
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____ Grass _____											
County	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206
1	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206
_____ ALL _____											
10/01/2020 To 09/30/2023	16	76.21	79.12	69.16	17.02	114.40	57.81	127.35	62.52 to 91.27	535,252	370,206

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	0%

What IF

SIoux COUNTY



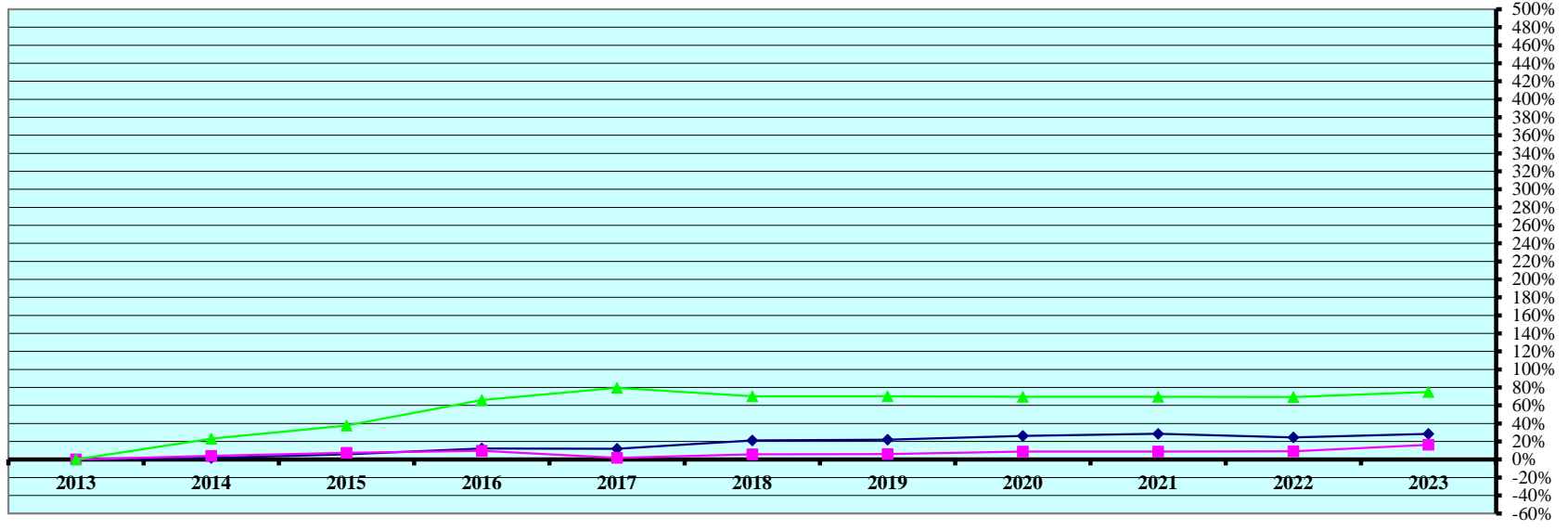
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils CLASS

- Excessive 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 ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	15,028,479	-	-	-	5,706,573	-	-	-	292,653,417	-	-	-
2014	15,285,692	257,213	1.71%	1.71%	5,929,228	222,655	3.90%	3.90%	360,346,330	67,692,913	23.13%	23.13%
2015	15,880,776	595,084	3.89%	5.67%	6,131,210	201,982	3.41%	7.44%	402,591,255	42,244,925	11.72%	37.57%
2016	16,873,005	992,229	6.25%	12.27%	6,248,667	117,457	1.92%	9.50%	486,123,671	83,532,416	20.75%	66.11%
2017	16,793,580	-79,425	-0.47%	11.75%	5,808,190	-440,477	-7.05%	1.78%	525,474,620	39,350,949	8.09%	79.56%
2018	18,184,217	1,390,637	8.28%	21.00%	6,039,020	230,830	3.97%	5.83%	498,332,164	-27,142,456	-5.17%	70.28%
2019	18,341,942	157,725	0.87%	22.05%	6,040,596	1,576	0.03%	5.85%	498,070,525	-261,639	-0.05%	70.19%
2020	18,944,177	602,235	3.28%	26.06%	6,210,828	170,232	2.82%	8.84%	496,178,040	-1,892,485	-0.38%	69.54%
2021	19,317,723	373,546	1.97%	28.54%	6,210,828	0	0.00%	8.84%	496,235,288	57,248	0.01%	69.56%
2022	18,724,034	-593,689	-3.07%	24.59%	6,216,733	5,905	0.10%	8.94%	495,837,696	-397,592	-0.08%	69.43%
2023	19,278,622	554,588	2.96%	28.28%	6,633,442	416,709	6.70%	16.24%	511,934,757	16,097,061	3.25%	74.93%

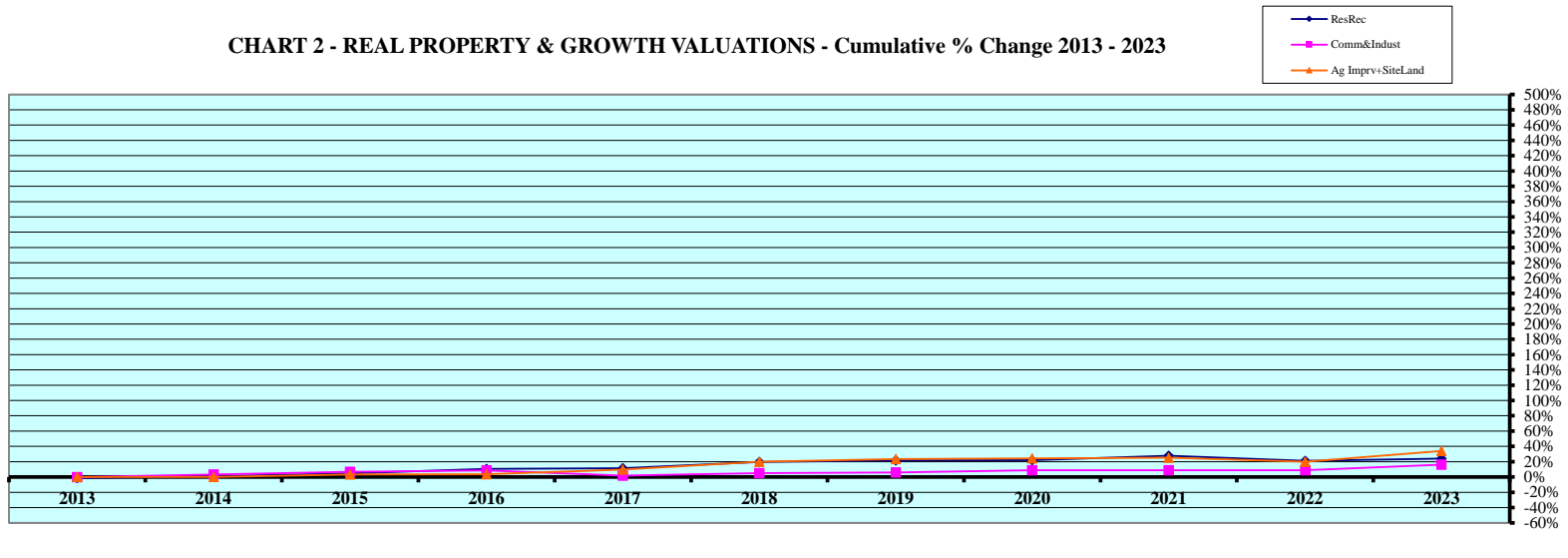
Rate Annual %chg: Residential & Recreational **2.52%** Commercial & Industrial **1.52%** Agricultural Land **5.75%**

Cnty# **83**
County **SIOUX**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	15,028,479	207,004	1.38%	14,821,475	-	-1.38%	5,706,573	12,965	0.23%	5,693,608	-	-0.23%
2014	15,285,692	96,952	0.63%	15,188,740	1.07%	1.07%	5,929,228	32,097	0.54%	5,897,131	3.34%	3.34%
2015	15,880,776	134,572	0.85%	15,746,204	3.01%	4.78%	6,131,210	45,141	0.74%	6,086,069	2.65%	6.65%
2016	16,873,005	251,571	1.49%	16,621,434	4.66%	10.60%	6,248,667	52,180	0.84%	6,196,487	1.06%	8.59%
2017	16,793,580	28,257	0.17%	16,765,323	-0.64%	11.56%	5,808,190	0	0.00%	5,808,190	-7.05%	1.78%
2018	18,184,217	208,929	1.15%	17,975,288	7.04%	19.61%	6,039,020	51,571	0.85%	5,987,449	3.09%	4.92%
2019	18,341,942	72,497	0.40%	18,269,445	0.47%	21.57%	6,040,596	2,112	0.03%	6,038,484	-0.01%	5.82%
2020	18,944,177	608,654	3.21%	18,335,523	-0.03%	22.01%	6,210,828	0	0.00%	6,210,828	2.82%	8.84%
2021	19,317,723	116,768	0.60%	19,200,955	1.36%	27.76%	6,210,828	0	0.00%	6,210,828	0.00%	8.84%
2022	18,724,034	518,933	2.77%	18,205,101	-5.76%	21.14%	6,216,733	0	0.00%	6,216,733	0.10%	8.94%
2023	19,278,622	640,951	3.32%	18,637,671	-0.46%	24.02%	6,633,442	6,357	0.10%	6,627,085	6.60%	16.13%
Rate Ann%chg	2.52%		Resid & Recreat w/o growth			1.07%	1.52%		C & I w/o growth			1.26%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	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	28,949,564	11,819,575	40,769,139	129,949	0.32%	40,639,190	-	-
2014	29,225,482	12,635,230	41,860,712	1,077,271	2.57%	40,783,441	0.04%	0.04%
2015	29,515,591	12,869,523	42,385,114	340,114	0.80%	42,045,000	0.44%	3.13%
2016	30,537,281	13,532,439	44,069,720	1,849,388	4.20%	42,220,332	-0.39%	3.56%
2017	30,991,017	13,813,260	44,804,277	135,955	0.30%	44,668,322	1.36%	9.56%
2018	34,507,690	15,879,427	50,387,117	1,444,172	2.87%	48,942,945	9.24%	20.05%
2019	34,662,349	16,065,199	50,727,548	382,411	0.75%	50,345,137	-0.08%	23.49%
2020	34,963,519	16,453,165	51,416,684	744,311	1.45%	50,672,373	-0.11%	24.29%
2021	34,879,712	16,486,307	51,366,019	284,102	0.55%	51,081,917	-0.65%	25.30%
2022	35,083,299	16,007,213	51,090,512	2,156,688	4.22%	48,933,824	-4.74%	20.03%
2023	36,607,726	19,637,767	56,245,493	1,617,833	2.88%	54,627,660	6.92%	33.99%
Rate Ann%chg	2.37%	5.21%	3.27%	Ag Imprv+Site w/o growth			1.20%	

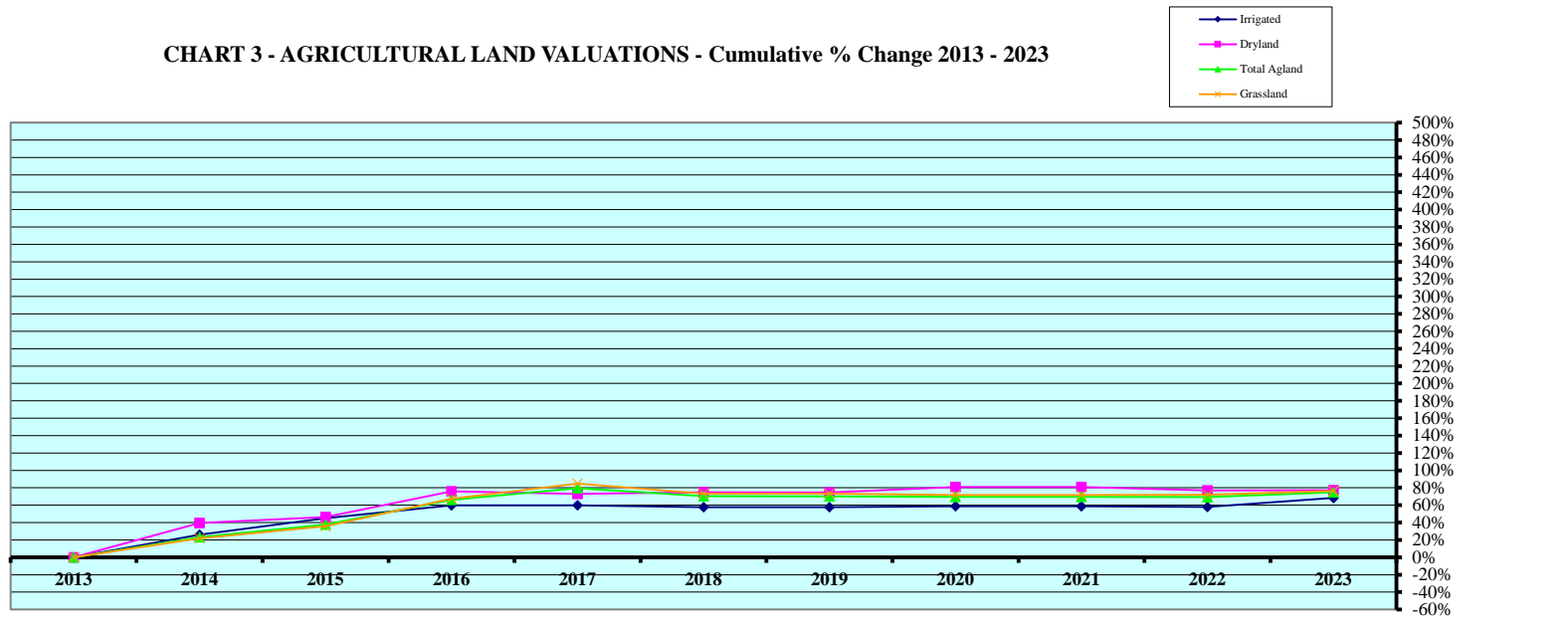
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and 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# 83
County SIOUX

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	52,990,864	-	-	-	10,145,131	-	-	-	226,971,069	-	-	-
2014	66,842,294	13,851,430	26.14%	26.14%	14,150,141	4,005,010	39.48%	39.48%	276,818,442	49,847,373	21.96%	21.96%
2015	76,801,879	9,959,585	14.90%	44.93%	14,837,552	687,411	4.86%	46.25%	308,424,082	31,605,640	11.42%	35.89%
2016	84,741,751	7,939,872	10.34%	59.92%	17,854,651	3,017,099	20.33%	75.99%	379,871,815	71,447,733	23.17%	67.37%
2017	84,725,042	-16,709	-0.02%	59.89%	17,559,587	-295,064	-1.65%	73.08%	419,536,490	39,664,675	10.44%	84.84%
2018	83,542,134	-1,182,908	-1.40%	57.65%	17,729,168	169,581	0.97%	74.76%	393,407,687	-26,128,803	-6.23%	73.33%
2019	83,538,674	-3,460	0.00%	57.65%	17,721,533	-7,635	-0.04%	74.68%	393,157,546	-250,141	-0.06%	73.22%
2020	84,136,351	597,677	0.72%	58.78%	18,354,171	632,638	3.57%	80.92%	389,700,531	-3,457,015	-0.88%	71.70%
2021	84,163,314	26,963	0.03%	58.83%	18,348,089	-6,082	-0.03%	80.86%	389,744,691	44,160	0.01%	71.72%
2022	83,718,471	-444,843	-0.53%	57.99%	17,944,102	-403,987	-2.20%	76.87%	390,195,408	450,717	0.12%	71.91%
2023	89,224,664	5,506,193	6.58%	68.38%	17,969,730	25,628	0.14%	77.13%	400,727,469	10,532,061	2.70%	76.55%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	2,546,353	-	-	-	0	-	-	-	292,653,417	-	-	-
2014	2,535,453	-10,900	-0.43%	-0.43%	0	0	-	-	360,346,330	67,692,913	23.13%	23.13%
2015	2,527,742	-7,711	-0.30%	-0.73%	0	0	-	-	402,591,255	42,244,925	11.72%	37.57%
2016	3,655,454	1,127,712	44.61%	43.56%	0	0	-	-	486,123,671	83,532,416	20.75%	66.11%
2017	3,653,501	-1,953	-0.05%	43.48%	0	0	-	-	525,474,620	39,350,949	8.09%	79.56%
2018	3,653,175	-326	-0.01%	43.47%	0	0	-	-	498,332,164	-27,142,456	-5.17%	70.28%
2019	3,652,772	-403	-0.01%	43.45%	0	0	-	-	498,070,525	-261,639	-0.05%	70.19%
2020	3,986,987	334,215	9.15%	56.58%	0	0	-	-	496,178,040	-1,892,485	-0.38%	69.54%
2021	3,979,194	-7,793	-0.20%	56.27%	0	0	-	-	496,235,288	57,248	0.01%	69.56%
2022	3,979,715	521	0.01%	56.29%	0	0	-	-	495,837,696	-397,592	-0.08%	69.43%
2023	4,012,894	33,179	0.83%	57.59%	0	0	-	-	511,934,757	16,097,061	3.25%	74.93%

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Rate Ann.%chg: Total Agric Land

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	53,072,995	45,330	1,171			10,415,273	38,943	267			226,856,279	1,062,734	213		
2014	66,667,095	45,772	1,457	24.40%	24.40%	14,235,353	37,892	376	40.47%	40.47%	276,809,068	1,063,045	260	21.98%	21.98%
2015	76,655,080	45,606	1,681	15.40%	43.56%	14,812,916	38,829	381	1.55%	42.64%	308,455,371	1,062,413	290	11.50%	36.01%
2016	84,849,538	45,679	1,858	10.51%	58.65%	17,817,022	39,065	456	19.55%	70.53%	379,915,012	1,066,397	356	22.71%	66.89%
2017	84,789,235	45,651	1,857	-0.01%	58.64%	17,684,380	38,803	456	-0.08%	70.40%	419,392,871	1,066,595	393	10.37%	84.20%
2018	83,513,318	44,723	1,867	0.54%	59.49%	17,767,175	38,998	456	-0.03%	70.35%	393,388,936	1,067,477	369	-6.28%	72.64%
2019	83,538,674	44,757	1,866	-0.05%	59.42%	17,722,366	38,897	456	0.01%	70.36%	393,416,019	1,067,549	369	0.00%	72.64%
2020	84,136,327	44,757	1,880	0.72%	60.56%	18,354,171	38,895	472	3.57%	76.44%	389,700,531	1,062,111	367	-0.44%	71.88%
2021	84,136,570	44,757	1,880	0.00%	60.56%	18,354,171	38,895	472	0.00%	76.44%	389,701,005	1,062,112	367	0.00%	71.88%
2022	83,700,156	44,416	1,884	0.24%	60.95%	17,944,102	37,959	473	0.18%	76.75%	390,207,874	1,063,493	367	0.00%	71.88%
2023	89,226,002	44,571	2,002	6.23%	70.98%	18,055,269	38,033	475	0.42%	77.50%	400,671,642	1,063,275	377	2.70%	76.53%

Rate Annual %chg Average Value/Acre: 5.51%

5.91%

5.85%

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	2,547,053	46,337	55			0	0				292,891,600	1,193,344	245		
2014	2,535,595	46,072	55	0.12%	0.12%	0	0				360,247,111	1,192,781	302	23.05%	23.05%
2015	2,529,928	46,075	55	-0.23%	-0.11%	0	0				402,453,295	1,192,923	337	11.70%	37.46%
2016	3,652,928	45,990	79	44.66%	44.50%	0	0				486,234,500	1,197,130	406	20.39%	65.49%
2017	3,653,298	45,993	79	0.00%	44.51%	0	0				525,519,784	1,197,042	439	8.09%	78.87%
2018	3,653,483	45,996	79	0.00%	44.50%	0	0				498,322,912	1,197,194	416	-5.19%	69.59%
2019	3,652,893	45,987	79	0.00%	44.51%	0	0				498,329,952	1,197,189	416	0.00%	69.60%
2020	3,986,987	49,173	81	2.07%	47.51%	0	0				496,178,016	1,194,936	415	-0.24%	69.18%
2021	3,987,009	49,174	81	0.00%	47.50%	0	0				496,178,755	1,194,938	415	0.00%	69.18%
2022	3,979,507	49,057	81	0.05%	47.58%	0	0				495,831,639	1,194,925	415	-0.07%	69.06%
2023	4,012,909	49,023	82	0.91%	48.92%	0	0				511,965,822	1,194,901	428	3.26%	74.57%

83
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Rate Annual %chg Average Value/Acre: 5.73%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 4,505	Value : 630,581,061	Growth 1,036,266	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	26	63,394	96	655,403	24	145,055	146	863,852	
02. Res Improve Land	189	732,772	78	1,330,500	16	247,950	283	2,311,222	
03. Res Improvements	190	6,982,260	83	7,031,872	24	1,932,232	297	15,946,364	
04. Res Total	216	7,778,426	179	9,017,775	48	2,325,237	443	19,121,438	152,700
% of Res Total	48.76	40.68	40.41	47.16	10.84	12.16	9.83	3.03	14.74
05. Com UnImp Land	19	64,249	2	12,180	10	378,875	31	455,304	
06. Com Improve Land	32	175,540	3	72,650	7	1,454,538	42	1,702,728	
07. Com Improvements	36	1,822,091	3	462,127	13	3,076,210	52	5,360,428	
08. Com Total	55	2,061,880	5	546,957	23	4,909,623	83	7,518,460	509,384
% of Com Total	66.27	27.42	6.02	7.27	27.71	65.30	1.84	1.19	49.16
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	3	91,297	3	91,297	
14. Rec Improve Land	0	0	3	105,215	1	74,692	4	179,907	
15. Rec Improvements	0	0	3	176,910	1	89,236	4	266,146	
16. Rec Total	0	0	3	282,125	4	255,225	7	537,350	0
% of Rec Total	0.00	0.00	42.86	52.50	57.14	47.50	0.16	0.09	0.00
Res & Rec Total	216	7,778,426	182	9,299,900	52	2,580,462	450	19,658,788	152,700
% of Res & Rec Total	48.00	39.57	40.44	47.31	11.56	13.13	9.99	3.12	14.74
Com & Ind Total	55	2,061,880	5	546,957	23	4,909,623	83	7,518,460	509,384
% of Com & Ind Total	66.27	27.42	6.02	7.27	27.71	65.30	1.84	1.19	49.16
17. Taxable Total	271	9,840,306	187	9,846,857	75	7,490,085	533	27,177,248	662,084
% of Taxable Total	50.84	36.21	35.08	36.23	14.07	27.56	11.83	4.31	63.89

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	2	20,530	2	20,530	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	20,530	2	20,530	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	25	2	279	306

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	29	558,528	3,276	438,530,449	3,305	439,088,977
28. Ag-Improved Land	0	0	30	1,328,245	604	116,555,256	634	117,883,501
29. Ag Improvements	0	0	30	2,255,620	635	44,155,185	665	46,410,805

30. Ag Total				3,970	603,383,283
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.95	44,250	
32. HomeSite Improv Land	0	0.00	0	23	23.51	352,650	
33. HomeSite Improvements	0	0.00	0	25	0.00	1,630,914	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	26.17	78,510	
36. FarmSite Improv Land	0	0.00	0	21	132.88	337,117	
37. FarmSite Improvements	0	0.00	0	27	0.00	624,706	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	31	35.91	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	26.86	402,900	32	29.81	447,150	
32. HomeSite Improv Land	399	422.29	6,334,380	422	445.80	6,687,030	
33. HomeSite Improvements	437	0.00	29,320,120	462	0.00	30,951,034	142,847
34. HomeSite Total				494	475.61	38,085,214	
35. FarmSite UnImp Land	42	136.27	408,801	51	162.44	487,311	
36. FarmSite Improv Land	514	1,362.34	4,086,978	535	1,495.22	4,424,095	
37. FarmSite Improvements	593	0.00	14,835,065	620	0.00	15,459,771	231,335
38. FarmSite Total				671	1,657.66	20,371,177	
39. Road & Ditches	1,491	5,454.02	0	1,522	5,489.93	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,165	7,623.20	58,456,391	374,182

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	13	2,292.67	1,178,680	13	2,292.67	1,178,680

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	153.76	1.07%	222,953	1.20%	1,450.01
46. 1A	2,665.60	18.60%	3,865,134	20.73%	1,450.01
47. 2A1	288.70	2.01%	375,310	2.01%	1,300.00
48. 2A	6,613.06	46.15%	8,596,978	46.10%	1,300.00
49. 3A1	569.33	3.97%	740,129	3.97%	1,300.00
50. 3A	0.34	0.00%	442	0.00%	1,300.00
51. 4A1	1,798.61	12.55%	2,158,332	11.57%	1,200.00
52. 4A	2,240.25	15.63%	2,688,298	14.42%	1,200.00
53. Total	14,329.65	100.00%	18,647,576	100.00%	1,301.33
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	9,292.56	26.36%	5,575,533	29.36%	600.00
56. 2D1	591.30	1.68%	337,044	1.77%	570.01
57. 2D	7,599.62	21.56%	4,027,809	21.21%	530.00
58. 3D1	3,963.18	11.24%	2,060,852	10.85%	520.00
59. 3D	7.56	0.02%	3,931	0.02%	519.97
60. 4D1	8,695.71	24.67%	4,434,833	23.35%	510.00
61. 4D	5,101.95	14.47%	2,550,983	13.43%	500.00
62. Total	35,251.88	100.00%	18,990,985	100.00%	538.72
Grass					
63. 1G1	3,543.89	0.35%	1,594,791	0.40%	450.01
64. 1G	2,199.37	0.22%	989,737	0.25%	450.01
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2,125.44	0.21%	913,957	0.23%	430.01
67. 3G1	25,981.45	2.57%	11,172,040	2.80%	430.00
68. 3G	51,278.53	5.07%	22,049,844	5.52%	430.00
69. 4G1	522,872.75	51.70%	209,149,068	52.37%	400.00
70. 4G	403,262.81	39.88%	153,508,417	38.44%	380.67
71. Total	1,011,264.24	100.00%	399,377,854	100.00%	394.93
Irrigated Total					
Irrigated Total	14,329.65	1.30%	18,647,576	4.23%	1,301.33
Dry Total					
Dry Total	35,251.88	3.19%	18,990,985	4.31%	538.72
Grass Total					
Grass Total	1,011,264.24	91.57%	399,377,854	90.65%	394.93
72. Waste	43,521.17	3.94%	3,578,438	0.81%	82.22
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	3,234.74	0.29%	1,249,803	0.28%	386.37
75. Market Area Total	1,104,366.94	100.00%	440,594,853	100.00%	398.96

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	10,257.70	34.06%	27,695,744	35.02%	2,700.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,446.65	18.08%	14,161,253	17.91%	2,599.99
49. 3A1	8,788.72	29.18%	22,850,678	28.90%	2,600.00
50. 3A	380.18	1.26%	988,468	1.25%	2,600.00
51. 4A1	3,832.07	12.72%	9,771,848	12.36%	2,550.02
52. 4A	1,415.32	4.70%	3,609,132	4.56%	2,550.05
53. Total	30,120.64	100.00%	79,077,123	100.00%	2,625.35
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	93.90	8.11%	51,646	9.29%	550.01
57. 2D	382.35	33.01%	191,175	34.37%	500.00
58. 3D1	448.62	38.74%	215,339	38.72%	480.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	59.70	5.15%	26,867	4.83%	450.03
61. 4D	173.56	14.99%	71,161	12.79%	410.01
62. Total	1,158.13	100.00%	556,188	100.00%	480.25
Grass					
63. 1G1	1,392.62	2.59%	682,382	2.81%	490.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	739.97	1.38%	347,791	1.43%	470.01
67. 3G1	653.90	1.22%	300,796	1.24%	460.00
68. 3G	844.18	1.57%	388,325	1.60%	460.00
69. 4G1	30,355.48	56.47%	13,660,209	56.27%	450.01
70. 4G	19,767.25	36.77%	8,895,382	36.64%	450.01
71. Total	53,753.40	100.00%	24,274,885	100.00%	451.60
Irrigated Total					
	30,120.64	33.27%	79,077,123	75.79%	2,625.35
Dry Total					
	1,158.13	1.28%	556,188	0.53%	480.25
Grass Total					
	53,753.40	59.38%	24,274,885	23.27%	451.60
72. Waste	5,496.55	6.07%	423,843	0.41%	77.11
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	876.02	0.97%	388,082	0.37%	443.01
75. Market Area Total	90,528.72	100.00%	104,332,039	100.00%	1,152.47

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	256.46	670,637	44,193.83	97,054,062	44,450.29	97,724,699
77. Dry Land	0.00	0	101.51	51,391	36,308.50	19,495,782	36,410.01	19,547,173
78. Grass	0.00	0	864.22	346,294	1,064,153.42	423,306,445	1,065,017.64	423,652,739
79. Waste	0.00	0	72.26	5,924	48,945.46	3,996,357	49,017.72	4,002,281
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	3.13	1,252	1.46	2,796	4,106.17	1,633,837	4,110.76	1,637,885
82. Total	0.00	0	1,294.45	1,074,246	1,193,601.21	543,852,646	1,194,895.66	544,926,892

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	44,450.29	3.72%	97,724,699	17.93%	2,198.52
Dry Land	36,410.01	3.05%	19,547,173	3.59%	536.86
Grass	1,065,017.64	89.13%	423,652,739	77.74%	397.79
Waste	49,017.72	4.10%	4,002,281	0.73%	81.65
Other	0.00	0.00%	0	0.00%	0.00
Exempt	4,110.76	0.34%	1,637,885	0.30%	398.44
Total	1,194,895.66	100.00%	544,926,892	100.00%	456.05

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 Harrison	26	63,394	189	732,772	190	6,982,260	216	7,778,426	45,447
83.2 Rural	123	891,755	98	1,758,357	111	9,230,250	234	11,880,362	107,253
84 Residential Total	149	955,149	287	2,491,129	301	16,212,510	450	19,658,788	152,700

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	4	11,718	4	11,718	0
85.2	Commercial	16	58,470	30	164,751	30	1,754,742	46	1,977,963	6,998
85.3	Harrison	3	5,779	2	10,789	2	55,631	5	72,199	0
85.4	Rural	12	391,055	10	1,527,188	16	3,538,337	28	5,456,580	502,386
86	Commercial Total	31	455,304	42	1,702,728	52	5,360,428	83	7,518,460	509,384

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	3,543.89	0.37%	1,594,791	0.43%	450.01
88. 1G	2,199.37	0.23%	989,737	0.26%	450.01
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	2,125.44	0.22%	913,957	0.24%	430.01
91. 3G1	25,981.45	2.74%	11,172,040	2.98%	430.00
92. 3G	51,278.53	5.41%	22,049,844	5.88%	430.00
93. 4G1	522,872.75	55.14%	209,149,068	55.75%	400.00
94. 4G	340,227.28	35.88%	129,286,395	34.46%	380.00
95. Total	948,228.71	100.00%	375,155,832	100.00%	395.64
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	63,035.53	100.00%	24,222,022	100.00%	384.26
113. Total	63,035.53	100.00%	24,222,022	100.00%	384.26
<hr/>					
Grass Total	948,228.71	93.77%	375,155,832	93.94%	395.64
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	63,035.53	6.23%	24,222,022	6.06%	384.26
<hr/>					
114. Market Area Total	1,011,264.24	100.00%	399,377,854	100.00%	394.93

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	1,392.62	2.59%	682,382	2.81%	490.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	739.97	1.38%	347,791	1.43%	470.01
91. 3G1	653.90	1.22%	300,796	1.24%	460.00
92. 3G	844.18	1.57%	388,325	1.60%	460.00
93. 4G1	30,355.48	56.47%	13,660,209	56.27%	450.01
94. 4G	19,767.25	36.77%	8,895,382	36.64%	450.01
95. Total	53,753.40	100.00%	24,274,885	100.00%	451.60
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
	53,753.40	100.00%	24,274,885	100.00%	451.60
CRP Total					
	0.00	0.00%	0	0.00%	0.00
Timber Total					
	0.00	0.00%	0	0.00%	0.00
114. Market Area Total					
	53,753.40	100.00%	24,274,885	100.00%	451.60

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

83 Sioux

	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	18,750,869	19,121,438	370,569	1.98%	152,700	1.16%
02. Recreational	527,753	537,350	9,597	1.82%	0	1.82%
03. Ag-Homesite Land, Ag-Res Dwelling	36,607,726	38,085,214	1,477,488	4.04%	142,847	3.65%
04. Total Residential (sum lines 1-3)	55,886,348	57,744,002	1,857,654	3.32%	295,547	2.80%
05. Commercial	6,633,442	7,518,460	885,018	13.34%	509,384	5.66%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	6,633,442	7,518,460	885,018	13.34%	509,384	5.66%
08. Ag-Farmsite Land, Outbuildings	19,637,767	20,371,177	733,410	3.73%	231,335	2.56%
09. Minerals	29,040	20,530	-8,510	-29.30	0	-29.30%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	19,666,807	20,391,707	724,900	3.69%	231,335	2.51%
12. Irrigated	89,224,664	97,724,699	8,500,035	9.53%		
13. Dryland	17,969,730	19,547,173	1,577,443	8.78%		
14. Grassland	400,727,469	423,652,739	22,925,270	5.72%		
15. Wasteland	4,012,894	4,002,281	-10,613	-0.26%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	511,934,757	544,926,892	32,992,135	6.44%		
18. Total Value of all Real Property (Locally Assessed)	594,121,354	630,581,061	36,459,707	6.14%	1,036,266	5.96%

2024 Assessment Survey for Sioux County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	One
6.	Assessor's requested budget for current fiscal year:
	\$168,250
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Amount of last year's assessor's budget not used:
	\$59,330

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes
5.	If so, who maintains the Cadastral Maps?
	The Register of Deeds
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://sioux.gworks.com
8.	Who maintains the GIS software and maps?
	gWorks
9.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
10.	When was the aerial imagery last updated?
	2022

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	The village of Harrison.
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal for feedlots and the commercial property class; Pritchard & Abbott for mineral interests.
2.	GIS Services:
	gWorks
3.	Other services:
	MIPS for administrative, CAMA and personal property software.

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Stanard Appraisal for feedlots and the commercial property class; Pritchard & Abbott for mineral interests.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Certification and expertise in the appraisal of property and interests to be appraised.
4.	Have the existing contracts been approved by the PTA?
	Yes.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, Stanard for commercial and Pritchard & Abbott for producing mineral interests.

2024 Residential Assessment Survey for Sioux County

1.	Valuation data collection done by:										
	The county assessor.										
2.	List the valuation group recognized by the County and describe the unique characteristics of each:										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrison—the residential parcels within Harrison and its immediate surroundings.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—all remaining residential parcels that are not within the village of Harrison.</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Outbuildings associated with agricultural land.</td> </tr> <tr> <td style="text-align: center;">AG DW</td> <td>Dwellings associated with agricultural land.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Harrison—the residential parcels within Harrison and its immediate surroundings.	80	Rural—all remaining residential parcels that are not within the village of Harrison.	AG OB	Outbuildings associated with agricultural land.	AG DW	Dwellings associated with agricultural land.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>										
10	Harrison—the residential parcels within Harrison and its immediate surroundings.										
80	Rural—all remaining residential parcels that are not within the village of Harrison.										
AG OB	Outbuildings associated with agricultural land.										
AG DW	Dwellings associated with agricultural land.										
3.	List and describe the approach(es) used to estimate the market value of residential properties.										
	The cost approach is used exclusively.										
4.	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?										
	The tables provided by the CAMA vendor.										
5.	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.										
	No.										
6.	Describe the methodology used to determine the residential lot values?										
	The county assessor utilizes the square foot method for residential lot values..										
7.	How are rural residential site values developed?										
	The county assessor researched the cost of a well, septic and electric service to improve a site. From there, she developed the value of a home site at \$15,000, the farm site/second acre at \$3,000 and additional acres (15-40) at \$750/acre.										
8.	Are there form 191 applications on file?										
	No.										
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?										
	N/A										

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2014	2014	2021	2022
80	2014	2014	2024	2020
AG OB	2014	2014	2024	2020
AG DW	2014	2014	2024	2020

2024 Commercial Assessment Survey for Sioux County

1.	Valuation data collection done by:																		
	The county assessor and contracted appraiser.																		
2.	List the valuation group recognized in the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrison: all commercial properties within the village of Harrison.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: all remaining commercial parcels that are not within the village of Harrison.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Harrison: all commercial properties within the village of Harrison.	80	Rural: all remaining commercial parcels that are not within the village of Harrison.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
10	Harrison: all commercial properties within the village of Harrison.																		
80	Rural: all remaining commercial parcels that are not within the village of Harrison.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach is used.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	There are currently no unique commercial properties in Sioux County.																		
4.	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?																		
	The county uses the tables provided by the CAMA vendor.																		
5.	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.																		
	No.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	The market approach utilizing comparable sales, if any were available was utilized. Commercial lots in the Village of Harrison are valued by the square foot method.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Group</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2024</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2018</td> <td style="text-align: center;">2018</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2014	2014	2010	2024	80	2014	2014	2018	2018
<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
10	2014	2014	2010	2024															
80	2014	2014	2018	2018															

2024 Agricultural Assessment Survey for Sioux County

1.	Valuation data collection done by:										
	The county assessor.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.</td> <td style="text-align: center;">2022</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.</td> <td style="text-align: center;">2022</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.	2022	2	This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.	2022
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.	2022									
2	This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.	2022									
	The county monitors pivot irrigation in Market Area 2 on a yearly basis. Also, a comparison of the obliques with the current property record is utilized for improvements on agricultural land is completed by range. Land use and improvements were reviewed in Townships 30-35 for 2024.										
3.	Describe the process used to determine and monitor market areas.										
	The County Assessor monitors land use in each market area via gWorks maps and physical inspection and determines the agricultural market boundaries based on use and market data.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Primary use of the land is the major consideration that determines the identity and valuation of both rural residential and recreational land distinct from agricultural land within Sioux County. Recreational value is applied by the County to accessory land in parcels where a hunting lodge or cabin is located and/or parcels of land in which the primary purpose of ownership is to provide recreational opportunities.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Stanard Appraisal contracted in 2024 to re-value the commercial feedlots in Sioux County. Market analysis of feedlot sales in the Panhandle were used to develop a value based on the head capacity, at \$1000/head and this included pens, feedbunks, aprons, etc. Land associated with the office and med buildings were valued separately.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	There are currently no parcels enrolled in the Wetland Reserve Program.										
7a.	Are any other agricultural subclasses used? If yes, please explain.										
	The county has a timber subclass of grass land.										

	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	N/A
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2023 Plan of Assessment for Sioux County Nebraska
Assessment years 2024, 2025 and 2026
June 15, 2023

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

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

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

Assessment levels for 2023 are: Agricultural – 72%, Residential – 100% and Commercial – 100%.

For the 2023 County Abstract, Sioux County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	446	10	3
Commercial	83	2	1
Recreational	7	.001	.004
Agricultural	3962	88	96
Mineral	2	.004	
TOTAL	4500		

Nearly 90% of Sioux County is agricultural land. There are 305 tax exempt parcels. Sioux County had 373 personal property schedules filed on June 1, 2023. There were 30 Homestead exemption applications filed for 2023. For the year 2022, 4 building permits were approved and homes built in the county and added to the Sioux County valuation. For more information see 2023 Reports & Opinions, Abstract and Assessor Survey.

I and two staff members handle all of the personal property returns, we require depreciation schedules be filed with every return and also mailed notices to new property owners in the event that they were not aware of the personal property filing requirement. Staffing has remained the same for 2023, with a full-time deputy and one full-time employee. As Sioux County Clerk/Ex-Officio Assessor, Ex-Officio Clerk of District Court, Election Commissioner, and Zoning Coordinator I cross-train employees to perform other duties that I am also responsible for.

The budget for FY 2022-2023 for Sioux County Assessor was \$167,545.00. Of this budget, \$30,000 was included for contract for reappraisal.

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

stated previously, I do have a deputy assessor on staff. I will continue to take courses offered through IAAO, NACO and PAD.

Sioux County contracts with GWorks for a web based GIS system. 2022 photos are being used for assessment purposes for review in 2023. We also maintain a cadastral plat map showing ownership. MIPS CAMA programs are used for assessment purposes. Property record cards are maintained by me and my staff. The record owner, name and mailing addresses are updated from 521's. Pictures are taken when properties are updated and electronically attached to parcels. Current sketches are also attached electronically.

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

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

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

Sioux County has contracted with Stanard Appraisals to reappraise all feedlots and commercial properties in the county in 2023. That appraisal is complete, with the values to be used for the 2024 assessment year.

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

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

	Median	COD	PRD
Residential	100	20.71	107.88
Commercial	100	30.56	119.29
Agricultural	72	17.47	109.01

Assessment actions planned for assessment year 2024:

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

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties. Stanard Appraisals will appraise Sioux County commercial properties in 2024.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area 2. Standard Appraisals will appraise Sioux County commercial feedlots in 2024.

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

Assessment actions planned for assessment year 2025:

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

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

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area 2.

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

Assessment actions planned for assessment year 2026:

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

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

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area 2.

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

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