

NEBRASKA

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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

DAKOTA COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Dakota County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Dakota County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Jeff Curry, Dakota County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall 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 for consideration 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 sales file, the Division prepares a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio). 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 professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations of the R&O.

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate a county's assessment performance, the Division 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 value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. 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 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.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used 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.

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values, 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.

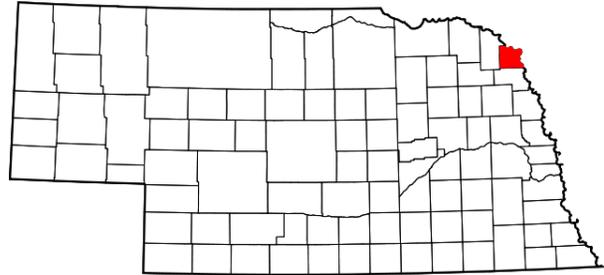
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county, along with any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns and the results of those corrective measures.

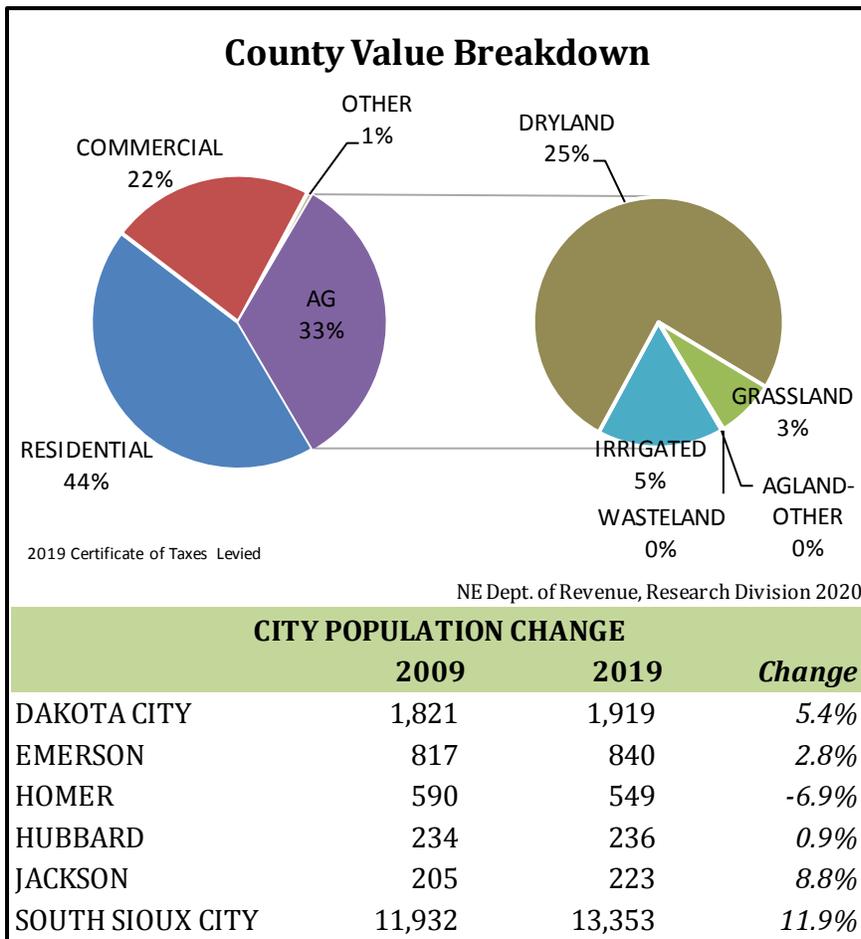
**Further information may be found in Exhibit 94*

County Overview

With a total area of 264 square miles, Dakota County had 20,083 residents, per the Census Bureau Quick Facts for 2018, a 4% population decline from the 2010 U.S. Census. Reports indicated that 68% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$116,401 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



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



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

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

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

2020 Residential Correlation for Dakota County

Assessment Actions

The town of Jackson was reviewed and reappraised. The improvements were reviewed and reappraised in the towns of Dakota City and Homer and a land study was completed in South Sioux City. All pick-up work was completed in a timely fashion.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and the percentage of sales used is acceptable. All sales that are non-qualified have been properly documented and an explanation has been noted. The assessor's staff reviews sales and sends out sales questionnaires to sellers and buyers, reviews the multiple listing service (MLS) or will do a field inspection if further details and clarification is needed.

A review and analysis indicates that the County Assessor has adequately identified economic areas and geographic locations within the County with the nine assigned valuation groups being used for the residential class. Land values are reviewed on a six-year inspection cycle by analyzing land to building ratios and vacant lot sales. The County Assessor determines values by utilizing a sales comparison, cost or income approach.

The County Assessor has an established six-year inspection plan and is current in the review process. The County Assessor has a formal, written Real Property Valuation Methodology report that explains the assessor's assessment practices. Depreciation and costing tables are dated 2016.

Description of Analysis

Residential parcels are stratified into nine valuation groups that are based on assessor locations.

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

2020 Residential Correlation for Dakota County

For the residential property class, there were 284 qualified sales representing all valuation groups. Overall, all three measures of central tendency are within range. The COD and PRD is within the IAAO recommended range. All valuation groups fall within acceptable ranges.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 4% to the residential class excluding growth. This supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the residential property in Dakota County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	32	95.66	98.08	97.11	09.14	101.00
5	9	98.20	98.19	94.58	10.93	103.82
10	13	96.29	94.85	95.12	09.98	99.72
15	4	94.89	94.10	93.91	03.34	100.20
16	10	95.42	94.72	93.69	10.00	101.10
17	4	96.63	96.56	96.74	02.74	99.81
20	179	92.62	92.26	92.41	09.41	99.84
25	32	93.44	93.67	93.94	14.37	99.71
30	1	87.78	87.78	87.78	00.00	100.00
<u> </u> ALL <u> </u>	284	93.30	93.54	93.53	09.97	100.01

Level of Value

Based on analysis of all available information, the level of value for the residential property in Dakota County is 93%.

2020 Commercial Correlation for Dakota County

Assessment Actions

The County Assessor did minimal changes to the commercial class of property. All pick-up work was completed in a timely fashion.

Assessment Practice Review

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

The County Assessor's sales verification process was reviewed to determine if an adequate sample of sales is being used and ensure all sales that are non-qualified have been properly documented as a non-arm's length sale.

Review and analysis indicates that the county has adequately identified economic areas and geographic locations within the county with the five assigned valuation groups being used for the commercial class.

The County Assessor has an established six-year inspection plan and is current in the review process. All of the commercial properties were reviewed in 2018. Lot value studies are completed at least every six years with the last study being conducted in 2018. Lot values are also reviewed when reappraisal is done by analyzing land to building ratios and vacant lot sales.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The County Assessor uses the Income, Cost and Sales Comparison approaches to value. Depreciation and costing tables being utilized are from 2016.

Description of Analysis

Commercial parcels are analyzed utilizing five valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Dakota City
5	Hubbard
10	Homer and Jackson
20	South Sioux City
25	Rural

The majority of the commercial activity in the county is in Valuation Group 20 of South Sioux City. The other small towns in their respective valuation groups have minimal commercial activity.

2020 Commercial Correlation for Dakota County

For the commercial property class, there were 49 qualified sales representing all valuation groups. Valuation Group 20 represents approximately 84% of the qualified commercial sales in the county and are within the acceptable range. All of the other remaining qualified sales fall within the other valuation groups but do not have enough qualified sales to be used for measurement. Overall two of the three measures of central tendency are within the acceptable range as a whole with the median being the best indicator the statistics are reliable. The COD and PRD are within the IAAO recommended range.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 2% to the commercial class excluding growth. There are numerous Tax Increment Financing (TIF) projects in the county that have been paid off on industrial projects and are reflected in the value change. The County Assessor also is placing values on exempt properties.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within acceptable parameters, and therefore considered equalized. The quality of assessment of the commercial property in Dakota County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	103.74	102.87	98.70	07.55	104.22
10	2	96.19	96.19	90.43	08.05	106.37
20	41	95.00	89.62	84.28	19.23	106.34
25	2	97.07	97.07	93.01	18.11	104.37
<u>ALL</u>	<u>49</u>	<u>96.08</u>	<u>91.28</u>	<u>84.99</u>	<u>17.76</u>	<u>107.40</u>

Level of Value

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

2020 Agricultural Correlation for Dakota County

Assessment Actions

In the agricultural class, the County Assessor overall increased irrigated land values approximately 1%, decreased dryland values approximately 1% and increased grassland values approximately 8%.

Assessment Practice Review

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

The usability percentage was below the state average so further review of the sales was done to ensure that the County Assessor had documented reasons for sales disqualification. A trimmed analysis revealed that when the sample size was expanded and the usability percentage was within the typical range, the calculated statistical median only moved 2%, therefore confirming the County Assessor's statistics were reliable for measurement.

The County Assessor has an established six-year inspection plan and is current in the review process. The County Assessor verifies agricultural improvements through use of aerial imagery. Land use was last reviewed in 2015. The County Assessor does not currently have a methodology for intensive use parcels.

The County Assessor has a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The depreciation and costing tables being used are from 2016.

Description of Analysis

Dakota County has two market areas. Market Area 1 is the eastern portion of the county, and has flat-bottom ground and borders the Missouri River. This market area is unique and has minimal comparisons to adjoining counties due to its soil characteristics influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries.

Market Area 2 is the western portion of the county, which contains bluffs and hills and consists of approximately 75% dryland. Land in this market area is comparable to land in adjoining counties of Dixon and Thurston Counties.

There are 11 total qualified sales in all market areas. Overall, all three measures of central tendency are within the acceptable range. The COD is within the IAAO recommended range. All land classes with a sufficient number of sales all had medians that fell in the acceptable range.

Analysis was conducted on the sales that have 80% or more of the acres in a single Major Land Use (MLU) category. Market Area 2 has seven qualified dryland sales and is within the range.

2020 Agricultural Correlation for Dakota County

The average acre comparison chart displays that the values assigned by the county assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that Dakota County has achieved equalized values. The quality of assessment in the agricultural land class of property in Dakota County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Dry_____						
County	8	67.93	69.73	69.37	05.05	100.52
1	1	67.05	67.05	67.05	00.00	100.00
2	7	68.80	70.11	69.51	05.33	100.86
_____ALL_____	11	68.80	69.78	69.38	04.35	100.58

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dakota County is 69%.

2020 Opinions of the Property Tax Administrator for Dakota County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Reissue 2018). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	69	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 7th day of April, 2020.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Dakota County

Residential Real Property - Current

Number of Sales	284	Median	93.30
Total Sales Price	\$47,875,858	Mean	93.54
Total Adj. Sales Price	\$47,875,858	Wgt. Mean	93.53
Total Assessed Value	\$44,777,840	Average Assessed Value of the Base	\$110,149
Avg. Adj. Sales Price	\$168,577	Avg. Assessed Value	\$157,668

Confidence Interval - Current

95% Median C.I	91.98 to 95.33
95% Wgt. Mean C.I	92.11 to 94.94
95% Mean C.I	92.17 to 94.91
% of Value of the Class of all Real Property Value in the County	42.55
% of Records Sold in the Study Period	4.22
% of Value Sold in the Study Period	6.04

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	328	94	94.03
2018	291	96	96.29
2017	321	93	93.27
2016	268	95	95.49

2020 Commission Summary for Dakota County

Commercial Real Property - Current

Number of Sales	49	Median	96.08
Total Sales Price	\$16,799,494	Mean	91.28
Total Adj. Sales Price	\$16,799,494	Wgt. Mean	84.99
Total Assessed Value	\$14,277,195	Average Assessed Value of the Base	\$421,302
Avg. Adj. Sales Price	\$342,847	Avg. Assessed Value	\$291,371

Confidence Interval - Current

95% Median C.I	86.19 to 100.02
95% Wgt. Mean C.I	72.49 to 97.49
95% Mean C.I	84.83 to 97.73
% of Value of the Class of all Real Property Value in the County	23.29
% of Records Sold in the Study Period	5.09
% of Value Sold in the Study Period	3.52

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	52	98	98.04
2018	44	98	98.10
2017	28	98	97.71
2016	36		98.42

**22 Dakota
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 284
 Total Sales Price : 47,875,858
 Total Adj. Sales Price : 47,875,858
 Total Assessed Value : 44,777,840
 Avg. Adj. Sales Price : 168,577
 Avg. Assessed Value : 157,668

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 94
 COD : 09.97
 PRD : 100.01

COV : 12.59
 STD : 11.78
 Avg. Abs. Dev : 09.30
 MAX Sales Ratio : 130.35
 MIN Sales Ratio : 56.22

95% Median C.I. : 91.98 to 95.33
 95% Wgt. Mean C.I. : 92.11 to 94.94
 95% Mean C.I. : 92.17 to 94.91

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	33	97.87	96.98	96.02	08.04	101.00	73.82	113.80	92.39 to 100.60	154,505	148,350	
01-JAN-18 To 31-MAR-18	26	95.32	96.61	96.73	08.38	99.88	78.70	119.52	90.81 to 100.89	142,056	137,413	
01-APR-18 To 30-JUN-18	48	97.84	97.70	98.16	09.18	99.53	76.29	130.35	94.50 to 100.56	180,122	176,801	
01-JUL-18 To 30-SEP-18	42	93.92	92.79	92.73	09.41	100.06	56.22	117.22	90.44 to 98.06	155,667	144,355	
01-OCT-18 To 31-DEC-18	34	92.39	93.87	94.04	11.87	99.82	75.68	126.04	84.75 to 99.78	176,729	166,196	
01-JAN-19 To 31-MAR-19	23	92.62	91.66	90.58	06.62	101.19	76.79	108.28	86.50 to 96.29	172,583	156,331	
01-APR-19 To 30-JUN-19	44	89.88	90.21	91.47	11.14	98.62	62.58	120.12	83.64 to 94.80	177,125	162,011	
01-JUL-19 To 30-SEP-19	34	89.57	88.13	87.88	09.84	100.28	63.71	118.56	81.48 to 95.06	180,241	158,393	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	149	96.35	95.97	96.00	09.00	99.97	56.22	130.35	93.64 to 98.44	160,913	154,481	
01-OCT-18 To 30-SEP-19	135	90.03	90.86	91.05	10.36	99.79	62.58	126.04	87.77 to 93.01	177,036	161,186	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	150	95.52	95.27	95.53	09.80	99.73	56.22	130.35	92.99 to 98.06	165,907	158,485	
<u>ALL</u>	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	32	95.66	98.08	97.11	09.14	101.00	80.39	130.35	90.22 to 103.12	177,857	172,723	
5	9	98.20	98.19	94.58	10.93	103.82	79.09	119.52	85.52 to 116.17	86,494	81,805	
10	13	96.29	94.85	95.12	09.98	99.72	78.03	117.22	80.01 to 104.63	154,808	147,260	
15	4	94.89	94.10	93.91	03.34	100.20	88.86	97.76	N/A	93,125	87,455	
16	10	95.42	94.72	93.69	10.00	101.10	75.28	114.63	81.81 to 106.00	190,850	178,814	
17	4	96.63	96.56	96.74	02.74	99.81	92.62	100.36	N/A	337,725	326,710	
20	179	92.62	92.26	92.41	09.41	99.84	60.85	120.48	91.27 to 94.89	155,629	143,822	
25	32	93.44	93.67	93.94	14.37	99.71	56.22	126.04	83.20 to 104.26	239,810	225,289	
30	1	87.78	87.78	87.78	00.00	100.00	87.78	87.78	N/A	230,000	201,900	
<u>ALL</u>	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668	

**22 Dakota
RESIDENTIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 284
 Total Sales Price : 47,875,858
 Total Adj. Sales Price : 47,875,858
 Total Assessed Value : 44,777,840
 Avg. Adj. Sales Price : 168,577
 Avg. Assessed Value : 157,668

MEDIAN : 93
 WGT. MEAN : 94
 MEAN : 94
 COD : 09.97
 PRD : 100.01

COV : 12.59
 STD : 11.78
 Avg. Abs. Dev : 09.30
 MAX Sales Ratio : 130.35
 MIN Sales Ratio : 56.22

95% Median C.I. : 91.98 to 95.33
 95% Wgt. Mean C.I. : 92.11 to 94.94
 95% Mean C.I. : 92.17 to 94.91

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	282	93.30	93.58	93.57	09.97	100.01	56.22	130.35	92.00 to 95.26	168,804	157,945
06											
07	2	87.14	87.14	86.91	10.16	100.26	78.29	95.99	N/A	136,500	118,633
<u>ALL</u>	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668
Greater Than 14,999	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668
Greater Than 29,999	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	11	87.92	92.57	92.38	13.88	100.21	65.96	119.52	77.41 to 108.50	50,540	46,690
60,000 TO 99,999	38	98.82	99.28	99.25	09.15	100.03	71.79	130.35	94.65 to 104.86	77,755	77,171
100,000 TO 149,999	86	91.92	90.84	90.77	10.07	100.08	60.85	126.04	88.46 to 93.01	127,034	115,312
150,000 TO 249,999	112	93.21	93.12	92.93	09.15	100.20	74.21	120.48	90.34 to 96.29	191,287	177,769
250,000 TO 499,999	37	97.17	95.46	95.74	08.62	99.71	56.22	120.12	91.29 to 99.78	324,761	310,941
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	284	93.30	93.54	93.53	09.97	100.01	56.22	130.35	91.98 to 95.33	168,577	157,668

22 Dakota
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 49
 Total Sales Price : 16,799,494
 Total Adj. Sales Price : 16,799,494
 Total Assessed Value : 14,277,195
 Avg. Adj. Sales Price : 342,847
 Avg. Assessed Value : 291,371

MEDIAN : 96
 WGT. MEAN : 85
 MEAN : 91
 COD : 17.76
 PRD : 107.40

COV : 25.25
 STD : 23.05
 Avg. Abs. Dev : 17.06
 MAX Sales Ratio : 154.50
 MIN Sales Ratio : 35.68

95% Median C.I. : 86.19 to 100.02
 95% Wgt. Mean C.I. : 72.49 to 97.49
 95% Mean C.I. : 84.83 to 97.73

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	6	102.18	100.11	102.25	06.41	97.91	85.66	107.90	85.66 to 107.90	293,083	299,692
01-JAN-17 To 31-MAR-17	4	103.73	107.67	109.24	10.18	98.56	96.08	127.14	N/A	183,750	200,730
01-APR-17 To 30-JUN-17	2	90.85	90.85	81.71	12.44	111.19	79.55	102.14	N/A	786,000	642,233
01-JUL-17 To 30-SEP-17	4	103.05	97.83	97.94	13.05	99.89	70.60	114.64	N/A	105,500	103,328
01-OCT-17 To 31-DEC-17	4	97.59	89.72	86.50	19.64	103.72	51.61	112.08	N/A	99,750	86,285
01-JAN-18 To 31-MAR-18	7	98.15	98.46	98.58	18.31	99.88	61.26	154.50	61.26 to 154.50	306,996	302,625
01-APR-18 To 30-JUN-18	10	85.90	75.88	75.50	26.75	100.50	35.68	116.33	36.13 to 100.13	173,402	130,916
01-JUL-18 To 30-SEP-18	1	78.59	78.59	78.59	00.00	100.00	78.59	78.59	N/A	800,000	628,700
01-OCT-18 To 31-DEC-18	3	109.76	107.82	107.00	06.14	100.77	96.75	116.96	N/A	269,667	288,543
01-JAN-19 To 31-MAR-19	3	78.87	78.10	78.50	07.16	99.49	69.23	86.19	N/A	372,000	292,028
01-APR-19 To 30-JUN-19	2	104.01	104.01	100.16	11.73	103.84	91.81	116.21	N/A	950,000	951,528
01-JUL-19 To 30-SEP-19	3	81.14	72.32	56.75	13.78	127.44	51.15	84.68	N/A	1,135,000	644,068
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	16	101.08	100.27	95.80	09.76	104.67	70.60	127.14	95.00 to 107.93	280,469	268,678
01-OCT-17 To 30-SEP-18	22	90.24	85.70	86.61	23.11	98.95	35.68	154.50	61.26 to 100.13	231,000	200,063
01-OCT-18 To 30-SEP-19	11	86.19	89.34	77.14	17.55	115.82	51.15	116.96	69.23 to 116.21	657,273	506,998
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	14	100.15	97.33	90.98	13.93	106.98	51.61	127.14	79.55 to 112.08	223,429	203,274
01-JAN-18 To 31-DEC-18	21	91.92	88.10	89.62	22.36	98.30	35.68	154.50	78.59 to 100.13	261,524	234,375
<u>ALL</u>	49	96.08	91.28	84.99	17.76	107.40	35.68	154.50	86.19 to 100.02	342,847	291,371

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	103.74	102.87	98.70	07.55	104.22	91.92	112.08	N/A	95,119	93,884
10	2	96.19	96.19	90.43	08.05	106.37	88.45	103.93	N/A	235,000	212,503
20	41	95.00	89.62	84.28	19.23	106.34	35.68	154.50	83.34 to 100.02	379,488	319,851
25	2	97.07	97.07	93.01	18.11	104.37	79.49	114.64	N/A	195,000	181,375
<u>ALL</u>	49	96.08	91.28	84.99	17.76	107.40	35.68	154.50	86.19 to 100.02	342,847	291,371

**22 Dakota
COMMERCIAL**

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 49
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 Total Adj. Sales Price : 16,799,494
 Total Assessed Value : 14,277,195
 Avg. Adj. Sales Price : 342,847
 Avg. Assessed Value : 291,371

MEDIAN : 96
 WGT. MEAN : 85
 MEAN : 91
 COD : 17.76
 PRD : 107.40

COV : 25.25
 STD : 23.05
 Avg. Abs. Dev : 17.06
 MAX Sales Ratio : 154.50
 MIN Sales Ratio : 35.68

95% Median C.I. : 86.19 to 100.02
 95% Wgt. Mean C.I. : 72.49 to 97.49
 95% Mean C.I. : 84.83 to 97.73

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	100.13	100.13	100.13	00.00	100.00	100.13	100.13	N/A	67,000	67,090
03	48	95.54	91.09	84.93	18.14	107.25	35.68	154.50	85.66 to 100.02	348,594	296,044
04											
<u>ALL</u>	<u>49</u>	<u>96.08</u>	<u>91.28</u>	<u>84.99</u>	<u>17.76</u>	<u>107.40</u>	<u>35.68</u>	<u>154.50</u>	<u>86.19 to 100.02</u>	<u>342,847</u>	<u>291,371</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	116.96	116.96	116.96	00.00	100.00	116.96	116.96	N/A	24,000	28,070
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	49	96.08	91.28	84.99	17.76	107.40	35.68	154.50	86.19 to 100.02	342,847	291,371
Greater Than 14,999	49	96.08	91.28	84.99	17.76	107.40	35.68	154.50	86.19 to 100.02	342,847	291,371
Greater Than 29,999	48	95.54	90.74	84.94	17.77	106.83	35.68	154.50	85.66 to 100.02	349,489	296,857
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	116.96	116.96	116.96	00.00	100.00	116.96	116.96	N/A	24,000	28,070
30,000 TO 59,999	3	109.31	109.02	109.54	01.95	99.53	105.68	112.08	N/A	48,667	53,312
60,000 TO 99,999	9	98.16	82.25	81.78	22.34	100.57	36.13	107.93	51.26 to 107.72	76,278	62,378
100,000 TO 149,999	6	82.27	82.08	81.95	14.39	100.16	61.26	100.02	61.26 to 100.02	128,333	105,164
150,000 TO 249,999	13	96.75	99.66	97.90	15.02	101.80	58.08	154.50	89.49 to 114.64	178,615	174,865
250,000 TO 499,999	8	86.57	85.33	83.31	20.39	102.42	35.68	127.14	35.68 to 127.14	324,250	270,126
500,000 TO 999,999	4	97.98	97.69	96.86	15.62	100.86	78.59	116.21	N/A	646,250	625,945
1,000,000 +	5	91.81	85.37	77.67	16.04	109.91	51.15	104.33	N/A	1,534,400	1,191,754
<u>ALL</u>	<u>49</u>	<u>96.08</u>	<u>91.28</u>	<u>84.99</u>	<u>17.76</u>	<u>107.40</u>	<u>35.68</u>	<u>154.50</u>	<u>86.19 to 100.02</u>	<u>342,847</u>	<u>291,371</u>

22 Dakota
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

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 Total Sales Price : 16,799,494
 Total Adj. Sales Price : 16,799,494
 Total Assessed Value : 14,277,195
 Avg. Adj. Sales Price : 342,847
 Avg. Assessed Value : 291,371

MEDIAN : 96
 WGT. MEAN : 85
 MEAN : 91
 COD : 17.76
 PRD : 107.40

COV : 25.25
 STD : 23.05
 Avg. Abs. Dev : 17.06
 MAX Sales Ratio : 154.50
 MIN Sales Ratio : 35.68

95% Median C.I. : 86.19 to 100.02
 95% Wgt. Mean C.I. : 72.49 to 97.49
 95% Mean C.I. : 84.83 to 97.73

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
297	2	104.03	104.03	104.28	03.75	99.76	100.13	107.93	N/A	71,500	74,558
340	1	127.14	127.14	127.14	00.00	100.00	127.14	127.14	N/A	270,000	343,270
344	8	99.09	90.80	97.93	14.24	92.72	51.26	109.76	51.26 to 109.76	172,688	169,118
346	1	91.92	91.92	91.92	00.00	100.00	91.92	91.92	N/A	192,474	176,925
349	2	91.74	91.74	80.54	13.29	113.91	79.55	103.93	N/A	741,000	596,808
350	1	89.49	89.49	89.49	00.00	100.00	89.49	89.49	N/A	228,000	204,040
352	9	84.68	81.69	67.64	11.84	120.77	51.15	98.15	69.23 to 98.15	638,778	432,073
353	4	93.87	88.43	87.71	14.81	100.82	58.08	107.90	N/A	175,250	153,708
384	2	91.34	91.34	83.95	22.71	108.80	70.60	112.08	N/A	88,500	74,300
386	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	1,100,000	1,100,000
391	1	105.68	105.68	105.68	00.00	100.00	105.68	105.68	N/A	34,000	35,930
406	3	114.64	103.28	104.43	10.89	98.90	78.87	116.33	N/A	145,667	152,127
412	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	150,000	142,505
470	3	83.34	105.78	105.44	30.00	100.32	79.49	154.50	N/A	156,167	164,667
471	1	116.21	116.21	116.21	00.00	100.00	116.21	116.21	N/A	650,000	755,390
472	1	36.13	36.13	36.13	00.00	100.00	36.13	36.13	N/A	75,000	27,095
528	5	86.19	76.23	73.33	27.94	103.95	35.68	109.31	N/A	237,404	174,100
851	2	98.07	98.07	97.67	06.38	100.41	91.81	104.33	N/A	1,175,000	1,147,665
999	1	116.96	116.96	116.96	00.00	100.00	116.96	116.96	N/A	24,000	28,070
<u> </u> ALL <u> </u>	49	96.08	91.28	84.99	17.76	107.40	35.68	154.50	86.19 to 100.02	342,847	291,371

22 Dakota
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 11
Total Sales Price : 11,270,414
Total Adj. Sales Price : 11,270,414
Total Assessed Value : 7,818,985
Avg. Adj. Sales Price : 1,024,583
Avg. Assessed Value : 710,817

MEDIAN : 69
WGT. MEAN : 69
MEAN : 70
COD : 04.35
PRD : 100.58

COV : 06.03
STD : 04.21
Avg. Abs. Dev : 02.99
MAX Sales Ratio : 77.56
MIN Sales Ratio : 64.23

95% Median C.I. : 66.92 to 76.55
95% Wgt. Mean C.I. : 67.75 to 71.01
95% Mean C.I. : 66.95 to 72.61

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	3	68.80	70.80	70.03	04.61	101.10	67.05	76.55	N/A	645,037	451,747
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	69.72	69.72	69.72	00.00	100.00	69.72	69.72	N/A	5,293,687	3,691,005
01-JAN-18 To 31-MAR-18	2	68.67	68.67	66.56	06.47	103.17	64.23	73.11	N/A	555,664	369,850
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	2	66.97	66.97	66.98	00.07	99.99	66.92	67.01	N/A	727,497	487,255
01-JAN-19 To 31-MAR-19	2	68.33	68.33	68.31	00.86	100.03	67.74	68.91	N/A	463,040	316,280
01-APR-19 To 30-JUN-19	1	77.56	77.56	77.56	00.00	100.00	77.56	77.56	N/A	549,214	425,970
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	3	68.80	70.80	70.03	04.61	101.10	67.05	76.55	N/A	645,037	451,747
01-OCT-17 To 30-SEP-18	3	69.72	69.02	69.18	04.25	99.77	64.23	73.11	N/A	2,135,005	1,476,902
01-OCT-18 To 30-SEP-19	5	67.74	69.63	69.38	03.71	100.36	66.92	77.56	N/A	586,058	406,608
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	4	69.26	70.53	69.81	03.77	101.03	67.05	76.55	N/A	1,807,200	1,261,561
01-JAN-18 To 31-DEC-18	4	66.97	67.82	66.80	03.34	101.53	64.23	73.11	N/A	641,581	428,553
<u>ALL</u>	11	68.80	69.78	69.38	04.35	100.58	64.23	77.56	66.92 to 76.55	1,024,583	710,817

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	1	67.05	67.05	67.05	00.00	100.00	67.05	67.05	N/A	585,111	392,325
2	10	68.86	70.06	69.50	04.53	100.81	64.23	77.56	66.92 to 76.55	1,068,530	742,666
<u>ALL</u>	11	68.80	69.78	69.38	04.35	100.58	64.23	77.56	66.92 to 76.55	1,024,583	710,817

22 Dakota
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

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 Total Sales Price : 11,270,414
 Total Adj. Sales Price : 11,270,414
 Total Assessed Value : 7,818,985
 Avg. Adj. Sales Price : 1,024,583
 Avg. Assessed Value : 710,817

MEDIAN : 69
 WGT. MEAN : 69
 MEAN : 70
 COD : 04.35
 PRD : 100.58

COV : 06.03
 STD : 04.21
 Avg. Abs. Dev : 02.99
 MAX Sales Ratio : 77.56
 MIN Sales Ratio : 64.23

95% Median C.I. : 66.92 to 76.55
 95% Wgt. Mean C.I. : 67.75 to 71.01
 95% Mean C.I. : 66.95 to 72.61

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___Dry___											
County	6	67.03	68.43	67.85	03.54	100.85	64.23	76.55	64.23 to 76.55	701,603	476,015
1	1	67.05	67.05	67.05	00.00	100.00	67.05	67.05	N/A	585,111	392,325
2	5	67.01	68.70	67.98	04.24	101.06	64.23	76.55	N/A	724,901	492,753
___ALL___	11	68.80	69.78	69.38	04.35	100.58	64.23	77.56	66.92 to 76.55	1,024,583	710,817

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___Dry___											
County	8	67.93	69.73	69.37	05.05	100.52	64.23	77.56	64.23 to 77.56	1,256,565	871,633
1	1	67.05	67.05	67.05	00.00	100.00	67.05	67.05	N/A	585,111	392,325
2	7	68.80	70.11	69.51	05.33	100.86	64.23	77.56	64.23 to 77.56	1,352,486	940,106
___ALL___	11	68.80	69.78	69.38	04.35	100.58	64.23	77.56	66.92 to 76.55	1,024,583	710,817

Dakota County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	5590	n/a	5420	5410	n/a	5170	5165	5040	5465
Burt	1	5004	5200	4650	3632	n/a	3027	3575	2975	4230
Thurston	2	6000	6000	5800	5800	n/a	n/a	4700	4290	5518
Dakota	2	n/a	n/a	5390	5265	n/a	n/a	4435	4270	4539
Dixon	1	6325	6150	6025	5673	5300	4794	4412	4200	5633
Dixon	2	5285	5790	4930	4770	4435	4115	4030	3865	4497
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	5531

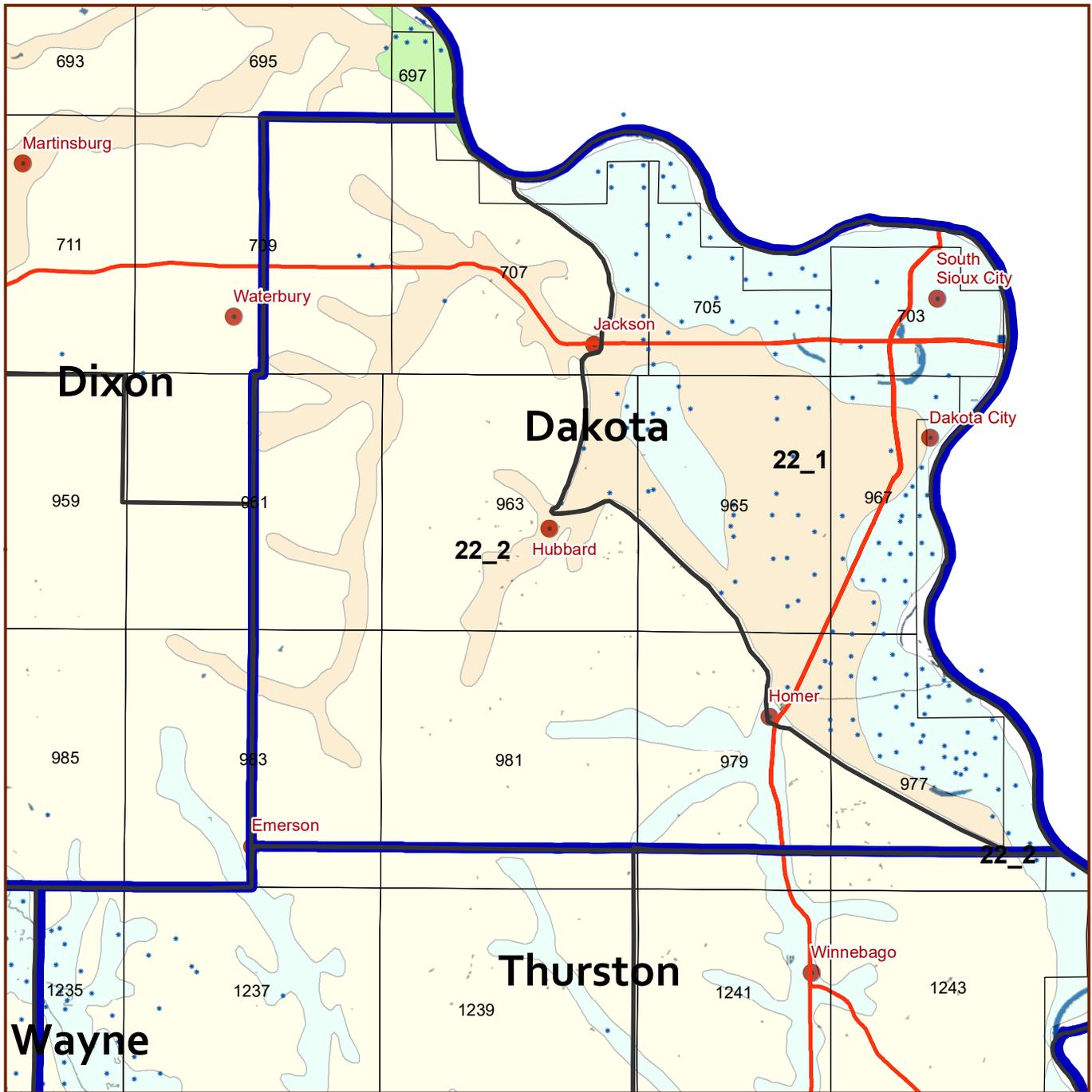
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	4975	4955	4895	n/a	4800	4030	3875	3800	4886
Burt	1	5178	5150	4620	n/a	3443	3900	3398	2660	3978
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	3900
Dakota	2	5010	5000	4935	4880	4545	4015	3800	3700	4085
Dixon	1	6013	5674	5387	4874	4637	4178	3937	3695	4881
Dixon	2	4255	3900	3900	3890	3620	3515	3205	3205	3552
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	4631

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2115	2085	2100	2020	n/a	n/a	n/a	n/a	2104
Burt	1	2494	2251	1975	1950	n/a	1830	605	1655	2252
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	1739
Dakota	2	2140	2120	2080	2050	2015	n/a	n/a	n/a	2102
Dixon	1	2430	2111	1353	1856	1465	1747	1561	1124	1564
Dixon	2	1900	1800	1700	1600	1500	1500	1440	n/a	1754
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	1777

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	614	215
Burt	1	3488	n/a	131
Thurston	2	n/a	500	75
Dakota	2	n/a	595	215
Dixon	1	4388	1512	148
Dixon	2	3481	856	119
Thurston	1	n/a	475	75

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

DAKOTA COUNTY



Legend

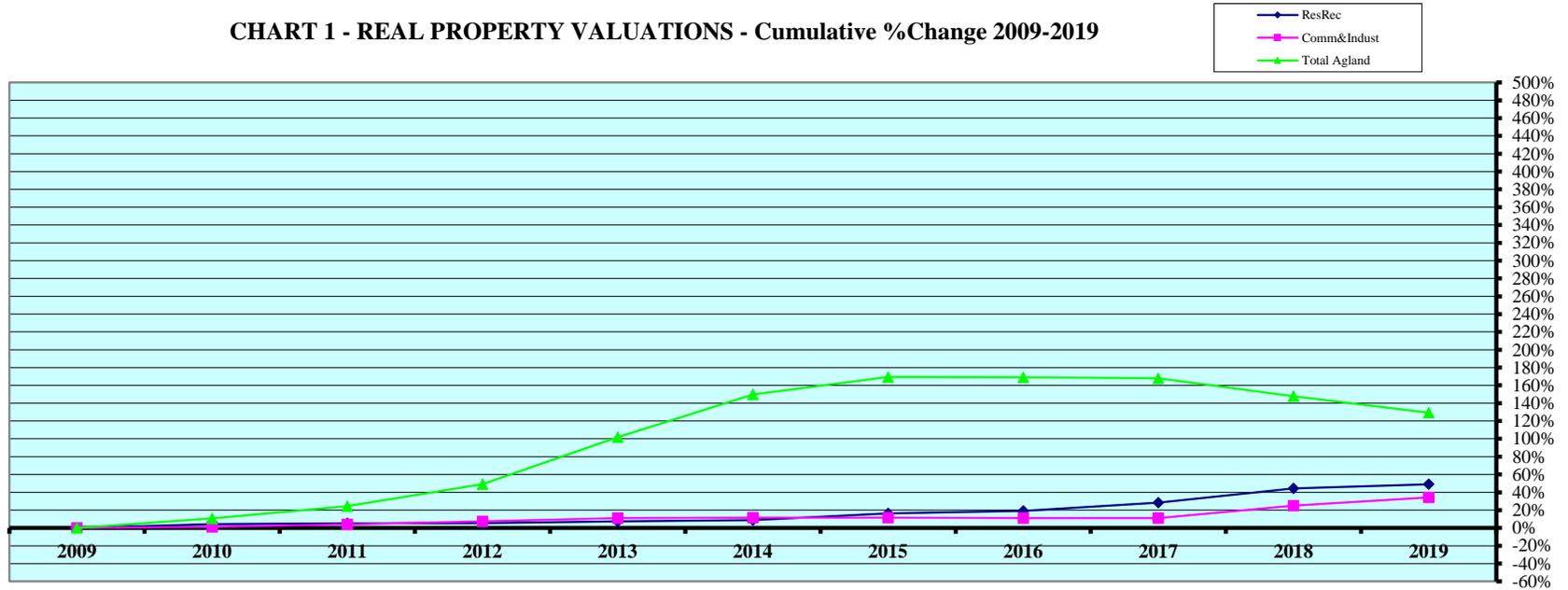
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- 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 2009-2019



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
2009	476,522,750	--	--	--	280,798,785	--	--	--	242,766,720	--	--	--
2010	496,820,940	20,298,190	4.26%	4.26%	284,249,075	3,450,290	1.23%	1.23%	268,800,550	26,033,830	10.72%	10.72%
2011	501,185,330	4,364,390	0.88%	5.18%	291,733,760	7,484,685	2.63%	3.89%	301,933,494	33,132,944	12.33%	24.37%
2012	502,500,760	1,315,430	0.26%	5.45%	301,092,850	9,359,090	3.21%	7.23%	362,103,333	60,169,839	19.93%	49.16%
2013	510,940,590	8,439,830	1.68%	7.22%	312,057,535	10,964,685	3.64%	11.13%	490,197,585	128,094,252	35.38%	101.92%
2014	518,318,960	7,378,370	1.44%	8.77%	313,465,455	1,407,920	0.45%	11.63%	606,108,170	115,910,585	23.65%	149.67%
2015	553,789,005	35,470,045	6.84%	16.21%	313,009,740	-455,715	-0.15%	11.47%	654,066,310	47,958,140	7.91%	169.42%
2016	567,882,380	14,093,375	2.54%	19.17%	312,064,410	-945,330	-0.30%	11.13%	653,445,810	-620,500	-0.09%	169.17%
2017	612,304,985	44,422,605	7.82%	28.49%	311,422,240	-642,170	-0.21%	10.91%	650,635,295	-2,810,515	-0.43%	168.01%
2018	687,202,300	74,897,315	12.23%	44.21%	351,204,640	39,782,400	12.77%	25.07%	601,414,935	-49,220,360	-7.56%	147.73%
2019	709,944,440	22,742,140	3.31%	48.98%	376,996,323	25,791,683	7.34%	34.26%	556,725,815	-44,689,120	-7.43%	129.33%

Rate Annual %chg: Residential & Recreational **4.07%**

Commercial & Industrial **2.99%**

Agricultural Land **8.65%**

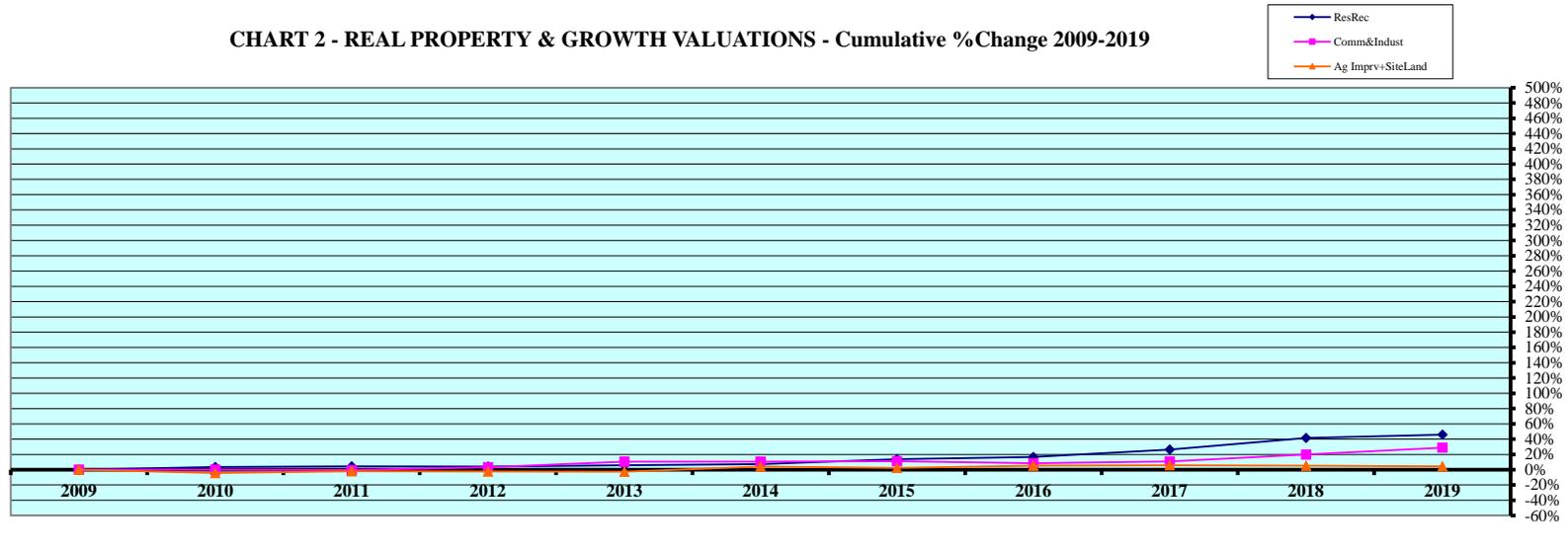
Cnty# **22**
County **DAKOTA**

CHART 1

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

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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	
2009	476,522,750	4,222,975	0.89%	472,299,775	--	--	280,798,785	9,358,513	3.33%	271,440,272	--	--	
2010	496,820,940	3,888,371	0.78%	492,932,569	3.44%	3.44%	284,249,075	3,192,875	1.12%	281,056,200	0.09%	0.09%	
2011	501,185,330	3,848,580	0.77%	497,336,750	0.10%	4.37%	291,733,760	12,175,565	4.17%	279,558,195	-1.65%	-0.44%	
2012	502,500,760	6,318,041	1.26%	496,182,719	-1.00%	4.13%	301,092,850	10,974,769	3.64%	290,118,081	-0.55%	3.32%	
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	5.96%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	10.51%	
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	7.45%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	10.55%	
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	13.78%	313,009,740	814,845	0.26%	312,194,895	-0.41%	11.18%	
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	16.61%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	8.51%	
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	26.29%	311,422,240	266,715	0.09%	311,155,525	-0.29%	10.81%	
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	41.43%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	20.01%	
2019	709,944,440	15,133,610	2.13%	694,810,830	1.11%	45.81%	376,996,323	15,298,864	4.06%	361,697,459	2.99%	28.81%	
Rate Ann%chg	4.07%					2.53%	2.99%					C & I w/o growth	0.83%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2009	27,757,825	8,525,865	36,283,690	1,167,360	3.22%	--	--
2010	26,969,890	8,473,335	35,443,225	729,701	2.06%	-4.33%	-4.33%
2011	25,705,735	10,675,865	36,381,600	844,585	2.32%	0.26%	-2.06%
2012	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	-2.59%	-2.33%
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	-5.67%	-2.61%
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	-0.02%	4.22%
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	-2.08%	2.32%
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	-1.75%	5.19%
2017	28,011,895	10,665,165	38,677,060	278,575	0.72%	-0.83%	5.83%
2018	27,448,390	10,967,355	38,415,745	207,840	0.54%	-1.21%	5.30%
2019	27,055,160	10,813,390	37,868,550	0	0.00%	-1.42%	4.37%
Rate Ann%chg	-0.26%	2.41%	0.43%	Ag Imprv+Site w/o growth		-1.96%	

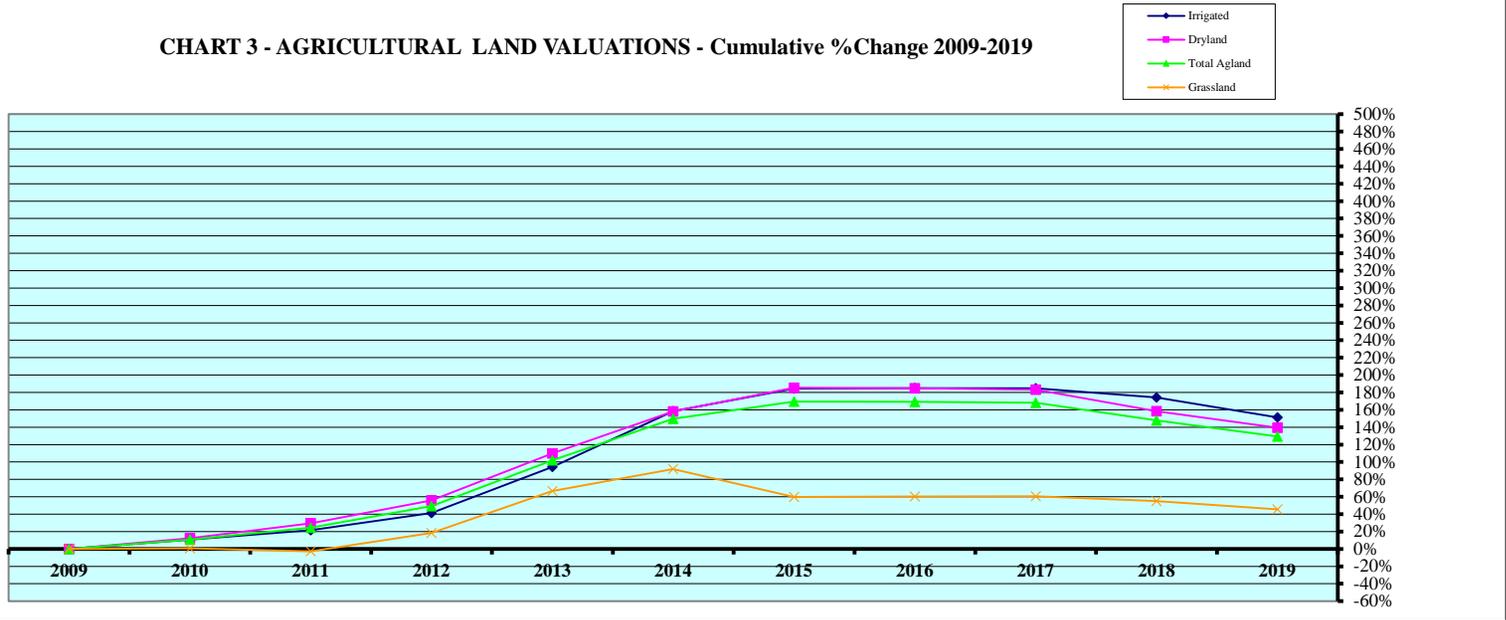
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 22
County DAKOTA

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	36,251,290	--	--	--	176,129,805	--	--	--	29,330,545	--	--	--
2010	40,101,055	3,849,765	10.62%	10.62%	197,933,220	21,803,415	12.38%	12.38%	29,511,310	180,765	0.62%	0.62%
2011	44,060,140	3,959,085	9.87%	21.54%	228,102,640	30,169,420	15.24%	29.51%	28,506,499	-1,004,811	-3.40%	-2.81%
2012	51,237,299	7,177,159	16.29%	41.34%	274,295,692	46,193,052	20.25%	55.73%	34,705,386	6,198,887	21.75%	18.33%
2013	70,416,250	19,178,951	37.43%	94.24%	369,407,610	95,111,918	34.67%	109.74%	48,890,870	14,185,484	40.87%	66.69%
2014	93,662,510	23,246,260	33.01%	158.37%	454,763,675	85,356,065	23.11%	158.20%	56,268,770	7,377,900	15.09%	91.84%
2015	103,092,690	9,430,180	10.07%	184.38%	502,647,085	47,883,410	10.53%	185.38%	46,895,545	-9,373,225	-16.66%	59.89%
2016	103,276,295	183,605	0.18%	184.89%	501,723,420	-923,665	-0.18%	184.86%	47,034,510	138,965	0.30%	60.36%
2017	103,190,920	-85,375	-0.08%	184.65%	498,908,185	-2,815,235	-0.56%	183.26%	47,115,285	80,775	0.17%	60.64%
2018	99,357,615	-3,833,305	-3.71%	174.08%	455,224,465	-43,683,720	-8.76%	158.46%	45,481,395	-1,633,890	-3.47%	55.06%
2019	91,048,755	-8,308,860	-8.36%	151.16%	421,593,290	-33,631,175	-7.39%	139.37%	42,662,400	-2,818,995	-6.20%	45.45%

Rate Ann.%chg: Irrigated **9.65%** Dryland **9.12%** Grassland **3.82%**

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
2009	1,055,080	--	--	--	0	--	--	--	242,766,720	--	--	--
2010	1,254,965	199,885	18.95%	18.95%	0	0	--	--	268,800,550	26,033,830	10.72%	10.72%
2011	1,264,215	9,250	0.74%	19.82%	0	0	--	--	301,933,494	33,132,944	12.33%	24.37%
2012	2,066,502	802,287	63.46%	95.86%	(201,546)	-201,546	--	--	362,103,333	60,169,839	19.93%	49.16%
2013	1,941,200	-125,302	-6.06%	83.99%	(458,345)	-256,799	--	--	490,197,585	128,094,252	35.38%	101.92%
2014	1,412,635	-528,565	-27.23%	33.89%	580	458,925	--	--	606,108,170	115,910,585	23.65%	149.67%
2015	1,430,395	17,760	1.26%	35.57%	595	15	2.59%	--	654,066,310	47,958,140	7.91%	169.42%
2016	1,410,990	-19,405	-1.36%	33.73%	595	0	0.00%	--	653,445,810	-620,500	-0.09%	169.17%
2017	1,399,980	-11,010	-0.78%	32.69%	20,925	20,330	3416.81%	--	650,635,295	-2,810,515	-0.43%	168.01%
2018	1,350,880	-49,100	-3.51%	28.04%	580	-20,345	-97.23%	--	601,414,935	-49,220,360	-7.56%	147.73%
2019	1,383,680	32,800	2.43%	31.14%	37,690	37,110	6398.28%	--	556,725,815	-44,689,120	-7.43%	129.33%

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

Rate Ann.%chg: Total Agric Land **8.65%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	36,423,830	15,017	2,425			176,322,525	99,903	1,765			29,161,915	29,276	996		
2010	40,101,055	16,620	2,413	-0.52%	-0.52%	199,072,985	97,844	2,035	15.28%	15.28%	29,123,895	29,069	1,002	0.58%	0.58%
2011	44,528,985	16,391	2,717	12.59%	12.01%	228,257,800	97,373	2,344	15.21%	32.82%	28,555,470	29,327	974	-2.81%	-2.25%
2012	51,175,765	14,613	3,502	28.91%	44.39%	274,361,500	96,368	2,847	21.45%	61.31%	34,790,785	28,988	1,200	23.26%	20.48%
2013	70,402,325	14,614	4,817	37.56%	98.62%	369,040,745	96,151	3,838	34.81%	117.47%	48,831,685	28,744	1,699	41.55%	70.55%
2014	92,980,020	16,749	5,551	15.23%	128.88%	456,164,085	96,627	4,721	23.00%	167.48%	55,642,745	28,717	1,938	14.06%	94.52%
2015	103,198,255	16,827	6,133	10.47%	152.86%	503,253,555	96,312	5,225	10.68%	196.06%	46,615,355	28,870	1,615	-16.67%	62.10%
2016	103,045,205	16,802	6,133	0.00%	152.85%	502,552,035	96,246	5,222	-0.07%	195.85%	46,834,665	29,198	1,604	-0.66%	61.03%
2017	103,803,820	16,920	6,135	0.03%	152.94%	501,182,750	95,967	5,222	0.02%	195.90%	46,839,410	28,992	1,616	0.72%	62.19%
2018	99,357,615	16,861	5,893	-3.95%	142.96%	454,456,325	95,673	4,750	-9.04%	169.14%	44,902,780	28,982	1,549	-4.10%	55.54%
2019	91,048,755	16,896	5,389	-8.56%	122.17%	420,832,290	95,909	4,388	-7.63%	148.61%	42,647,580	29,549	1,443	-6.85%	44.89%

Rate Annual %chg Average Value/Acre:

8.31%

9.53%

3.78%

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
2009	1,049,630	6,048	174			0	0				242,957,900	150,245	1,617		
2010	1,250,395	6,670	187	8.02%	8.02%	0	0				269,548,330	150,203	1,795	10.98%	10.98%
2011	1,253,165	6,695	187	-0.15%	7.86%	0	0				302,595,420	149,786	2,020	12.57%	24.93%
2012	2,069,225	9,284	223	19.07%	28.44%	0	0				362,397,275	149,253	2,428	20.19%	50.15%
2013	1,956,800	9,291	211	-5.51%	21.36%	168,940	266	635			490,400,495	149,066	3,290	35.49%	103.44%
2014	1,411,170	6,697	211	0.05%	21.42%	244,130	348	702	10.58%		606,442,150	149,138	4,066	23.60%	151.46%
2015	1,427,045	6,606	216	2.52%	24.48%	244,145	348	702	0.01%		654,738,355	148,963	4,395	8.09%	171.80%
2016	1,423,035	6,592	216	-0.07%	24.39%	595	3	215	-69.39%		653,855,535	148,842	4,393	-0.05%	171.66%
2017	1,402,790	6,533	215	-0.53%	23.73%	595	3	215	0.00%		653,229,365	148,415	4,401	0.19%	172.18%
2018	1,349,515	6,432	210	-2.29%	20.90%	580	3	209	-2.52%		600,066,815	147,951	4,056	-7.85%	150.81%
2019	1,382,675	6,437	215	2.38%	23.78%	595	3	215	2.59%		555,911,895	148,794	3,736	-7.88%	131.04%

22
DAKOTA

Rate Annual %chg Average Value/Acre:

8.73%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Aglnd Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,006	DAKOTA	69,711,567	29,718,629	30,646,329	709,944,440	280,536,473	96,459,850	0	556,725,815	27,055,160	10,813,390	0	1,811,611,653
cnty sector value % of total value:		3.85%	1.64%	1.69%	39.19%	15.49%	5.32%		30.73%	1.49%	0.60%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,919	DAKOTA CITY	1,504,944	600,248	1,054,132	71,238,895	9,692,140	5,338,890	0	547,080	0	0	0	89,976,329
9.14%	%sector of county sector	2.16%	2.02%	3.44%	10.03%	3.45%	5.53%		0.10%				4.97%
	%sector of municipality	1.67%	0.67%	1.17%	79.18%	10.77%	5.93%		0.61%				100.00%
840	EMERSON	75,822	80,486	9,437	9,010,975	1,136,100	0	0	0	0	0	0	10,312,820
4.00%	%sector of county sector	0.11%	0.27%	0.03%	1.27%	0.40%							0.57%
	%sector of municipality	0.74%	0.78%	0.09%	87.38%	11.02%							100.00%
549	HOMER	333,923	274,899	605,485	18,374,695	2,215,565	0	0	0	0	0	0	21,804,567
2.61%	%sector of county sector	0.48%	0.93%	1.98%	2.59%	0.79%							1.20%
	%sector of municipality	1.53%	1.26%	2.78%	84.27%	10.16%							100.00%
236	HUBBARD	138,396	0	0	6,302,375	1,101,665	0	0	0	0	0	0	7,542,436
1.12%	%sector of county sector	0.20%			0.89%	0.39%							0.42%
	%sector of municipality	1.83%			83.56%	14.61%							100.00%
223	JACKSON	13,280,040	73,777	17,309	11,661,815	2,508,515	181,330	0	0	0	0	0	27,722,786
1.06%	%sector of county sector	19.05%	0.25%	0.06%	1.64%	0.89%	0.19%						1.53%
	%sector of municipality	47.90%	0.27%	0.06%	42.07%	9.05%	0.65%						100.00%
13,353	SOUTH SIOUX CITY	34,284,278	11,782,454	7,586,486	390,843,110	229,488,533	52,053,750	0	597,160	19,095	28,105	0	726,682,971
63.57%	%sector of county sector	49.18%	39.65%	24.75%	55.05%	81.80%	53.96%		0.11%	0.07%	0.26%		40.11%
	%sector of municipality	4.72%	1.62%	1.04%	53.78%	31.58%	7.16%		0.08%	0.00%	0.00%		100.00%
17,120	Total Municipalities	49,617,403	12,811,864	9,272,849	507,431,865	246,142,518	57,573,970	0	1,144,240	19,095	28,105	0	884,041,909
81.50%	%all municip.sectors of cnty	71.18%	43.11%	30.26%	71.47%	87.74%	59.69%		0.21%	0.07%	0.26%		48.80%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,986	Value : 1,742,019,409	Growth 23,221,470	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	514	14,511,495	190	3,086,040	142	2,844,700	846	20,442,235	
02. Res Improve Land	4,232	66,532,685	612	12,504,010	524	14,034,045	5,368	93,070,740	
03. Res Improvements	4,525	445,290,650	818	100,694,170	539	81,693,975	5,882	627,678,795	
04. Res Total	5,039	526,334,830	1,008	116,284,220	681	98,572,720	6,728	741,191,770	2,462,350
% of Res Total	74.90	71.01	14.98	15.69	10.12	13.30	67.37	42.55	10.60
05. Com UnImp Land	165	11,364,375	41	1,990,154	6	701,125	212	14,055,654	
06. Com Improve Land	606	34,793,070	60	6,000,385	33	4,167,450	699	44,960,905	
07. Com Improvements	609	213,260,805	63	17,568,410	36	7,005,315	708	237,834,530	
08. Com Total	774	259,418,250	104	25,558,949	42	11,873,890	920	296,851,089	13,581,730
% of Com Total	84.13	87.39	11.30	8.61	4.57	4.00	9.21	17.04	58.49
09. Ind UnImp Land	9	1,286,545	10	1,259,720	0	0	19	2,546,265	
10. Ind Improve Land	15	5,135,685	8	3,335,200	0	0	23	8,470,885	
11. Ind Improvements	15	47,723,810	9	50,121,435	0	0	24	97,845,245	
12. Ind Total	24	54,146,040	19	54,716,355	0	0	43	108,862,395	7,177,390
% of Ind Total	55.81	49.74	44.19	50.26	0.00	0.00	0.43	6.25	30.91
13. Rec UnImp Land	0	0	1	0	0	0	1	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	1	0	0	0	1	0	0
% of Rec Total	0.00	0.00	100.00	0.00	0.00	0.00	0.01	0.00	0.00
Res & Rec Total	5,039	526,334,830	1,009	116,284,220	681	98,572,720	6,729	741,191,770	2,462,350
% of Res & Rec Total	74.88	71.01	14.99	15.69	10.12	13.30	67.38	42.55	10.60
Com & Ind Total	798	313,564,290	123	80,275,304	42	11,873,890	963	405,713,484	20,759,120
% of Com & Ind Total	82.87	77.29	12.77	19.79	4.36	2.93	9.64	23.29	89.40
17. Taxable Total	5,837	839,899,120	1,132	196,559,524	723	110,446,610	7,692	1,146,905,254	23,221,470
% of Taxable Total	75.88	73.23	14.72	17.14	9.40	9.63	77.03	65.84	100.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	101	5,333,310	7,972,510	0	0	0
19. Commercial	92	27,738,765	18,994,065	2	219,614	821
20. Industrial	6	18,504,405	47,210,175	3	157,370	16,863,645
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	101	5,333,310	7,972,510
19. Commercial	2	54,720	122,060	96	28,013,099	19,116,946
20. Industrial	0	0	0	9	18,661,775	64,073,820
21. Other	0	0	0	0	0	0
22. Total Sch II				206	52,008,184	91,163,276

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	298	89	115	502

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	1,106,495	254	46,834,940	1,627	398,714,240	1,885	446,655,675
28. Ag-Improved Land	1	72,545	60	9,590,950	334	106,392,165	395	116,055,660
29. Ag Improvements	2	25,720	62	5,137,950	345	27,239,150	409	32,402,820

30. Ag Total					2,294	595,114,155
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	0.25	2,625	
32. HomeSite Improv Land	0	0.00	0	40	42.00	444,990	
33. HomeSite Improvements	0	0.00	0	40	40.00	3,667,175	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.00	6,840	
36. FarmSite Improv Land	0	0.00	0	50	129.60	295,490	
37. FarmSite Improvements	2	0.00	25,720	50	0.00	1,470,775	
38. FarmSite Total							
39. Road & Ditches	0	2.34	0	0	190.74	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	7	7.00	74,550	8	7.25	77,175	
32. HomeSite Improv Land	232	239.76	2,520,070	272	281.76	2,965,060	
33. HomeSite Improvements	235	229.76	20,176,680	275	269.76	23,843,855	0
34. HomeSite Total				283	289.01	26,886,090	
35. FarmSite UnImp Land	52	109.52	227,175	55	112.52	234,015	
36. FarmSite Improv Land	302	942.43	1,701,640	352	1,072.03	1,997,130	
37. FarmSite Improvements	297	0.00	7,062,470	349	0.00	8,558,965	0
38. FarmSite Total				404	1,184.55	10,790,110	
39. Road & Ditches	0	2,097.35	0	0	2,290.43	0	
40. Other- Non Ag Use	0	10.00	2,150	0	10.00	2,150	
41. Total Section VI				687	3,773.99	37,678,350	0

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	40.00	13,600	1	40.00	13,600

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	42	1,477.26	6,544,305
44. Market Value	0	0.00	0	42	1,477.26	9,089,390
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	248.90	1,071,860	43	1,726.16	7,616,165
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	5,427.10	32.99%	30,337,460	33.74%	5,589.99
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,394.24	32.79%	29,236,790	32.52%	5,420.00
48. 2A	5,137.56	31.23%	27,794,190	30.92%	5,410.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	384.92	2.34%	1,990,035	2.21%	5,170.00
51. 4A1	38.12	0.23%	196,890	0.22%	5,165.01
52. 4A	68.84	0.42%	346,955	0.39%	5,040.02
53. Total	16,450.78	100.00%	89,902,320	100.00%	5,464.93
Dry					
54. 1D1	13,808.97	44.96%	68,700,270	45.78%	4,975.05
55. 1D	524.40	1.71%	2,598,420	1.73%	4,955.03
56. 2D1	7,587.38	24.70%	37,140,310	24.75%	4,895.01
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	8,185.08	26.65%	39,288,375	26.18%	4,800.00
59. 3D	38.34	0.12%	154,510	0.10%	4,029.99
60. 4D1	254.73	0.83%	987,105	0.66%	3,875.10
61. 4D	317.01	1.03%	1,204,645	0.80%	3,800.02
62. Total	30,715.91	100.00%	150,073,635	100.00%	4,885.86
Grass					
63. 1G1	925.41	38.39%	1,944,715	53.12%	2,101.46
64. 1G	576.40	23.91%	1,150,260	31.42%	1,995.59
65. 2G1	46.66	1.94%	38,620	1.05%	827.69
66. 2G	52.57	2.18%	39,730	1.09%	755.75
67. 3G1	42.82	1.78%	35,325	0.96%	824.96
68. 3G	89.53	3.71%	51,920	1.42%	579.92
69. 4G1	31.08	1.29%	25,650	0.70%	825.29
70. 4G	646.01	26.80%	374,685	10.23%	580.00
71. Total	2,410.48	100.00%	3,660,905	100.00%	1,518.75
Irrigated Total					
Irrigated Total	16,450.78	32.27%	89,902,320	36.85%	5,464.93
Dry Total					
Dry Total	30,715.91	60.26%	150,073,635	61.52%	4,885.86
Grass Total					
Grass Total	2,410.48	4.73%	3,660,905	1.50%	1,518.75
72. Waste	1,217.21	2.39%	261,725	0.11%	215.02
73. Other	181.16	0.36%	38,945	0.02%	214.98
74. Exempt	232.72	0.46%	0	0.00%	0.00
75. Market Area Total	50,975.54	100.00%	243,937,530	100.00%	4,785.38

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	15.33	3.99%	82,630	4.74%	5,390.08
48. 2A	77.59	20.20%	408,510	23.43%	5,264.98
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	54.72	14.24%	242,675	13.92%	4,434.85
52. 4A	236.51	61.57%	1,009,895	57.92%	4,269.99
53. Total	384.15	100.00%	1,743,710	100.00%	4,539.14
Dry					
54. 1D1	1,286.35	1.96%	6,444,610	2.40%	5,010.00
55. 1D	11,133.88	16.96%	55,669,365	20.76%	5,000.00
56. 2D1	4,162.80	6.34%	20,543,430	7.66%	4,935.00
57. 2D	339.66	0.52%	1,657,550	0.62%	4,880.03
58. 3D1	132.33	0.20%	601,450	0.22%	4,545.08
59. 3D	10,014.32	15.25%	40,207,685	14.99%	4,015.02
60. 4D1	2,869.40	4.37%	10,903,735	4.07%	3,800.01
61. 4D	35,707.96	54.39%	132,119,385	49.27%	3,700.00
62. Total	65,646.70	100.00%	268,147,210	100.00%	4,084.70
Grass					
63. 1G1	5,995.70	22.31%	12,777,130	30.08%	2,131.05
64. 1G	4,827.91	17.96%	8,857,120	20.85%	1,834.57
65. 2G1	3,665.62	13.64%	7,520,730	17.70%	2,051.69
66. 2G	4,224.14	15.72%	8,343,615	19.64%	1,975.22
67. 3G1	108.67	0.40%	191,140	0.45%	1,758.90
68. 3G	293.98	1.09%	167,565	0.39%	569.99
69. 4G1	852.02	3.17%	685,870	1.61%	804.99
70. 4G	6,910.64	25.71%	3,939,075	9.27%	570.00
71. Total	26,878.68	100.00%	42,482,245	100.00%	1,580.52
Irrigated Total					
Irrigated Total	384.15	0.39%	1,743,710	0.56%	4,539.14
Dry Total					
Dry Total	65,646.70	66.89%	268,147,210	85.53%	4,084.70
Grass Total					
Grass Total	26,878.68	27.39%	42,482,245	13.55%	1,580.52
72. Waste	5,230.16	5.33%	1,124,315	0.36%	214.97
73. Other	3.70	0.00%	795	0.00%	214.86
74. Exempt	861.61	0.88%	0	0.00%	0.00
75. Market Area Total	98,143.39	100.00%	313,498,275	100.00%	3,194.29

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,422.07	7,776,680	15,412.86	83,869,350	16,834.93	91,646,030
77. Dry Land	239.40	1,167,285	9,302.40	43,389,400	86,820.81	373,664,160	96,362.61	418,220,845
78. Grass	17.84	11,755	2,930.82	4,385,375	26,340.50	41,746,020	29,289.16	46,143,150
79. Waste	0.00	0	565.80	121,665	5,881.57	1,264,375	6,447.37	1,386,040
80. Other	0.00	0	13.15	2,825	171.71	36,915	184.86	39,740
81. Exempt	0.00	0	629.85	0	464.48	0	1,094.33	0
82. Total	257.24	1,179,040	14,234.24	55,675,945	134,627.45	500,580,820	149,118.93	557,435,805

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,834.93	11.29%	91,646,030	16.44%	5,443.80
Dry Land	96,362.61	64.62%	418,220,845	75.03%	4,340.07
Grass	29,289.16	19.64%	46,143,150	8.28%	1,575.43
Waste	6,447.37	4.32%	1,386,040	0.25%	214.98
Other	184.86	0.12%	39,740	0.01%	214.97
Exempt	1,094.33	0.73%	0	0.00%	0.00
Total	149,118.93	100.00%	557,435,805	100.00%	3,738.20

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 115	0	0	0	0	1	9,125	1	9,125	0
83.2 18	1	1,960	0	0	0	0	1	1,960	0
83.3 20	1	14,090	2	60,735	4	183,355	5	258,180	0
83.4 3933	1	25,650	0	0	0	0	1	25,650	0
83.5 Dakcty Broyhill 14	10	171,215	25	482,535	60	4,410,255	70	5,064,005	18,330
83.6 Dakcty Original 15	64	1,321,660	533	8,167,715	534	57,580,175	598	67,069,550	66,835
83.7 Dakcty Rvrfrnt 17	2	46,110	23	883,130	23	5,650,880	25	6,580,120	0
83.8 Emerson 23	13	113,190	103	1,288,195	103	8,189,345	116	9,590,730	9,300
83.9 Homer 18	30	368,630	200	3,067,175	203	18,927,225	233	22,363,030	28,265
83.10 Hubbard 23	22	249,250	71	926,065	88	5,534,915	110	6,710,230	5,660
83.11 Jackson 20	39	378,700	70	1,052,380	73	6,506,755	112	7,937,835	216,645
83.12 Jackson 21	12	248,175	17	366,065	17	3,663,935	29	4,278,175	0
83.13 Rr Sbdv Blff View 56	3	99,070	2	87,565	2	545,165	5	731,800	0
83.14 Rr Sbdv Boals 64	0	0	4	50,925	4	403,570	4	454,495	0
83.15 Rr Sbdv Coopers 34	2	28,650	6	83,700	6	822,510	8	934,860	0
83.16 Rr Sbdv Dak Flats 60	5	160,270	16	471,240	16	6,200,560	21	6,832,070	0
83.17 Rr Sbdv Isl Hms 36	5	43,800	38	322,800	38	2,884,870	43	3,251,470	0
83.18 Rr Sbdv L&l Add 49	2	30,000	25	407,400	25	5,106,365	27	5,543,765	0
83.19 Rr Sbdv Lik U Wan 55	2	16,000	14	112,160	14	2,048,650	16	2,176,810	0
83.20 Rr Sbdv Orig Bch 33	32	241,470	89	983,205	89	7,709,110	121	8,933,785	0
83.21 Rr Sbdv Rott 1&2 61	8	156,640	26	921,350	26	7,784,940	34	8,862,930	0
83.22 Rr Sbdv Rott 3&4 62	5	240,500	18	679,000	18	6,594,955	23	7,514,455	0
83.23 Rr Sbdv Rott 5&6 63	24	315,640	0	0	0	0	24	315,640	0
83.24 Rr Sbdv Ssc Proj 50	4	84,645	31	633,170	31	4,820,690	35	5,538,505	0
83.25 Rr Sbdv Tompkins 42	3	30,750	118	1,895,690	118	19,178,975	121	21,105,415	0
83.26 Rural A1 Hubbard 25	16	307,225	166	3,566,880	364	26,955,975	380	30,830,080	0
83.27 Rural A2 Jackson 26	85	1,283,205	124	3,377,885	127	20,453,570	212	25,114,660	443,615
83.28 Rural A3 Homer 27	90	1,609,560	286	7,441,675	294	46,546,285	384	55,597,520	408,080
83.29 Rural A4 Ssc 28	33	1,057,055	138	3,757,520	139	20,221,075	172	25,035,650	15,570
83.30 Rural A5 Rvrfrnt 29	9	534,525	28	1,429,840	29	3,720,840	38	5,685,205	0
83.31 Rural Ag Impvd Mkt2	0	0	1	7,325	1	68,970	1	76,295	0
83.32 Rural Ag Land Only 2	0	0	1	51,065	1	180,700	1	231,765	0
83.33 Ssc 100	130	1,252,505	1,396	14,671,565	1,397	99,301,115	1,527	115,225,185	0
83.34 Ssc 104	18	2,018,975	24	647,135	25	4,509,465	43	7,175,575	0
83.35 Ssc 110	61	1,173,320	1,386	23,670,890	1,386	160,761,950	1,447	185,606,160	579,790
83.36 Ssc 115	13	1,748,940	382	11,332,960	382	67,715,685	395	80,797,585	299,090
83.37 Ssc 116	81	5,068,240	5	173,800	244	2,486,840	325	7,728,880	371,170

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.38 [none]	21	2,620	0	0	0	0	21	2,620	0
84 Residential Total	847	20,442,235	5,368	93,070,740	5,882	627,678,795	6,729	741,191,770	2,462,350

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	20	20	2,093,380	67	9,740,590	69	51,088,470	89	62,922,440	1,100
85.2	Dakcty Broyhill 14	24	555,645	70	2,869,260	72	15,895,530	96	19,320,435	994,225
85.3	Dakcty Original 15	0	0	2	52,500	2	72,240	2	124,740	0
85.4	Homer 18	2	19,450	22	175,335	22	2,060,650	24	2,255,435	39,870
85.5	Hubbard 23	5	36,885	22	272,810	22	2,431,810	27	2,741,505	673,075
85.6	Jackson 20	18	134,570	18	458,100	19	2,664,360	37	3,257,030	0
85.7	Rural A1 Hubbard 25	5	113,615	9	744,135	9	6,094,160	14	6,951,910	0
85.8	Rural A4 Ssc 28	0	0	1	529,725	1	7,048,195	1	7,577,920	5,000,000
85.9	Rural Ag Impvd Mkt2	0	0	1	44,900	1	799,120	1	844,020	0
85.10	Ssc 100	0	0	1	19,600	1	53,150	1	72,750	0
85.11	Ssc 116	143	12,889,849	508	38,494,835	512	246,456,980	655	297,841,664	13,676,725
85.12	[none]	14	758,525	1	30,000	2	1,015,110	16	1,803,635	374,125
86	Commercial Total	231	16,601,919	722	53,431,790	732	335,679,775	963	405,713,484	20,759,120

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	915.67	62.53%	1,936,675	62.87%	2,115.04
88. 1G	542.15	37.02%	1,130,395	36.70%	2,085.02
89. 2G1	0.10	0.01%	210	0.01%	2,100.00
90. 2G	6.42	0.44%	12,970	0.42%	2,020.25
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	1,464.34	100.00%	3,080,250	100.00%	2,103.51
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	9.74	1.03%	8,040	1.38%	825.46
106. 1T	34.25	3.62%	19,865	3.42%	580.00
107. 2T1	46.56	4.92%	38,410	6.61%	824.96
108. 2T	46.15	4.88%	26,760	4.61%	579.85
109. 3T1	42.82	4.53%	35,325	6.08%	824.96
110. 3T	89.53	9.46%	51,920	8.94%	579.92
111. 4T1	31.08	3.28%	25,650	4.42%	825.29
112. 4T	646.01	68.28%	374,685	64.53%	580.00
113. Total	946.14	100.00%	580,655	100.00%	613.71
<hr/>					
Grass Total	1,464.34	60.75%	3,080,250	84.14%	2,103.51
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	946.14	39.25%	580,655	15.86%	613.71
<hr/>					
114. Market Area Total	2,410.48	100.00%	3,660,905	100.00%	1,518.75

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	5,955.72	33.89%	12,744,955	34.50%	2,139.95
88. 1G	3,938.84	22.41%	8,350,160	22.60%	2,119.95
89. 2G1	3,584.26	20.39%	7,455,235	20.18%	2,079.99
90. 2G	4,010.67	22.82%	8,221,935	22.25%	2,050.02
91. 3G1	85.67	0.49%	172,625	0.47%	2,015.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	17,575.16	100.00%	36,944,910	100.00%	2,102.11
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	39.98	0.43%	32,175	0.58%	804.78
106. 1T	889.07	9.56%	506,960	9.16%	570.21
107. 2T1	81.36	0.87%	65,495	1.18%	805.00
108. 2T	213.47	2.29%	121,680	2.20%	570.01
109. 3T1	23.00	0.25%	18,515	0.33%	805.00
110. 3T	293.98	3.16%	167,565	3.03%	569.99
111. 4T1	852.02	9.16%	685,870	12.39%	804.99
112. 4T	6,910.64	74.28%	3,939,075	71.14%	570.00
113. Total	9,303.52	100.00%	5,537,335	100.00%	595.19
<hr/>					
Grass Total	17,575.16	65.39%	36,944,910	86.97%	2,102.11
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	9,303.52	34.61%	5,537,335	13.03%	595.19
<hr/>					
114. Market Area Total	26,878.68	100.00%	42,482,245	100.00%	1,580.52

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

22 Dakota

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	709,944,440	741,191,770	31,247,330	4.40%	2,462,350	4.05%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,055,160	26,886,090	-169,070	-0.62%	0	-0.62%
04. Total Residential (sum lines 1-3)	736,999,600	768,077,860	31,078,260	4.22%	2,462,350	3.88%
05. Commercial	280,536,473	296,851,089	16,314,616	5.82%	13,581,730	0.97%
06. Industrial	96,459,850	108,862,395	12,402,545	12.86%	7,177,390	5.42%
07. Total Commercial (sum lines 5-6)	376,996,323	405,713,484	28,717,161	7.62%	20,759,120	2.11%
08. Ag-Farmsite Land, Outbuildings	10,811,240	10,790,110	-21,130	-0.20%	0	-0.20%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,150	2,150	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	10,813,390	10,792,260	-21,130	-0.20%	0	-0.20%
12. Irrigated	91,048,755	91,646,030	597,275	0.66%		
13. Dryland	421,593,290	418,220,845	-3,372,445	-0.80%		
14. Grassland	42,662,400	46,143,150	3,480,750	8.16%		
15. Wasteland	1,383,680	1,386,040	2,360	0.17%		
16. Other Agland	37,690	39,740	2,050	5.44%		
17. Total Agricultural Land	556,725,815	557,435,805	709,990	0.13%		
18. Total Value of all Real Property (Locally Assessed)	1,681,535,128	1,742,019,409	60,484,281	3.60%	23,221,470	2.22%

2020 Assessment Survey for Dakota County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	N/A
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$363,847.81
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$100,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$33,053.67
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200.00
12.	Other miscellaneous funds:
	\$0
13.	Amount of last year's assessor's budget not used:
	\$106,521

B. Computer, Automation Information and GIS

1.	Administrative software:
	Adobe and Microsoft Office Products (i.e. Word, Excel, Power Point, One Note).
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes for old project work only.
4.	If so, who maintains the Cadastral Maps?
	Old maps are no longer updated as this has all transitioned to gWorks.
5.	Does the county have GIS software?
	Yes, gWorks.
6.	Is GIS available to the public? If so, what is the web address?
	Yes, http://dakota.gworks.com
7.	Who maintains the GIS software and maps?
	All parcel mapping is completed by the gWorks staff per Contract.
8.	What type of aerial imagery is used in the cyclical review of properties?
	Pictometry
9.	When was the aerial imagery last updated?
	2019
10.	Personal Property software:
	Terra Scan

C. Zoning Information

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

3.	What municipalities in the county are zoned?
	South Sioux City, Dakota City and Rural areas. Cannot confirm small town zoning.
4.	When was zoning implemented?
	1978

D. Contracted Services

1.	Appraisal Services:
	TVI, Innovative Appraisal Service
2.	GIS Services:
	gWorks
3.	Other services:
	Data Listing by EWDS, Bralda

E. Appraisal /Listing Services

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

2020 Residential Assessment Survey for Dakota County

1.	Valuation data collection done by:																				
	In house staff, EWDS, Bralda and Innovative Appraisal Service.																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Dakota City - Estimated population in 2017 was 1,860; county seat; access to Highways 20, 35 and 77; Dakota City is neighbors with Tyson and the number one employer in Dakota County.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Hubbard - Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County (over ten miles away). Estimated population in 2017 was 223 in Hubbard Village. Estimated population in 2017 was 803 in 2017 in Emerson Village; no major retail or industry located in either village.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Homer - Estimated population in 2017 was 528; located on Hwy. 77 in the Southeastern part of the county; reliant on Dakota City and South Sioux City for employment and retail (8 miles from both); no major retail or industry located in the village. Also includes the village of Jackson, which is located on Hwy. 20 about 6 miles from the County Seat and major retail/employment. The village of Jackson does not have any retail but does have employment opportunities at the ethanol plant. Jackson also has a new housing development with available lots and no fewer than 20 new homes built in the last 5 to 10 years.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Platted Rural Subdivisions - Lower Range</td> </tr> <tr> <td style="text-align: center;">16</td> <td>Platted Rural Subdivision - Middle Range</td> </tr> <tr> <td style="text-align: center;">17</td> <td>Platted Rural Subdivisions - High Range</td> </tr> <tr> <td style="text-align: center;">20</td> <td>South Sioux City - Estimated population in 2017 was 12,911; largest town in Dakota County; location of the majority of retail and employment opportunities in the county; access to Highways. 20, 35, 75,77 and Interstate 29; the city is bordered by the Missouri River along the entirety of its Eastern side.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural - located more than 2 miles from the nearest city limit and not platted into a subdivision</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Dakota City - Estimated population in 2017 was 1,860; county seat; access to Highways 20, 35 and 77; Dakota City is neighbors with Tyson and the number one employer in Dakota County.	5	Emerson and Hubbard - Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County (over ten miles away). Estimated population in 2017 was 223 in Hubbard Village. Estimated population in 2017 was 803 in 2017 in Emerson Village; no major retail or industry located in either village.	10	Homer - Estimated population in 2017 was 528; located on Hwy. 77 in the Southeastern part of the county; reliant on Dakota City and South Sioux City for employment and retail (8 miles from both); no major retail or industry located in the village. Also includes the village of Jackson, which is located on Hwy. 20 about 6 miles from the County Seat and major retail/employment. The village of Jackson does not have any retail but does have employment opportunities at the ethanol plant. Jackson also has a new housing development with available lots and no fewer than 20 new homes built in the last 5 to 10 years.	15	Platted Rural Subdivisions - Lower Range	16	Platted Rural Subdivision - Middle Range	17	Platted Rural Subdivisions - High Range	20	South Sioux City - Estimated population in 2017 was 12,911; largest town in Dakota County; location of the majority of retail and employment opportunities in the county; access to Highways. 20, 35, 75,77 and Interstate 29; the city is bordered by the Missouri River along the entirety of its Eastern side.	25	Rural - located more than 2 miles from the nearest city limit and not platted into a subdivision	30	Agricultural Homes and Outbuildings
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				

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

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>
1	2016	2016	2016	2019
5	2016	2016	2016	2017
10	2016	2016	2019	2019
15	2016	2016	2016	2012
16	2016	2016	2016	2012
17	2016	2016	2016	2018
20	2016	2016	2019	2015-16
25	2016	2016	2016	2012
30	2016	2016	2016	2016

2020 Commercial Assessment Survey for Dakota County

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

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2016	2018	2018
	5	2016	2016	2018	2018
	10	2016	2016	2018	2018
	20	2016	2016	2018	2018
	25	2016	2016	2018	2018

Currently the groups are defined by assessor location.

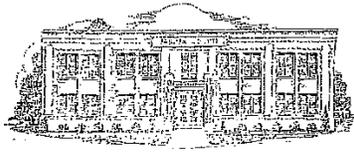
2020 Agricultural Assessment Survey for Dakota County

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

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

	<u>If your county has special value applications, please answer the following</u>
8a.	How many parcels have a special valuation application on file?
	Currently 43 parcels valued under the Special Valuation guidelines. Only one new application has been submitted since 2008. The application was denied and is scheduled for a TERC hearing. There had been Greenbelt area's established in the late 1990's. Due to unforeseen water damage in the Assessor's Office, any original documentation has been lost. Initial inquiries have yielded no response. The office will have to complete a Special Valuation project to review and determine if and where we may have a need.
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Market analysis and review of sales.
	<u>If your county recognizes a special value, please answer the following</u>
8c.	Describe the non-agricultural influences recognized within the county.
	There is a shortage of residential housing and a plan is in the works for a new development along the Missouri River and anticipated commercial and industrial growth coming to areas surrounding the existing commercial/industrial complex in Dakota County.
8d.	Where is the influenced area located within the county?
	Land one-two miles east and west of the commercial/industrial complex running north and south between South Sioux City and Dakota City. Land to the east extends to the Missouri River.
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Reference to Regulation 14-006 Valuation of Agricultural and Horticultural land.

DAKOTA COUNTY ASSESSMENT OFFICE



Plan of Assessment for Dakota County Assessment Years 2020, 2021 and 2022

Date: June 15, 2019

Amended: 11/27/2019

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Dakota County

Per the **2019** County Abstract, Dakota County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6763	67.50%	41.63%
Commercial	929	9.27%	16.45%
Industrial	45	0.45%	6.47%
Recreational	TBD	TBD	TBD
Agricultural	2281	22.76%	35.44%
Special Value	42	0.42%	0.62%



Agricultural Land Detail: The County has a total of **148,794.10 acres**. These acres are broke into two market areas; **Area 1** contains **50,659.24 acres** and **Area 2** contains **98,134.86 acres**. Dakota County has **16,896.47** irrigated acres, **95,908.79** dry acres, **29,549.45** acres of combo/grass, **6,436.62** acres in waste, **2.77** acres of other and the remaining **1,190.53 acres** are exempt.

Building Permit Detail:

- **2019** Permits: **183** / Est. of Value Reported **\$74,305,591**
 - AG: Count **12** / Est. of Value Reported **\$1,403,200**
 - COM: Count **24** / Est. of Value Reported **\$15,966,332**
 - IND: Count **8** / Est. of Value Reported **\$48,553,153**
 - RES: Count: **100** / Est. of Value Reported **\$5,227,505**
 - RRES: Count: **35** / Est. of Value Reported **\$2,720,401**
 - XMPT: Count: **4** / Est. of Value Reported **\$435,000**

Level of Value, Quality, and Uniformity for assessment year 2019:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94	8.59	99.95
Commercial	98	18.48	107.91
Agricultural Land	67	10.96	99.93
Special Value Ag-land - Insufficient sales to calculate reliable statistics			

***COD = coefficient of dispersion:**

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

***PRD = price related differential:**

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

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

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

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



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

Current Resources

A. Staff

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

B. Cadastral Maps & Other Mapping Resources

- a. The Cadastral Maps are maintained via a 100% support contract with GIS Workshop.
- b. We now have Eagle View as well as an overlay and resource to locate field work.

C. Software for CAMA

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

D. GIS

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

E. Website

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

F. Department of Revenue

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



PROJECTS FOR THE ASSESSMENT OFFICE

1. FIELD INSPECTION MANUAL – **In Process, no budget.**
2. OFFICE PROCESS MANUALS – **ON HOLD**
3. TEMPLATES: TERC, PROTEST, DATA COLLECTION... - **IN PROCESS, no budget.**
4. SCAN AND STORE PAPER RECORDS INTO DATA SERVER – NOT APPROVED, **ON HOLD**
5. RE-BUILD CADASTRAL BOOKS LOST DUE TO H2O DAMAGE AS NEEDED – **ON HOLD**
6. NEW CAMA SYSTEM IMPLEMENTATION – **ON HOLD**
7. CLEAN & ORGANIZE STORAGE (BSMNT) OLDER DATA - **PENDING**



ACTIONS 2020, 2021 and 2022

2020-22: RESIDENTIAL ANTICIPATED VALUATION ACTIONS:

1. **2020** – IF NEEDED COMPLETE FIELD REVIEW OF (**SMALL TOWNS**)
2. **2021** - WORK TO COMPLETE **RURAL RES. PLATTED** (4500) SYSTEMATIC REVIEW
3. **2021** – WORK TO COMPLETE **RURAL RES UNPLAT** (4500) SYSTEMATIC REVIEW
4. (**HOLD**) **2021** – COMPLETE **RURAL RESIDENTIAL** (4500) OUTBLDG STUDY (W/AG OUTBLDG PROJ.)
5. **2020-22** - ALL **SALES** WILL BE REVIEWED AND PROCESSED
 - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION EXISTS ON THE SALE.
 - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
 - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
 - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
 - i. COMPARED WITH ASSESSED VALUE (RATIOS)
 - ii. ALTERNATE MARKET TRENDING ANALYSIS
 - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
 - i. COMPARED WITH CAMA DATA FILE
 - f. FIELD INSPECTION COMPLETED
 - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
 - g. SEND SALE QUESTIONNAIRE TO SELLER AND BUYER VIA MAIL
 - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONNAIRES ARE RETURNED.
 - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
6. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
 - a. FIELD INSPECTION-A
 - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM
 - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
 - b. FIELD INSPECTION-B
 - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM
 - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
 1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
 2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.



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

2020-22: ANTICIPATED COMMERCIAL VALUATION ACTIONS:

1. **2020-22** – Start new six year cycle as ALL PARCELS HAVE BEEN REVIEWED AND NEW VALUES ROLLED IN 2018. TVI, INC TO MOVE FROM REAPPRAISAL CONTRACT TO MAINTENANCE AGREEMENT.
2. **2020-22** - ALL SALES WILL BE REVIEWED AND PROCESSED
 - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
 - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
 - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
 - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
 - i. COMPARED WITH ASSESSED VALUE (RATIOS)
 - ii. ALTERNATE MARKET TRENDING ANALYSIS
 - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
 - i. COMPARED WITH CAMA DATA FILE
 - f. FIELD INSPECTION COMPLETED
 - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
 - g. SEND SALE QUESTIONNAIRE TO SELLER AND BUYER VIA MAIL
 - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONNAIRES ARE RETURNED.
 - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
3. **BUILDING PERMITS AND PICK UP WORK** WILL BE REVIEWED AND NEW DATA PROCESSED
 - a. FIELD INSPECTION-A
 - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM
 - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
 - b. FIELD INSPECTION-B
 - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM



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

2020-22: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:

- 1. **2020-22** – WE ARE PLANNING ON CONDUCTING A STUDY TO VERIFY IF WE NOW CAN JUSTIFY THE NEED FOR A RECREATIONAL CLASS OF PROPERTY. The Department provided updated soil information that must be updated in our CAMA System. We will test using our new Eagle View to assist with six year review and pickup process.
- 2. **2020-22** - ALL SALES WILL BE REVIEWED AND PROCESSED
 - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
 - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
 - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
 - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
 - i. COMPARED WITH ASSESSED VALUE (RATIOS)
 - ii. ALTERNATE MARKET TRENDING ANALYSIS (SUPPORTIVE)
 - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMAITON
 - i. COMPARED WITH CAMA DATA FILE
 - f. FIELD INSPECTION COMPLETED
 - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
 - g. SEND SALE QUESTIONAIRE TO SELLER AND BUYER VIA MAIL
 - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONAIRES ARE RETURNED.
 - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
- 3. **BUILDING PERMITS AND PICK UP WORK** WILL BE REVIEWED AND NEW DATA PROCESSED
 - a. FIELD INSPECTION-A



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

Annual Assessor Administrative Reports Required by Law/Regulation:

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

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

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

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

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

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



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

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

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

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

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

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

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

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

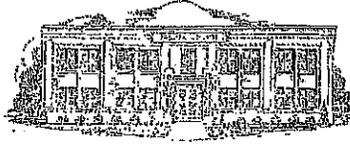
Respectfully submitted:

Assessor Signature: _____ Date: _____



DAKOTA COUNTY ASSESSOR OFFICE

JEFF CURRY
ASSESSOR
jcurry@dakotacountyne.org



CHRISTY ABTS
DEPUTY ASSESSOR
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Methodology for Special Valuation Areas Values in Dakota County

INTRODUCTION

Special Valuation Areas, formally referred to as Greenbelt Areas, are intended to give tax relief to those Agricultural and Horticultural areas near **Influenced** and **Developing** areas within a County. Normal practice would be to value this land at 69% to 75% of market value as estimated from the sales approach for that market area. In areas of development, either residential or commercial, this value can become much higher than the estimated value for Agricultural and Horticultural use. Relief can be obtained through the use of Special Value. To acquire this relief one must meet the qualifications of statute **577-1344**, and the file an application (form 456) pursuant to statute **577-1345** in order for to qualify for special valuation. All of the following criteria shall be met: (a) the land is located outside the corporate boundaries of any sanitary and improvement district, city, or village except as provided for in statute. (b) The land is agricultural or horticultural land. (c) The land is given an estimate of value based on other land in the county, for property tax purposes.

HISTORY

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

CALCULATION OF VALUE

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

Best Regards,

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