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DEPARTMENT OF REVENUE

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

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

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

For the Tax Commissioner

Sincerely,

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

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

cc: Michelle Zimmerman, Sioux County Assessor

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Introduction

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.

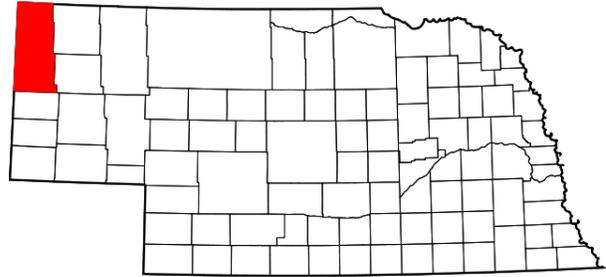
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior 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.

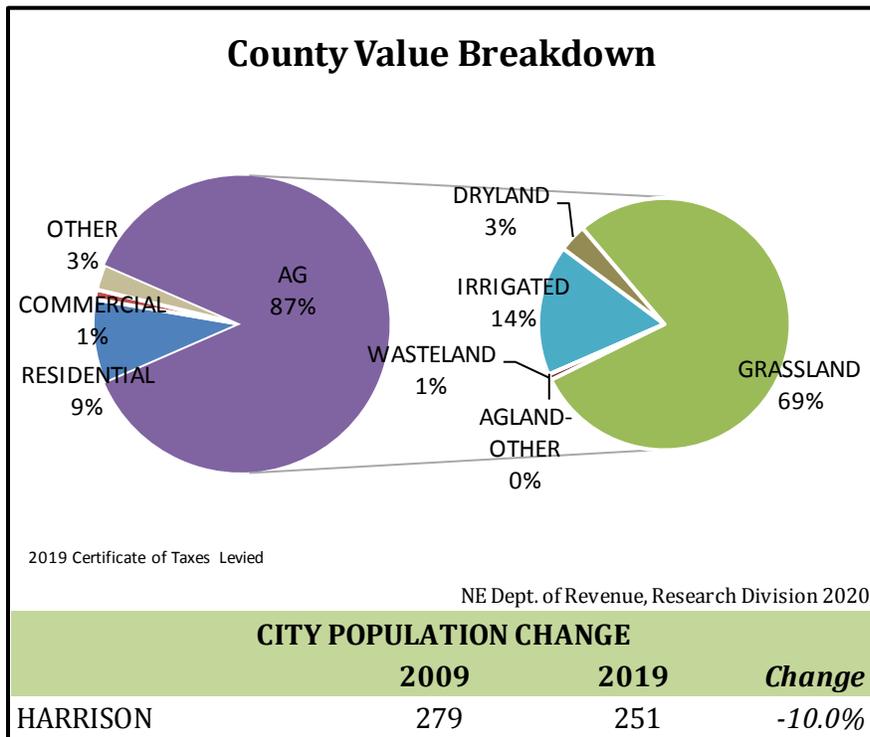
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,067 square miles, Sioux County had 1,187 residents, per the Census Bureau Quick Facts for 2018, reflecting a 9% population decline from the 2010 US Census. Reports indicated that 79% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$67,380 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Sioux County are evenly disbursed around the county. The U.S. Census Bureau shows there were 15 employer establishments with total employment of 35, a 9.4% increase in total employment from the prior year.



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

2020 Residential Correlation for Sioux County

Assessment Actions

Assessment actions taken to address the residential property class for the current assessment year included the county assessor monitoring sales to ensure that the cost index and depreciation used are keeping with the market. Also routine pick-up work was completed.

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.

Regarding sales qualification and verification, the county assessor mails a sales verification questionnaire to all buyers of residential property on a quarterly basis. Response rates are typically about one-half returned. For the sales that did not have returned questionnaires, the other party to the transaction receives a questionnaire. The county assessor also utilizes the personal knowledge of the county to supplement the process. Comparison of the county's sales usage is average with statewide average use of residential sales. Non-qualified sales were also reviewed and all had supporting reasons for disqualification. All arm's-length residential sales were made available for measurement purposes.

Residential property is identified as falling within one of two valuation groups, based on assessor location—the village of Harrison and all remaining residential property within the county. This delineation of sales is common since most rural residential sales are within close distance to the Dawes and Scotts Bluff County borders, and the market for these properties is more desirable than the market within the village.

The Sioux County assessor is in compliance with the statutory six-year inspection and review cycle. This is accomplished mainly by physical review, and supplemented by aerial imagery obliques when a new flyover of the county is undertaken.

The cost and depreciation tables are dated 2014, and a lot value study was undertaken in 2012 (the last vacant lot sale occurred four years ago). All residential properties are valued with the same cost index and depreciation tables. With a relatively inactive residential market in the county, the county assessor has found that the application of a new cost index without the application of additional depreciation factors would greatly affect assessed values in the county.

The county assessor has just begun the assembly of a written valuation methodology.

2020 Residential Correlation for Sioux County

Description of Analysis

Sioux County has established two residential valuation groups based on assessor location.

Valuation Group	Description
10	Harrison
80	Rural residential

The statistical profile for residential property shows 18 qualified residential sales that occurred during the two-year sales study period. Two of the three measures of central tendency are within acceptable range (the median and mean) and the COD supports the median. The PRD is approximately three points above the limit of its prescribed parameters.

A review of sales by study years shows the 18 sales almost evenly divided between years, and the second year median of 102% is the product of one extreme outlier at 122%. Removal of this would bring the second year's median to 99%. By valuation group the 10 sales in the village of Harrison shows two of the three measures of central tendency within range (the median and weighted mean) and supportive qualitative statistics. Valuation Group 80 (Rural) has only seven sales and only the median is within range. Of this small sample, three sales have four assessment sales ratios in the 90% range (91%, 94% and 99%), three sales below 90% (one at 48%) and one ratio above the upper limits of range (103%). No adjustment to this subclass would equalize the majority of values.

Comparison of the preliminary residential values with the final statistics to the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) show virtually the same percent change in residential value.

Equalization and Quality of Assessment

Review of all pertinent information, coupled with the assessment practices review shows that the quality of assessment for the residential property class in Sioux County is in compliance with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	11	99.36	102.02	100.12	08.88	101.90
80	7	90.98	82.92	80.14	16.45	103.47
____ALL____	18	96.21	94.59	88.98	12.58	106.30

2020 Residential Correlation for Sioux County

Level of Value

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

2020 Commercial Correlation for Sioux County

Assessment Actions

For the current assessment year, the county assessor completed routine county maintenance of commercial property.

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's commercial sales qualification and verification process consists of a sales verification questionnaire to all buyers of commercial property. Response rates are typically about 50%. For sales that did not have returned questionnaires, the seller then receives a questionnaire. The county assessor also utilizes the personal knowledge of the county to supplement the process. Comparison of the county's sales usage is above average with statewide average use of commercial sales. Non-qualified sales were also reviewed and the one sale had a supporting reason for disqualification. All arm's-length residential sales were made available for measurement purposes.

Two valuation groups, based on assessor location, the Village of Harrison and all remaining commercial property, have been established. These valuation groups delineate the limited commercial market within the county.

The Sioux County Assessor is in compliance with the statutory six-year review and inspection cycle. This is accomplished for commercial property within the village by physical review, and outside of the village is supplemented by aerial oblique imagery.

The cost and depreciation tables are dated 2014, and a lot value study was undertaken in 2010. Commercial properties in Sioux County are valued with the same cost index and depreciation tables. These have not been changed since there is a scarcity of commercial activity within Sioux County.

Description of Analysis

Sioux County has established two commercial valuation groups based on assessor location.

Valuation Group	Description
10	Harrison
80	Rural commercial

2020 Commercial Correlation for Sioux County

The statistical profile indicates three qualified commercial sales for the timeframe of the current study period. The sales ratios range from 63% to 163%. Three sales are too small of a sample to represent the commercial property base of Sioux County. An comparison of the annual value change without growth for the village of Harrison commercial property with similar villages (Lewellen, Broadwater, Bushnell and Dix, and Big Springs) in the Panhandle show a five year average that is comparable with the other villages (taking into account complete reappraisals).

A review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) reveals a minimal change to the commercial base with no growth. This indicates that the routine maintenance of the commercial property class produced no change to commercial property as a whole.

Equalization and Quality of Assessment

Sioux County is in compliance with the statutory six-year inspection and review cycle. Also, all commercial improvements are valued using the same cost index and depreciation tables. The extremely small sample size is not a representation of the commercial base. It is believed that Sioux County adheres to generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	2	141.35	141.35	138.17	14.65	102.30
80	1	62.83	62.83	62.83	00.00	100.00
____ALL____	3	120.64	115.18	69.77	27.42	165.09

Level of Value

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

2020 Agricultural Correlation for Sioux County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2020 included the monitoring of pivot irrigated land in agricultural Market Area 2, and the comparison of oblique aerial imagery to current property record cards, for improvements and land use for Ranges 30-35 (Public Land Survey System, PLSS) 30-35.

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.

Sales qualification and verification is accomplished primarily by a mailed questionnaire sent to all buyers of agricultural land. For non-responses, a second questionnaire is sent to the seller of agricultural land. The county assessor also utilizes personal knowledge of the county to supplement the process. Comparison of the county's sales usage is average with the statewide average use of agricultural land. Non-qualified sales were also reviewed and all disqualified sales had supporting reasons for their disqualification. Thus, it is believed that all arm's-length agricultural sales were made available for measurement purposes.

The county assessor has identified two agricultural market areas that define the unique sales characteristics of agricultural land in Sioux County. Market Area 1 constitutes the largest portion of the county and is made up primarily of ranching operations. Market Area 2 is located in the southwest corner of Sioux County and unlike the northern area is comprised of approximately 34% irrigated land and about 64% grassland. The county assessor has not identified any non-agricultural influence in the county.

Improvements on agricultural land are reviewed in the same manner and at the same time as all rural improvements. Review begins via aerial oblique imagery and on-site inspections when there are questions regarding the imagery or additions to improvements. All rural improvements including outbuildings are valued using the same cost and depreciation tables from the county's Computer-Assisted Mass Appraisal (CAMA) System. The last full review of land use was 2016, and is completed by review of a number of Ranges (PLSS) each year.

Both farm home sites and rural residential home sites are valued the same, at \$9,500. The agricultural farm site is valued at \$1,000 per acre.

Description of Analysis

The statistical profile for agricultural land in Sioux County is comprised of a sample containing 32 qualified sales, with the median measure of central tendency within acceptable range. The remaining two measures of central tendency are skewed by extreme outliers

2020 Agricultural Correlation for Sioux County

A glance at the sales by 80% Majority Land Use (MLU) by Market Area show the bulk of the sales to be grassland with 26 sales countywide with two of the three measures of central tendency within range and 24 sales in the largest market area, with both median and mean measures within acceptable range.

Comparison of Sioux County's average value per land class acre with surrounding counties shows that all values are generally comparable to adjoining market areas.

Finally, a review of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared with the 2019 Certificate of Taxes Levied Report (CTL) shows a minimal change to total agricultural land. This matches the assessment actions.

Equalization and Quality of Assessment

All agricultural dwellings and outbuildings are valued using the same cost index and depreciation tables as those used for all rural properties. Farm home sites carry the same value as rural residential home sites.

Grassland constitutes approximately 89% of all agricultural land acres in Sioux County. The current grassland values are comparable to surrounding counties, and within the acceptable range. Thus, it is believed that the quality of assessment of agricultural land in Sioux County is in compliance with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	2	102.47	102.47	104.80	21.35	97.78
2	2	102.47	102.47	104.80	21.35	97.78
<u> Dry </u>						
County	2	22.03	22.03	22.01	02.54	100.09
2	2	22.03	22.03	22.01	02.54	100.09
<u> Grass </u>						
County	26	72.26	71.24	66.66	21.19	106.87
1	24	70.98	70.69	65.91	22.58	107.25
2	2	77.88	77.88	77.74	00.48	100.18
<u> ALL </u>	32	70.98	68.17	65.48	27.36	104.11

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Sioux County is 71%.

2020 Opinions of the Property Tax Administrator for Sioux County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	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
Property Tax Administrator

APPENDICES

2020 Commission Summary for Sioux County

Residential Real Property - Current

Number of Sales	18	Median	96.21
Total Sales Price	\$1,319,000	Mean	94.59
Total Adj. Sales Price	\$1,319,000	Wgt. Mean	88.98
Total Assessed Value	\$1,173,618	Average Assessed Value of the Base	\$42,022
Avg. Adj. Sales Price	\$73,278	Avg. Assessed Value	\$65,201

Confidence Interval - Current

95% Median C.I	90.98 to 103.90
95% Wgt. Mean C.I	77.13 to 100.82
95% Mean C.I	85.74 to 103.44
% of Value of the Class of all Real Property Value in the County	3.31
% of Records Sold in the Study Period	3.99
% of Value Sold in the Study Period	6.19

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	14	100	98.52
2018	6	100	102.00
2017	11	100	96.11
2016	21	94	93.86

2020 Commission Summary for Sioux County

Commercial Real Property - Current

Number of Sales	3	Median	120.64
Total Sales Price	\$282,500	Mean	115.18
Total Adj. Sales Price	\$282,500	Wgt. Mean	69.77
Total Assessed Value	\$197,090	Average Assessed Value of the Base	\$82,768
Avg. Adj. Sales Price	\$94,167	Avg. Assessed Value	\$65,697

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-8.64 to 239.00
% of Value of the Class of all Real Property Value in the County	1.06
% of Records Sold in the Study Period	4.11
% of Value Sold in the Study Period	3.26

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	3	100	102.40
2018	4	100	89.51
2017	6	100	81.23
2016	7	100	90.64

83 Sioux
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 : 18
Total Sales Price : 1,319,000
Total Adj. Sales Price : 1,319,000
Total Assessed Value : 1,173,618
Avg. Adj. Sales Price : 73,278
Avg. Assessed Value : 65,201

MEDIAN : 96
WGT. MEAN : 89
MEAN : 95
COD : 12.58
PRD : 106.30

COV : 18.82
STD : 17.80
Avg. Abs. Dev : 12.10
MAX Sales Ratio : 122.18
MIN Sales Ratio : 47.91

95% Median C.I. : 90.98 to 103.90
95% Wgt. Mean C.I. : 77.13 to 100.82
95% Mean C.I. : 85.74 to 103.44

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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	3	90.98	91.08	92.09	05.69	98.90	83.36	98.91	N/A	92,000	84,725	
01-JAN-18 To 31-MAR-18	1	98.12	98.12	98.12	00.00	100.00	98.12	98.12	N/A	100,000	98,115	
01-APR-18 To 30-JUN-18	2	97.97	97.97	96.05	03.75	102.00	94.30	101.64	N/A	83,750	80,444	
01-JUL-18 To 30-SEP-18	2	90.52	90.52	89.08	03.83	101.62	87.05	93.99	N/A	51,250	45,655	
01-OCT-18 To 31-DEC-18	3	61.08	72.98	64.33	33.86	113.45	47.91	109.96	N/A	106,667	68,624	
01-JAN-19 To 31-MAR-19	4	108.39	109.58	109.54	07.33	100.04	99.36	122.18	N/A	37,500	41,076	
01-APR-19 To 30-JUN-19	1	91.86	91.86	91.86	00.00	100.00	91.86	91.86	N/A	55,000	50,522	
01-JUL-19 To 30-SEP-19	2	102.61	102.61	100.29	10.43	102.31	91.91	113.30	N/A	74,000	74,217	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	8	94.15	93.54	93.57	04.99	99.97	83.36	101.64	83.36 to 101.64	80,750	75,561	
01-OCT-18 To 30-SEP-19	10	101.63	95.43	84.57	16.74	112.84	47.91	122.18	61.08 to 113.30	67,300	56,913	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	8	94.15	86.76	80.61	15.14	107.63	47.91	109.96	47.91 to 109.96	86,250	69,523	
<u>ALL</u>	18	96.21	94.59	88.98	12.58	106.30	47.91	122.18	90.98 to 103.90	73,278	65,201	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
10	11	99.36	102.02	100.12	08.88	101.90	87.05	122.18	91.86 to 113.30	53,045	53,109	
80	7	90.98	82.92	80.14	16.45	103.47	47.91	103.90	47.91 to 103.90	105,071	84,202	
<u>ALL</u>	18	96.21	94.59	88.98	12.58	106.30	47.91	122.18	90.98 to 103.90	73,278	65,201	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	18	96.21	94.59	88.98	12.58	106.30	47.91	122.18	90.98 to 103.90	73,278	65,201	
06												
07												
<u>ALL</u>	18	96.21	94.59	88.98	12.58	106.30	47.91	122.18	90.98 to 103.90	73,278	65,201	

83 Sioux
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 : 18
 Total Sales Price : 1,319,000
 Total Adj. Sales Price : 1,319,000
 Total Assessed Value : 1,173,618
 Avg. Adj. Sales Price : 73,278
 Avg. Assessed Value : 65,201

MEDIAN : 96
 WGT. MEAN : 89
 MEAN : 95
 COD : 12.58
 PRD : 106.30

COV : 18.82
 STD : 17.80
 Avg. Abs. Dev : 12.10
 MAX Sales Ratio : 122.18
 MIN Sales Ratio : 47.91

95% Median C.I. : 90.98 to 103.90
 95% Wgt. Mean C.I. : 77.13 to 100.82
 95% Mean C.I. : 85.74 to 103.44

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000	1	112.87	112.87	112.87	00.00	100.00	112.87	112.87	N/A	6,000	6,772	
Less Than 30,000	2	106.12	106.12	101.81	06.37	104.23	99.36	112.87	N/A	16,500	16,799	
___Ranges Excl. Low \$___												
Greater Than 4,999	18	96.21	94.59	88.98	12.58	106.30	47.91	122.18	90.98 to 103.90	73,278	65,201	
Greater Than 14,999	17	94.30	93.52	88.87	12.43	105.23	47.91	122.18	87.05 to 103.90	77,235	68,638	
Greater Than 29,999	16	94.15	93.15	88.65	12.89	105.08	47.91	122.18	87.05 to 103.90	80,375	71,251	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999	1	112.87	112.87	112.87	00.00	100.00	112.87	112.87	N/A	6,000	6,772	
15,000 TO 29,999	1	99.36	99.36	99.36	00.00	100.00	99.36	99.36	N/A	27,000	26,826	
30,000 TO 59,999	6	105.80	105.49	106.48	09.13	99.07	91.86	122.18	91.86 to 122.18	48,000	51,109	
60,000 TO 99,999	4	89.48	91.56	91.42	07.10	100.15	83.36	103.90	N/A	74,875	68,450	
100,000 TO 149,999	6	92.64	81.88	80.11	16.44	102.21	47.91	98.91	47.91 to 98.91	116,417	93,261	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ALL___	18	96.21	94.59	88.98	12.58	106.30	47.91	122.18	90.98 to 103.90	73,278	65,201	

83 Sioux
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 : 3
Total Sales Price : 282,500
Total Adj. Sales Price : 282,500
Total Assessed Value : 197,090
Avg. Adj. Sales Price : 94,167
Avg. Assessed Value : 65,697

MEDIAN : 121
WGT. MEAN : 70
MEAN : 115
COD : 27.42
PRD : 165.09

COV : 43.27
STD : 49.84
Avg. Abs. Dev : 33.08
MAX Sales Ratio : 162.06
MIN Sales Ratio : 62.83

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -8.64 to 239.00

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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											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
01-OCT-17 To 31-DEC-17	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	62.83	62.83	62.83	00.00	100.00	62.83	62.83	N/A	256,500	161,167
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	120.64	120.64	120.64	00.00	100.00	120.64	120.64	N/A	15,000	18,096
01-JUL-19 To 30-SEP-19											
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17											
01-OCT-17 To 30-SEP-18	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
01-OCT-18 To 30-SEP-19	2	91.74	91.74	66.03	31.51	138.94	62.83	120.64	N/A	135,750	89,632
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
01-JAN-18 To 31-DEC-18	1	62.83	62.83	62.83	00.00	100.00	62.83	62.83	N/A	256,500	161,167
<u>ALL</u>	3	120.64	115.18	69.77	27.42	165.09	62.83	162.06	N/A	94,167	65,697

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	2	141.35	141.35	138.17	14.65	102.30	120.64	162.06	N/A	13,000	17,962
80	1	62.83	62.83	62.83	00.00	100.00	62.83	62.83	N/A	256,500	161,167
<u>ALL</u>	3	120.64	115.18	69.77	27.42	165.09	62.83	162.06	N/A	94,167	65,697

83 Sioux
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 : 3	MEDIAN : 121	COV : 43.27	95% Median C.I. : N/A
Total Sales Price : 282,500	WGT. MEAN : 70	STD : 49.84	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 282,500	MEAN : 115	Avg. Abs. Dev : 33.08	95% Mean C.I. : -8.64 to 239.00
Total Assessed Value : 197,090			
Avg. Adj. Sales Price : 94,167	COD : 27.42	MAX Sales Ratio : 162.06	
Avg. Assessed Value : 65,697	PRD : 165.09	MIN Sales Ratio : 62.83	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	3	120.64	115.18	69.77	27.42	165.09	62.83	162.06	N/A	94,167	65,697
04											
<u>ALL</u>	<u>3</u>	<u>120.64</u>	<u>115.18</u>	<u>69.77</u>	<u>27.42</u>	<u>165.09</u>	<u>62.83</u>	<u>162.06</u>	<u>N/A</u>	<u>94,167</u>	<u>65,697</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
Less Than 30,000	2	141.35	141.35	138.17	14.65	102.30	120.64	162.06	N/A	13,000	17,962
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	3	120.64	115.18	69.77	27.42	165.09	62.83	162.06	N/A	94,167	65,697
Greater Than 14,999	2	91.74	91.74	66.03	31.51	138.94	62.83	120.64	N/A	135,750	89,632
Greater Than 29,999	1	62.83	62.83	62.83	00.00	100.00	62.83	62.83	N/A	256,500	161,167
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
15,000 TO 29,999	1	120.64	120.64	120.64	00.00	100.00	120.64	120.64	N/A	15,000	18,096
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	62.83	62.83	62.83	00.00	100.00	62.83	62.83	N/A	256,500	161,167
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>3</u>	<u>120.64</u>	<u>115.18</u>	<u>69.77</u>	<u>27.42</u>	<u>165.09</u>	<u>62.83</u>	<u>162.06</u>	<u>N/A</u>	<u>94,167</u>	<u>65,697</u>

83 Sioux
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 : 3
 Total Sales Price : 282,500
 Total Adj. Sales Price : 282,500
 Total Assessed Value : 197,090
 Avg. Adj. Sales Price : 94,167
 Avg. Assessed Value : 65,697

MEDIAN : 121
 WGT. MEAN : 70
 MEAN : 115
 COD : 27.42
 PRD : 165.09

COV : 43.27
 STD : 49.84
 Avg. Abs. Dev : 33.08
 MAX Sales Ratio : 162.06
 MIN Sales Ratio : 62.83

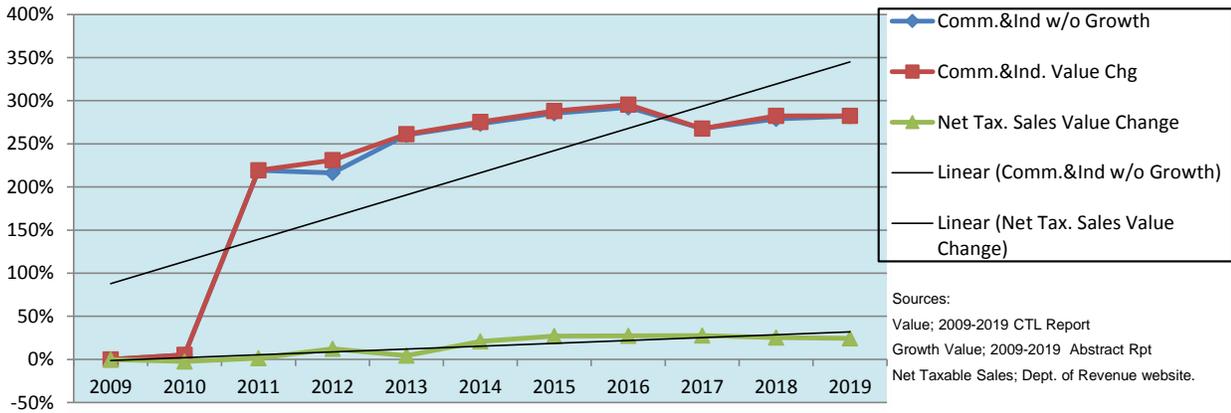
95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -8.64 to 239.00

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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
344	1	162.06	162.06	162.06	00.00	100.00	162.06	162.06	N/A	11,000	17,827
350	1	62.83	62.83	62.83	00.00	100.00	62.83	62.83	N/A	256,500	161,167
406	1	120.64	120.64	120.64	00.00	100.00	120.64	120.64	N/A	15,000	18,096
<u>ALL</u>	3	120.64	115.18	69.77	27.42	165.09	62.83	162.06	N/A	94,167	65,697

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 1,538,929	\$ 3,319		\$ 1,535,610	--	\$ 3,228,296	--
2009	\$ 1,579,801	\$ -	0.00%	\$ 1,579,801	--	\$ 2,996,313	--
2010	\$ 1,660,176	\$ -	0.00%	\$ 1,660,176	5.09%	\$ 2,924,221	-2.41%
2011	\$ 5,042,626	\$ -	0.00%	\$ 5,042,626	203.74%	\$ 3,038,079	3.89%
2012	\$ 5,231,969	\$ 234,484	4.48%	\$ 4,997,485	-0.90%	\$ 3,362,001	10.66%
2013	\$ 5,706,573	\$ 12,965	0.23%	\$ 5,693,608	8.82%	\$ 3,121,406	-7.16%
2014	\$ 5,929,228	\$ 32,097	0.54%	\$ 5,897,131	3.34%	\$ 3,619,765	15.97%
2015	\$ 6,131,210	\$ 45,141	0.74%	\$ 6,086,069	2.65%	\$ 3,808,756	5.22%
2016	\$ 6,248,667	\$ 52,180	0.84%	\$ 6,196,487	1.06%	\$ 3,814,213	0.14%
2017	\$ 5,808,190	\$ -	0.00%	\$ 5,808,190	-7.05%	\$ 3,822,764	0.22%
2018	\$ 6,039,020	\$ 51,571	0.85%	\$ 5,987,449	3.09%	\$ 3,755,886	-1.75%
2019	\$ 6,040,596	\$ 2,112	0.03%	\$ 6,038,484	-0.01%	\$ 3,730,641	-0.67%
Ann %chg	14.35%			Average	21.98%	2.22%	2.41%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	5.09%	5.09%	-2.41%
2011	219.19%	219.19%	1.39%
2012	216.34%	231.18%	12.20%
2013	260.40%	261.22%	4.17%
2014	273.28%	275.31%	20.81%
2015	285.24%	288.10%	27.11%
2016	292.23%	295.54%	27.30%
2017	267.65%	267.65%	27.58%
2018	279.00%	282.26%	25.35%
2019	282.23%	282.36%	24.51%

County Number	83
County Name	Sioux

83 Sioux
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 : 32
Total Sales Price : 16,939,483
Total Adj. Sales Price : 16,939,483
Total Assessed Value : 11,091,869
Avg. Adj. Sales Price : 529,359
Avg. Assessed Value : 346,621

MEDIAN : 71
WGT. MEAN : 65
MEAN : 68
COD : 27.36
PRD : 104.11

COV : 36.09
STD : 24.60
Avg. Abs. Dev : 19.42
MAX Sales Ratio : 124.35
MIN Sales Ratio : 21.47

95% Median C.I. : 56.83 to 82.23
95% Wgt. Mean C.I. : 59.04 to 71.92
95% Mean C.I. : 59.65 to 76.69

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	2	69.53	69.53	63.23	18.27	109.96	56.83	82.23	N/A	1,677,124	1,060,420
01-JAN-17 To 31-MAR-17	4	82.66	76.65	66.62	12.11	115.06	54.31	86.98	N/A	465,198	309,897
01-APR-17 To 30-JUN-17	3	78.25	63.74	68.56	20.54	92.97	32.37	80.59	N/A	219,167	150,260
01-JUL-17 To 30-SEP-17	2	82.99	82.99	78.45	27.03	105.79	60.56	105.42	N/A	716,815	562,352
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	4	40.85	49.58	50.47	50.31	98.24	21.47	95.15	N/A	313,381	158,151
01-APR-18 To 30-JUN-18	3	70.71	68.87	71.13	05.03	96.82	62.61	73.28	N/A	943,793	671,311
01-JUL-18 To 30-SEP-18	2	41.35	41.35	55.87	45.39	74.01	22.58	60.12	N/A	541,250	302,402
01-OCT-18 To 31-DEC-18	5	70.56	68.85	56.03	27.83	122.88	26.50	93.46	N/A	438,109	245,454
01-JAN-19 To 31-MAR-19	3	82.97	86.95	94.06	28.44	92.44	53.54	124.35	N/A	217,283	204,381
01-APR-19 To 30-JUN-19	1	92.04	92.04	92.04	00.00	100.00	92.04	92.04	N/A	62,000	57,063
01-JUL-19 To 30-SEP-19	3	71.24	64.55	64.50	15.26	100.08	44.90	77.51	N/A	520,507	335,714
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	11	78.97	72.99	67.56	18.34	108.04	32.37	105.42	54.31 to 86.98	664,197	448,719
01-OCT-17 To 30-SEP-18	9	60.12	54.18	62.92	32.53	86.11	21.47	95.15	22.58 to 73.28	574,156	361,260
01-OCT-18 To 30-SEP-19	12	74.38	74.23	65.04	26.31	114.13	26.50	124.35	53.54 to 92.50	372,160	242,051
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	9	78.97	73.76	71.23	18.83	103.55	32.37	105.42	54.31 to 86.98	439,102	312,786
01-JAN-18 To 31-DEC-18	14	61.93	59.42	60.87	32.83	97.62	21.47	95.15	26.50 to 92.50	525,568	319,901
<u>ALL</u>	32	70.98	68.17	65.48	27.36	104.11	21.47	124.35	56.83 to 82.23	529,359	346,621

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	26	70.64	68.33	64.20	24.29	106.43	26.50	105.42	56.83 to 82.97	586,119	376,291
2	6	77.88	67.46	76.94	34.59	87.68	21.47	124.35	21.47 to 124.35	283,400	218,052
<u>ALL</u>	32	70.98	68.17	65.48	27.36	104.11	21.47	124.35	56.83 to 82.23	529,359	346,621

83 Sioux
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 : 32	MEDIAN : 71	COV : 36.09	95% Median C.I. : 56.83 to 82.23
Total Sales Price : 16,939,483	WGT. MEAN : 65	STD : 24.60	95% Wgt. Mean C.I. : 59.04 to 71.92
Total Adj. Sales Price : 16,939,483	MEAN : 68	Avg. Abs. Dev : 19.42	95% Mean C.I. : 59.65 to 76.69
Total Assessed Value : 11,091,869			
Avg. Adj. Sales Price : 529,359	COD : 27.36	MAX Sales Ratio : 124.35	
Avg. Assessed Value : 346,621	PRD : 104.11	MIN Sales Ratio : 21.47	

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	124.35	124.35	124.35	00.00	100.00	124.35	124.35	N/A	260,000	323,302
2	1	124.35	124.35	124.35	00.00	100.00	124.35	124.35	N/A	260,000	323,302
Grass											
County	23	71.24	71.51	67.34	22.89	106.19	32.37	105.42	60.56 to 86.35	468,772	315,689
1	22	70.98	71.20	67.03	23.58	106.22	32.37	105.42	60.12 to 86.98	476,539	319,442
2	1	78.25	78.25	78.25	00.00	100.00	78.25	78.25	N/A	297,900	233,120
ALL	32	70.98	68.17	65.48	27.36	104.11	21.47	124.35	56.83 to 82.23	529,359	346,621

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	2	102.47	102.47	104.80	21.35	97.78	80.59	124.35	N/A	235,000	246,272
2	2	102.47	102.47	104.80	21.35	97.78	80.59	124.35	N/A	235,000	246,272
Dry											
County	2	22.03	22.03	22.01	02.54	100.09	21.47	22.58	N/A	126,250	27,784
2	2	22.03	22.03	22.01	02.54	100.09	21.47	22.58	N/A	126,250	27,784
Grass											
County	26	72.26	71.24	66.66	21.19	106.87	32.37	105.42	60.56 to 82.97	595,082	396,692
1	24	70.98	70.69	65.91	22.58	107.25	32.37	105.42	60.12 to 86.35	603,926	398,075
2	2	77.88	77.88	77.74	00.48	100.18	77.51	78.25	N/A	488,950	380,100
ALL	32	70.98	68.17	65.48	27.36	104.11	21.47	124.35	56.83 to 82.23	529,359	346,621

Sioux County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sioux	1	1350	1350	1270	1270	1220	1221	1180	1180	1260
Sioux	2	n/a	2200	n/a	2190	2175	2175	2165	2165	2185
Dawes	1	1365	1365	1260	1260	1208	1208	1181	1181	1247
Dawes	4	2016	2016	1792	1792	1568	1568	1344	1344	1730
Box Butte	1	2677	2757	2761	2780	2788	2798	2784	2793	2775
Box Butte	2	2229	2214	2250	2219	2056	2067	2036	2066	2197
Box Butte	3	2011	1946	1979	1908	1717	1783	1742	1797	1944
ScottsBluff	3	2400	2300	2300	2300	2090	1630	1630	1630	2241

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sioux	1	n/a	600	495	450	435	435	430	410	475
Sioux	2	n/a	n/a	390	390	380	n/a	370	370	382
Dawes	1	n/a	693	651	651	604	604	551	551	628
Dawes	4	n/a	825	775	775	719	719	656	651	763
Box Butte	1	n/a	415	415	415	415	n/a	415	415	415
Box Butte	2	n/a	560	560	560	535	n/a	535	535	556
Box Butte	3	n/a	540	540	540	490	490	490	490	535
ScottsBluff	3	n/a	465	465	465	410	385	385	350	445

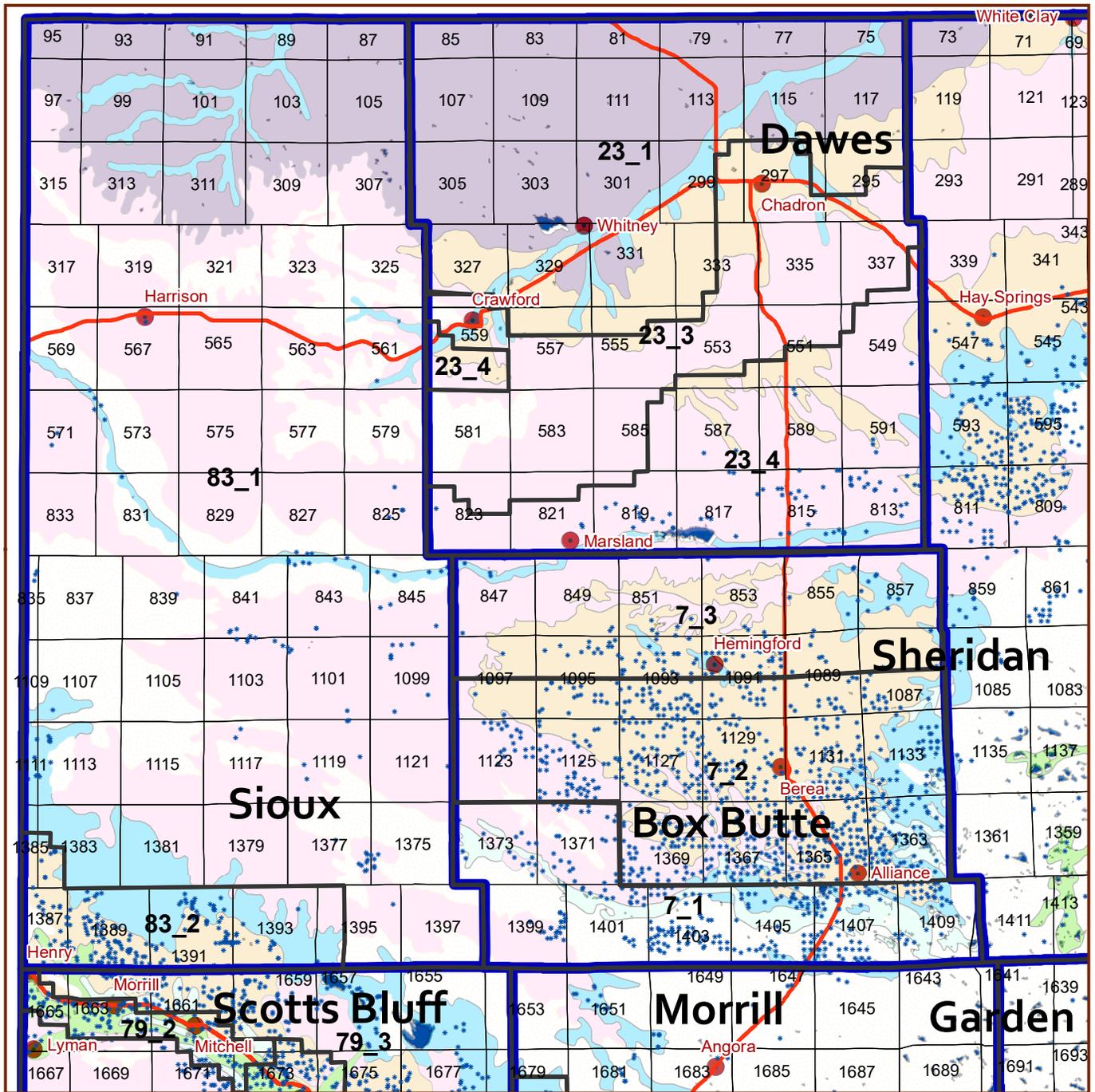
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sioux	1	410	410	n/a	395	390	390	375	350	368
Sioux	2	410	n/a	n/a	390	380	380	375	375	376
Dawes	1	430	n/a	405	405	380	380	355	355	360
Dawes	4	510	n/a	485	n/a	465	465	435	435	448
Box Butte	1	300	300	n/a	300	300	300	300	300	300
Box Butte	2	370	370	n/a	372	360	360	360	360	361
Box Butte	3	425	425	n/a	425	425	425	425	425	425
ScottsBluff	3	345	n/a	345	345	345	345	345	345	345

County	Mkt Area	CRP	TIMBER	WASTE
Sioux	1	n/a	350	82
Sioux	2	n/a	n/a	71
Dawes	1	n/a	n/a	100
Dawes	4	n/a	n/a	100
Box Butte	1	350	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
ScottsBluff	3	345	n/a	100

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.

SIoux COUNTY



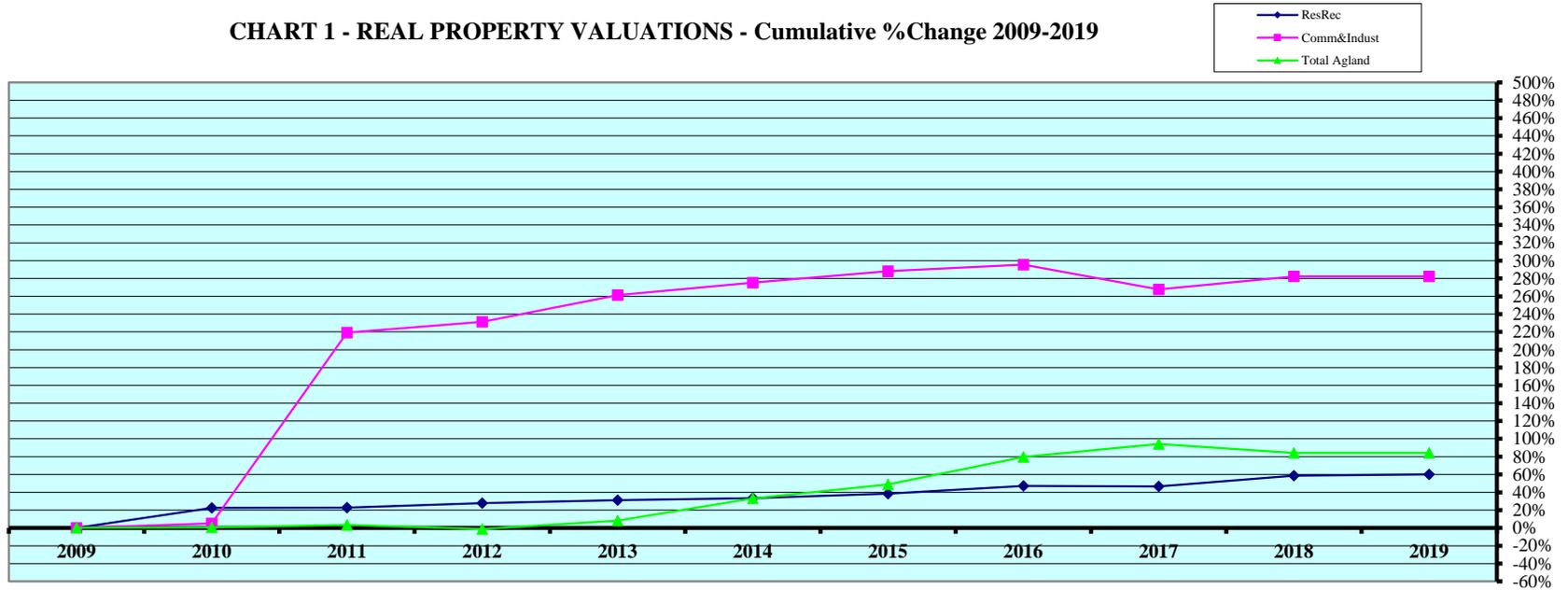
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 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	11,458,853	--	--	--	1,579,801	--	--	--	270,571,952	--	--	--
2010	14,035,727	2,576,874	22.49%	22.49%	1,660,176	80,375	5.09%	5.09%	271,986,459	1,414,507	0.52%	0.52%
2011	14,058,203	22,476	0.16%	22.68%	5,042,626	3,382,450	203.74%	219.19%	279,960,658	7,974,199	2.93%	3.47%
2012	14,648,135	589,932	4.20%	27.83%	5,231,969	189,343	3.75%	231.18%	267,318,298	-12,642,360	-4.52%	-1.20%
2013	15,028,479	380,344	2.60%	31.15%	5,706,573	474,604	9.07%	261.22%	292,653,417	25,335,119	9.48%	8.16%
2014	15,285,692	257,213	1.71%	33.40%	5,929,228	222,655	3.90%	275.31%	360,346,330	67,692,913	23.13%	33.18%
2015	15,880,776	595,084	3.89%	38.59%	6,131,210	201,982	3.41%	288.10%	402,591,255	42,244,925	11.72%	48.79%
2016	16,873,005	992,229	6.25%	47.25%	6,248,667	117,457	1.92%	295.54%	486,123,671	83,532,416	20.75%	79.67%
2017	16,793,580	-79,425	-0.47%	46.56%	5,808,190	-440,477	-7.05%	267.65%	525,474,620	39,350,949	8.09%	94.21%
2018	18,184,217	1,390,637	8.28%	58.69%	6,039,020	230,830	3.97%	282.26%	498,332,164	-27,142,456	-5.17%	84.18%
2019	18,341,942	157,725	0.87%	60.07%	6,040,596	1,576	0.03%	282.36%	498,070,525	-261,639	-0.05%	84.08%

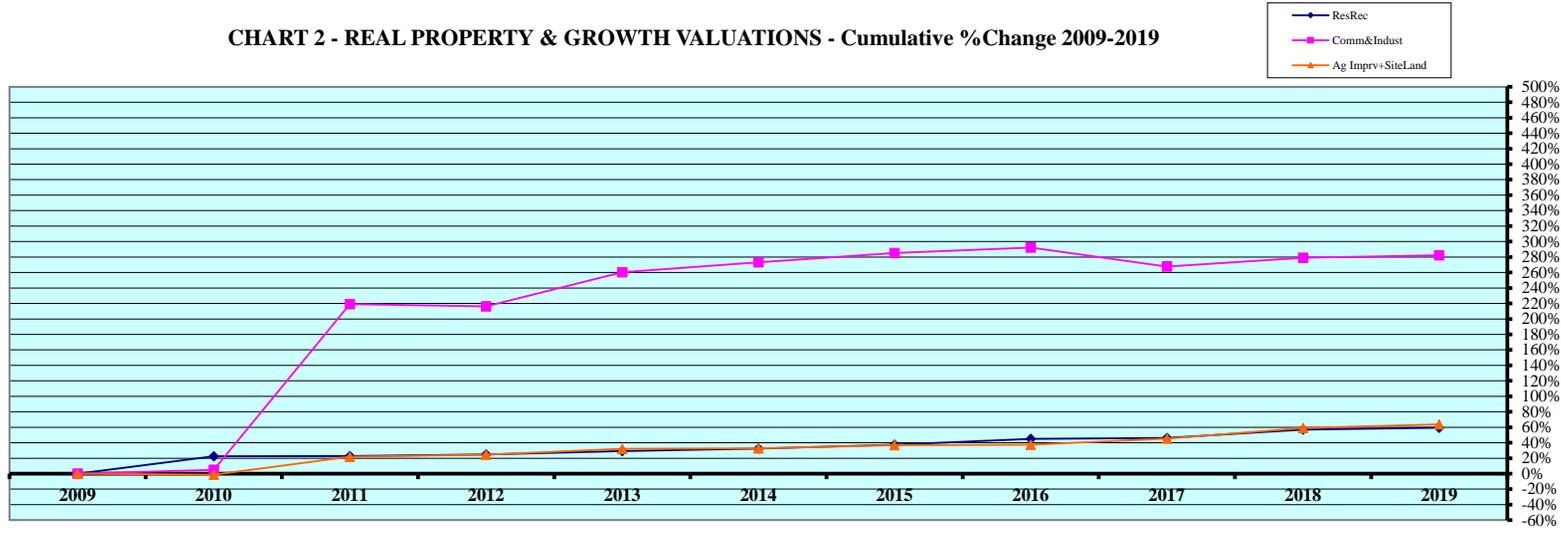
Rate Annual %chg: Residential & Recreational **4.82%** Commercial & Industrial **14.35%** Agricultural Land **6.29%**

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

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 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	11,458,853	0	0.00%	11,458,853	--	--	1,579,801	0	0.00%	1,579,801	--	--
2010	14,035,727	0	0.00%	14,035,727	22.49%	22.49%	1,660,176	0	0.00%	1,660,176	5.09%	5.09%
2011	14,058,203	0	0.00%	14,058,203	0.16%	22.68%	5,042,626	0	0.00%	5,042,626	203.74%	219.19%
2012	14,648,135	337,376	2.30%	14,310,759	1.80%	24.89%	5,231,969	234,484	4.48%	4,997,485	-0.90%	216.34%
2013	15,028,479	207,004	1.38%	14,821,475	1.18%	29.35%	5,706,573	12,965	0.23%	5,693,608	8.82%	260.40%
2014	15,285,692	96,952	0.63%	15,188,740	1.07%	32.55%	5,929,228	32,097	0.54%	5,897,131	3.34%	273.28%
2015	15,880,776	134,572	0.85%	15,746,204	3.01%	37.42%	6,131,210	45,141	0.74%	6,086,069	2.65%	285.24%
2016	16,873,005	251,571	1.49%	16,621,434	4.66%	45.05%	6,248,667	52,180	0.84%	6,196,487	1.06%	292.23%
2017	16,793,580	28,257	0.17%	16,765,323	-0.64%	46.31%	5,808,190	0	0.00%	5,808,190	-7.05%	267.65%
2018	18,184,217	208,929	1.15%	17,975,288	7.04%	56.87%	6,039,020	51,571	0.85%	5,987,449	3.09%	279.00%
2019	18,341,942	72,497	0.40%	18,269,445	0.47%	59.44%	6,040,596	2,112	0.03%	6,038,484	-0.01%	282.23%
Rate Ann%chg	4.82%			4.12%			14.35%			C & I w/o growth 21.98%		

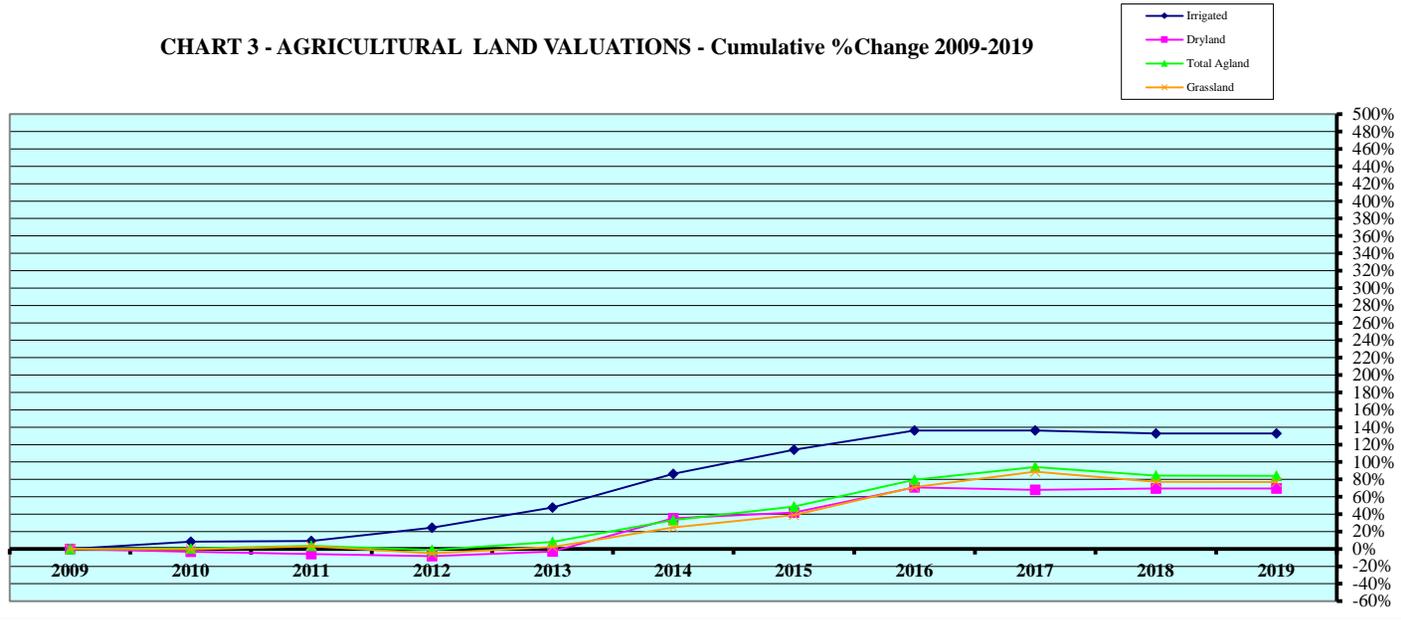
Tax Year	Ag Improvements & Site Land ⁽¹⁾				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	% growth of value					
2009	23,146,553	7,601,585	30,748,138	482,172	1.57%	30,265,966	--	--	
2010	22,220,693	8,127,982	30,348,675	0	0.00%	30,348,675	-1.30%	-1.30%	
2011	25,753,076	11,707,846	37,460,922	0	0.00%	37,460,922	23.44%	21.83%	
2012	28,185,010	11,501,626	39,686,636	1,403,287	3.54%	38,283,349	2.20%	24.51%	
2013	28,949,564	11,819,575	40,769,139	129,949	0.32%	40,639,190	2.40%	32.17%	
2014	29,225,482	12,635,230	41,860,712	1,077,271	2.57%	40,783,441	0.04%	32.64%	
2015	29,515,591	12,869,523	42,385,114	340,114	0.80%	42,045,000	0.44%	36.74%	
2016	30,537,281	13,532,439	44,069,720	1,849,388	4.20%	42,220,332	-0.39%	37.31%	
2017	30,991,017	13,813,260	44,804,277	135,955	0.30%	44,668,322	1.36%	45.27%	
2018	34,507,690	15,879,427	50,387,117	1,444,172	2.87%	48,942,945	9.24%	59.17%	
2019	34,662,349	16,065,199	50,727,548	382,411	0.75%	50,345,137	-0.08%	63.73%	
Rate Ann%chg	4.12%	7.77%	5.13%	Ag Imprv+Site w/o growth			3.73%		

(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# 83
County SIOUX

CHART 2

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	35,879,810	--	--	--	10,456,255	--	--	--	222,141,275	--	--	--
2010	38,847,592	2,967,782	8.27%	8.27%	10,122,069	-334,186	-3.20%	-3.20%	220,918,246	-1,223,029	-0.55%	-0.55%
2011	39,145,872	298,280	0.77%	9.10%	9,844,527	-277,542	-2.74%	-5.85%	228,857,822	7,939,576	3.59%	3.02%
2012	44,663,087	5,517,215	14.09%	24.48%	9,587,483	-257,044	-2.61%	-8.31%	210,898,787	-17,959,035	-7.85%	-5.06%
2013	52,990,864	8,327,777	18.65%	47.69%	10,145,131	557,648	5.82%	-2.98%	226,971,069	16,072,282	7.62%	2.17%
2014	66,842,294	13,851,430	26.14%	86.30%	14,150,141	4,005,010	39.48%	35.33%	276,818,442	49,847,373	21.96%	24.61%
2015	76,801,879	9,959,585	14.90%	114.05%	14,837,552	687,411	4.86%	41.90%	308,424,082	31,605,640	11.42%	38.84%
2016	84,741,751	7,939,872	10.34%	136.18%	17,854,651	3,017,099	20.33%	70.76%	379,871,815	71,447,733	23.17%	71.00%
2017	84,725,042	-16,709	-0.02%	136.14%	17,559,587	-295,064	-1.65%	67.93%	419,536,490	39,664,675	10.44%	88.86%
2018	83,542,134	-1,182,908	-1.40%	132.84%	17,729,168	169,581	0.97%	69.56%	393,407,687	-26,128,803	-6.23%	77.10%
2019	83,538,674	-3,460	0.00%	132.83%	17,721,533	-7,635	-0.04%	69.48%	393,157,546	-250,141	-0.06%	76.99%

Rate Ann.%chg: Irrigated **8.82%** Dryland **5.42%** Grassland **5.88%**

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	2,094,612	--	--	--	0	--	--	--	270,571,952	--	--	--
2010	2,098,552	3,940	0.19%	0.19%	0	0	0	0	271,986,459	1,414,507	0.52%	0.52%
2011	2,112,437	13,885	0.66%	0.85%	0	0	0	0	279,960,658	7,974,199	2.93%	3.47%
2012	2,168,941	56,504	2.67%	3.55%	0	0	0	0	267,318,298	-12,642,360	-4.52%	-1.20%
2013	2,546,353	377,412	17.40%	21.57%	0	0	0	0	292,653,417	25,335,119	9.48%	8.16%
2014	2,535,453	-10,900	-0.43%	21.05%	0	0	0	0	360,346,330	67,692,913	23.13%	33.18%
2015	2,527,742	-7,711	-0.30%	20.68%	0	0	0	0	402,591,255	42,244,925	11.72%	48.79%
2016	3,655,454	1,127,712	44.61%	74.52%	0	0	0	0	486,123,671	83,532,416	20.75%	79.67%
2017	3,653,501	-1,953	-0.05%	74.42%	0	0	0	0	525,474,620	39,350,949	8.09%	94.21%
2018	3,653,175	-326	-0.01%	74.41%	0	0	0	0	498,332,164	-27,142,456	-5.17%	84.18%
2019	3,652,772	-403	-0.01%	74.39%	0	0	0	0	498,070,525	-261,639	-0.05%	84.08%

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

Rate Ann.%chg: Total Agric Land **6.29%**

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	36,335,308	44,130	823			10,488,043	40,759	257			222,273,327	1,070,227	208		
2010	38,944,992	43,711	891	8.21%	8.21%	10,088,200	39,173	258	0.08%	0.08%	220,809,446	1,064,901	207	-0.16%	-0.16%
2011	39,021,892	43,245	902	1.28%	9.59%	9,856,405	37,888	260	1.01%	1.10%	228,607,125	1,064,947	215	3.53%	3.36%
2012	44,681,885	43,797	1,020	13.06%	23.90%	9,522,245	36,559	260	0.12%	1.22%	210,561,611	1,066,062	198	-7.99%	-4.90%
2013	53,072,995	45,330	1,171	14.76%	42.20%	10,415,273	38,943	267	2.68%	3.94%	226,856,279	1,062,734	213	8.08%	2.78%
2014	66,667,095	45,772	1,457	24.40%	76.89%	14,235,353	37,892	376	40.47%	46.00%	276,809,068	1,063,045	260	21.98%	25.38%
2015	76,655,080	45,606	1,681	15.40%	104.14%	14,812,916	38,829	381	1.55%	48.26%	308,455,371	1,062,413	290	11.50%	39.79%
2016	84,849,538	45,679	1,858	10.51%	125.60%	17,817,022	39,065	456	19.55%	77.25%	379,915,012	1,066,397	356	22.71%	71.54%
2017	84,789,235	45,651	1,857	-0.01%	125.57%	17,684,380	38,803	456	-0.08%	77.11%	419,392,871	1,066,595	393	10.37%	89.33%
2018	83,513,318	44,723	1,867	0.54%	126.79%	17,767,175	38,998	456	-0.03%	77.05%	393,388,936	1,067,477	369	-6.28%	77.44%
2019	83,538,674	44,757	1,866	-0.05%	126.69%	17,722,366	38,897	456	0.01%	77.07%	393,416,019	1,067,549	369	0.00%	77.44%

Rate Annual %chg Average Value/Acre: 8.53%

5.88%

5.90%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2009	2,095,463	45,485	46			0	0				271,192,141	1,200,601	226		
2010	2,095,474	45,382	46	0.23%	0.23%	0	0				271,938,112	1,193,167	228	0.90%	0.90%
2011	2,112,437	45,394	47	0.78%	1.01%	0	0				279,597,859	1,191,474	235	2.96%	3.89%
2012	2,175,103	46,140	47	1.30%	2.33%	0	0				266,940,844	1,192,558	224	-4.61%	-0.90%
2013	2,547,053	46,337	55	16.60%	19.32%	0	0				292,891,600	1,193,344	245	9.65%	8.66%
2014	2,535,595	46,072	55	0.12%	19.46%	0	0				360,247,111	1,192,781	302	23.05%	33.71%
2015	2,529,928	46,075	55	-0.23%	19.19%	0	0				402,453,295	1,192,923	337	11.70%	49.36%
2016	3,652,928	45,990	79	44.66%	72.41%	0	0				486,234,500	1,197,130	406	20.39%	79.82%
2017	3,653,298	45,993	79	0.00%	72.42%	0	0				525,519,784	1,197,042	439	8.09%	94.36%
2018	3,653,483	45,996	79	0.00%	72.42%	0	0				498,322,912	1,197,194	416	-5.19%	84.28%
2019	3,652,893	45,987	79	0.00%	72.42%	0	0				498,329,952	1,197,189	416	0.00%	84.28%

83
SIoux

Rate Annual %chg Average Value/Acre: 6.30%

(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
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 4,456	Value : 572,614,020	Growth 1,352,965	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	27	71,205	96	668,313	23	134,739	146	874,257	
02. Res Improve Land	190	732,631	74	804,650	15	147,535	279	1,684,816	
03. Res Improvements	191	7,587,249	81	6,084,092	26	2,161,159	298	15,832,500	
04. Res Total	218	8,391,085	177	7,557,055	49	2,443,433	444	18,391,573	608,654
% of Res Total	49.10	45.62	39.86	41.09	11.04	13.29	9.96	3.21	44.99
05. Com UnImp Land	18	56,623	2	7,996	6	206,841	26	271,460	
06. Com Improve Land	32	175,540	3	54,204	8	941,900	43	1,171,644	
07. Com Improvements	36	1,419,083	3	457,456	8	2,722,404	47	4,598,943	
08. Com Total	54	1,651,246	5	519,656	14	3,871,145	73	6,042,047	0
% of Com Total	73.97	27.33	6.85	8.60	19.18	64.07	1.64	1.06	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	2	78,487	2	78,487	
14. Rec Improve Land	0	0	3	74,555	2	153,260	5	227,815	
15. Rec Improvements	0	0	3	170,750	2	83,239	5	253,989	
16. Rec Total	0	0	3	245,305	4	314,986	7	560,291	0
% of Rec Total	0.00	0.00	42.86	43.78	57.14	56.22	0.16	0.10	0.00
Res & Rec Total	218	8,391,085	180	7,802,360	53	2,758,419	451	18,951,864	608,654
% of Res & Rec Total	48.34	44.28	39.91	41.17	11.75	14.55	10.12	3.31	44.99
Com & Ind Total	54	1,651,246	5	519,656	14	3,871,145	73	6,042,047	0
% of Com & Ind Total	73.97	27.33	6.85	8.60	19.18	64.07	1.64	1.06	0.00
17. Taxable Total	272	10,042,331	185	8,322,016	67	6,629,564	524	24,993,911	608,654
% of Taxable Total	51.91	40.18	35.31	33.30	12.79	26.52	11.76	4.36	44.99

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	2	2,000	2	2,000	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	2,000	2	2,000	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	23	2	275	300

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	27	438,310	3,230	398,533,763	3,257	398,972,073
28. Ag-Improved Land	0	0	32	740,352	608	102,602,065	640	103,342,417
29. Ag Improvements	0	0	32	2,410,721	641	42,892,898	673	45,303,619

30. Ag Total					3,930	547,618,109
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.95	28,025	
32. HomeSite Improv Land	0	0.00	0	25	25.51	242,345	
33. HomeSite Improvements	0	0.00	0	26	0.00	1,828,831	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	26.39	26,390	
36. FarmSite Improv Land	0	0.00	0	23	134.37	120,697	
37. FarmSite Improvements	0	0.00	0	29	0.00	581,890	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	29	32.27	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	30	27.81	264,195	33	30.76	292,220	
32. HomeSite Improv Land	399	420.14	3,991,349	424	445.65	4,233,694	
33. HomeSite Improvements	439	0.00	28,632,083	465	0.00	30,460,914	552,942
34. HomeSite Total				498	476.41	34,986,828	
35. FarmSite UnImp Land	32	112.51	112,507	41	138.90	138,897	
36. FarmSite Improv Land	520	1,350.98	1,350,966	543	1,485.35	1,471,663	
37. FarmSite Improvements	599	0.00	14,260,815	628	0.00	14,842,705	191,369
38. FarmSite Total				669	1,624.25	16,453,265	
39. Road & Ditches	1,471	5,461.33	0	1,500	5,493.60	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,167	7,594.26	51,440,093	744,311

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	13	2,292.67	1,892,527	13	2,292.67	1,892,527

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	156.71	1.06%	211,560	1.14%	1,350.01
46. 1A	2,887.90	19.58%	3,898,680	20.98%	1,350.01
47. 2A1	288.70	1.96%	366,651	1.97%	1,270.01
48. 2A	6,774.07	45.93%	8,603,080	46.31%	1,270.00
49. 3A1	573.10	3.89%	699,180	3.76%	1,220.00
50. 3A	0.34	0.00%	415	0.00%	1,220.59
51. 4A1	1,838.68	12.47%	2,169,641	11.68%	1,180.00
52. 4A	2,228.16	15.11%	2,629,224	14.15%	1,180.00
53. Total	14,747.66	100.00%	18,578,431	100.00%	1,259.75
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	9,356.25	24.83%	5,613,747	31.38%	600.00
56. 2D1	607.24	1.61%	300,586	1.68%	495.00
57. 2D	8,022.12	21.29%	3,610,050	20.18%	450.01
58. 3D1	4,258.79	11.30%	1,852,579	10.35%	435.00
59. 3D	7.56	0.02%	3,288	0.02%	434.92
60. 4D1	9,222.82	24.47%	3,965,846	22.17%	430.00
61. 4D	6,209.05	16.48%	2,545,746	14.23%	410.01
62. Total	37,683.83	100.00%	17,891,842	100.00%	474.79
Grass					
63. 1G1	3,533.27	0.35%	1,448,648	0.39%	410.00
64. 1G	2,239.26	0.22%	918,102	0.25%	410.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	2,109.40	0.21%	833,225	0.23%	395.01
67. 3G1	25,969.59	2.58%	10,128,149	2.74%	390.00
68. 3G	51,028.78	5.06%	19,901,318	5.39%	390.00
69. 4G1	520,939.98	51.66%	195,353,667	52.88%	375.00
70. 4G	402,504.29	39.92%	140,878,134	38.13%	350.00
71. Total	1,008,324.57	100.00%	369,461,243	100.00%	366.41
Irrigated Total					
	14,747.66	1.34%	18,578,431	4.54%	1,259.75
Dry Total					
	37,683.83	3.41%	17,891,842	4.37%	474.79
Grass Total					
	1,008,324.57	91.30%	369,461,243	90.22%	366.41
72. Waste	43,641.29	3.95%	3,596,431	0.88%	82.41
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	3,234.74	0.29%	1,152,580	0.28%	356.31
75. Market Area Total	1,104,397.35	100.00%	409,527,947	100.00%	370.82

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	10,299.06	34.32%	22,657,894	34.56%	2,200.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	5,437.44	18.12%	11,907,988	18.16%	2,190.00
49. 3A1	8,728.41	29.09%	18,984,339	28.96%	2,175.01
50. 3A	381.34	1.27%	829,419	1.27%	2,175.01
51. 4A1	3,817.03	12.72%	8,263,904	12.61%	2,165.01
52. 4A	1,346.11	4.49%	2,914,352	4.45%	2,165.02
53. Total	30,009.39	100.00%	65,557,896	100.00%	2,184.58
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	93.90	7.76%	36,621	7.92%	390.00
57. 2D	397.81	32.85%	155,146	33.56%	390.00
58. 3D1	448.62	37.05%	170,477	36.87%	380.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	59.70	4.93%	22,089	4.78%	370.00
61. 4D	210.80	17.41%	77,996	16.87%	370.00
62. Total	1,210.83	100.00%	462,329	100.00%	381.83
Grass					
63. 1G1	1,447.46	2.69%	593,460	2.93%	410.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	741.32	1.38%	289,118	1.43%	390.00
67. 3G1	651.05	1.21%	247,399	1.22%	380.00
68. 3G	840.81	1.56%	319,512	1.58%	380.00
69. 4G1	30,544.85	56.79%	11,454,439	56.60%	375.00
70. 4G	19,560.81	36.37%	7,335,360	36.24%	375.00
71. Total	53,786.30	100.00%	20,239,288	100.00%	376.29
Irrigated Total					
	30,009.39	33.15%	65,557,896	75.66%	2,184.58
Dry Total					
	1,210.83	1.34%	462,329	0.53%	381.83
Grass Total					
	53,786.30	59.41%	20,239,288	23.36%	376.29
72. Waste	5,532.10	6.11%	390,556	0.45%	70.60
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	876.02	0.97%	323,342	0.37%	369.10
75. Market Area Total	90,538.62	100.00%	86,650,069	100.00%	957.05

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	254.85	555,379	44,502.20	83,580,948	44,757.05	84,136,327
77. Dry Land	0.00	0	25.68	10,879	38,868.98	18,343,292	38,894.66	18,354,171
78. Grass	0.00	0	505.00	188,998	1,061,605.87	389,511,533	1,062,110.87	389,700,531
79. Waste	0.00	0	72.52	5,949	49,100.87	3,981,038	49,173.39	3,986,987
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	3.13	1,174	1.46	2,375	4,106.17	1,472,373	4,110.76	1,475,922
82. Total	0.00	0	858.05	761,205	1,194,077.92	495,416,811	1,194,935.97	496,178,016

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	44,757.05	3.75%	84,136,327	16.96%	1,879.85
Dry Land	38,894.66	3.25%	18,354,171	3.70%	471.89
Grass	1,062,110.87	88.88%	389,700,531	78.54%	366.91
Waste	49,173.39	4.12%	3,986,987	0.80%	81.08
Other	0.00	0.00%	0	0.00%	0.00
Exempt	4,110.76	0.34%	1,475,922	0.30%	359.04
Total	1,194,935.97	100.00%	496,178,016	100.00%	415.23

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	0	0	1	85,975	1	85,975	85,975
83.2 Commercial	1	7,626	0	0	0	0	1	7,626	0
83.3 Harrison	26	63,579	190	732,631	191	7,587,249	217	8,383,459	174,820
83.4 Rural	121	881,539	94	1,180,000	111	8,413,265	232	10,474,804	347,859
84 Residential Total	148	952,744	284	1,912,631	303	16,086,489	451	18,951,864	608,654

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Commercial	15	50,844	30	164,751	34	1,363,452	49	1,579,047	0
85.2 Harrison	3	5,779	2	10,789	2	55,631	5	72,199	0
85.3 Rural	8	214,837	11	996,104	11	3,179,860	19	4,390,801	0
86 Commercial Total	26	271,460	43	1,171,644	47	4,598,943	73	6,042,047	0

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	3,533.27	0.37%	1,448,648	0.42%	410.00
88. 1G	2,239.26	0.24%	918,102	0.26%	410.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	2,109.40	0.22%	833,225	0.24%	395.01
91. 3G1	25,969.59	2.75%	10,128,149	2.91%	390.00
92. 3G	51,028.78	5.40%	19,901,318	5.73%	390.00
93. 4G1	520,939.98	55.10%	195,353,667	56.22%	375.00
94. 4G	339,686.59	35.93%	118,891,812	34.22%	350.00
95. Total	945,506.87	100.00%	347,474,921	100.00%	367.50
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	62,817.70	100.00%	21,986,322	100.00%	350.00
113. Total	62,817.70	100.00%	21,986,322	100.00%	350.00
<hr/>					
Grass Total	945,506.87	93.77%	347,474,921	94.05%	367.50
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	62,817.70	6.23%	21,986,322	5.95%	350.00
<hr/>					
114. Market Area Total	1,008,324.57	100.00%	369,461,243	100.00%	366.41

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,447.46	2.69%	593,460	2.93%	410.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	741.32	1.38%	289,118	1.43%	390.00
91. 3G1	651.05	1.21%	247,399	1.22%	380.00
92. 3G	840.81	1.56%	319,512	1.58%	380.00
93. 4G1	30,544.85	56.79%	11,454,439	56.60%	375.00
94. 4G	19,560.81	36.37%	7,335,360	36.24%	375.00
95. Total	53,786.30	100.00%	20,239,288	100.00%	376.29
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	53,786.30	100.00%	20,239,288	100.00%	376.29
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,786.30	100.00%	20,239,288	100.00%	376.29

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

83 Sioux

	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	17,781,651	18,391,573	609,922	3.43%	608,654	0.01%
02. Recreational	560,291	560,291	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	34,662,349	34,986,828	324,479	0.94%	552,942	-0.66%
04. Total Residential (sum lines 1-3)	53,004,291	53,938,692	934,401	1.76%	1,161,596	-0.43%
05. Commercial	6,040,596	6,042,047	1,451	0.02%	0	0.02%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	6,040,596	6,042,047	1,451	0.02%	0	0.02%
08. Ag-Farmsite Land, Outbuildings	16,065,199	16,453,265	388,066	2.42%	191,369	1.22%
09. Minerals	6,240	2,000	-4,240	-67.95	0	-67.95%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	16,071,439	16,455,265	383,826	2.39%	191,369	1.20%
12. Irrigated	83,538,674	84,136,327	597,653	0.72%		
13. Dryland	17,721,533	18,354,171	632,638	3.57%		
14. Grassland	393,157,546	389,700,531	-3,457,015	-0.88%		
15. Wasteland	3,652,772	3,986,987	334,215	9.15%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	498,070,525	496,178,016	-1,892,509	-0.38%		
18. Total Value of all Real Property (Locally Assessed)	573,186,851	572,614,020	-572,831	-0.10%	1,352,965	-0.34%

2020 Assessment Survey for Sioux County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	One
6.	Assessor's requested budget for current fiscal year:
	\$161,211
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$6,800
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$57,177.81

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The County Clerk
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is https://sioux.assessor.gWorks.com
7.	Who maintains the GIS software and maps?
	gWorks
8.	What type of aerial imagery is used in the cyclical review of properties?
	gWorks
9.	When was the aerial imagery last updated?
	2018
10.	Personal Property software:
	MIPS

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2020 Residential Assessment Survey for Sioux County

1.	Valuation data collection done by:								
	The county assessor.								
2.	List the valuation group recognized by the County and describe the unique characteristics of each:								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrison—the residential parcels within Harrison and its immediate surroundings.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—all remaining residential parcels that are not within the village of Harrison.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	Harrison—the residential parcels within Harrison and its immediate surroundings.	80	Rural—all remaining residential parcels that are not within the village of Harrison.	AG	Agricultural homes and outbuildings.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>								
10	Harrison—the residential parcels within Harrison and its immediate surroundings.								
80	Rural—all remaining residential parcels that are not within the village of Harrison.								
AG	Agricultural homes and outbuildings.								
3.	List and describe the approach(es) used to estimate the market value of residential properties.								
	The cost approach is used.								
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?								
	The county uses the depreciation tables provided by the CAMA vendor.								
5.	Are individual depreciation tables developed for each valuation group?								
	No.								
6.	Describe the methodology used to determine the residential lot values?								
	The county established a per square foot value in 2012. There was only one vacant lot sale in the last 3-4 years, and added to the original study did not change the values established.								
7.	How are rural residential site values developed?								
	In 2012, the county assessor researched the cost of a well, septic and electric service to improve a site. From there, she developed the value of a home site at \$9,500, the farm site at \$1,000 and additional acres (15-40) at \$500/acre.								
8.	Are there form 191 applications on file?								
	No.								
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?								
	There are currently no vacant lots being held for sale or resale.								

10.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2014	2014	2012	2016
80	2014	2014	2012	2019
AG	2014	2014	2012	2019

2020 Commercial Assessment Survey for Sioux County

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

2020 Agricultural Assessment Survey for Sioux County

1.	Valuation data collection done by:										
	The county assessor.										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.	2016	2	This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.	2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.	2016									
2	This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.	2016									
	The county monitors irrigation by pivot in Market Area 2 on a yearly basis. Also, a comparison of the obliques for improvements and land use are done by range. For assessment year 2020, ranges 30, 31, 32, 33, 34 and 35 were reviewed.										
3.	Describe the process used to determine and monitor market areas.										
	The County Assessor monitors land use in each market area via gWorks maps and physical inspection, and determines the agricultural market boundaries based on use.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Primary use of the land is the major consideration that determines the identity and valuation of both rural residential and recreational land apart from agricultural land within Sioux County. Recreational value is applied by the County to accessory land in parcels where a hunting lodge or cabin is located and/or parcels of land in which the primary purpose of ownership is to provide recreational opportunities.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	The county contracted with Stanard Appraisal in 2017 to re-value the commercial feedlots in the county. Market analysis of feedlot sales in the Panhandle were used to develop a value based on the head capacity, (at about \$1000/head) and this included pens, feedbunks, aprons, etc. Land associated with the office and med buildings were valued separately.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	There are currently no parcels enrolled in the Wetland Reserve Program.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
8a.	How many parcels have a special valuation application on file?										

	N/A
8b.	What process was used to determine if non-agricultural influences exist in the county?
	There are no non-agricultural influences in Sioux County.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2019 Plan of Assessment for Sioux County Nebraska
Assessment years 2020, 2021 and 2022
June 15, 2019

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

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

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

Assessment levels for 2019 are: Agricultural – 75%, Residential – 100% and Commercial – 100%.

For the 2019 County Abstract, Sioux County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	440	9	3
Commercial	73	1	1
Recreational	7	.001	.004
Agricultural	3934	88	96
Mineral	2	.005	
TOTAL	4456		

Nearly 90% of Sioux County is agricultural land. There are 292 tax exempt parcels. Sioux County had 376 personal property schedules filed on June 1, 2019. There were 36 Homestead exemption applications filed for 2019. For the year 2018, 3 building permits were approved and homes built in the county and added to the Sioux County valuation. For more information see 2019 Reports & Opinions, Abstract and Assessor Survey.

I and two staff members handle all of the personal property returns, we require depreciation schedules be filed with every return and also mailed notices to new property owners in the event that they were not aware of the personal property filing requirement. Staffing has remained the same for 2019, with a full-time deputy and one full-time employee. As Sioux County Clerk/Ex-Officio Assessor, Ex-Officio Clerk of District Court, Election Commissioner, and Zoning Coordinator I cross-train employees to perform other duties that I am also responsible for.

The budget for FY 2018-2019 for Sioux County Assessor was \$154,169.64. Of this budget, \$30,000 was included for contract for reappraisal.

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

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

Sioux County contracts with GWorks for a web based GIS system. 2016 photos are being used for assessment purposes. Sioux County has entered into a contract to have oblique photos captured in the fall of 2019 to the spring of 2020. We also maintain a cadastral plat map showing ownership. MIPS PCAdmin and MIPSCAMA programs are used for assessment purposes. Property record cards are maintained by me and my staff. The record owner name and mailing addresses are updated from 521's. Pictures are taken when properties are updated and electronically attached to parcels. Current sketches are also attached electronically.

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

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

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

Sioux County contracted with Stanard Appraisals to reappraise all feedlots in the county in 2018. A total of seven feedlots were reappraised by Stanard.

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

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

	Median	COD	PRD
Residential	100	8.82	102.68
Commercial	100	28.88	145.74
Agricultural	75	26.39	104.58

Assessment actions planned for assessment year 2020:

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

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

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

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

Assessment actions planned for assessment year 2021:

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

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

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

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

Assessment actions planned for assessment year 2022:

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

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

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

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

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