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2014 Commission Summary for Sioux County

Residential Real Property - Current

Number of Sales	24	Median	93.91
Total Sales Price	\$1,370,861	Mean	99.39
Total Adj. Sales Price	\$1,370,861	Wgt. Mean	88.93
Total Assessed Value	\$1,219,103	Average Assessed Value of the Base	\$44,451
Avg. Adj. Sales Price	\$57,119	Avg. Assessed Value	\$50,796

Confidence Interval - Current

95% Median C.I	75.17 to 106.92
95% Wgt. Mean C.I	76.77 to 101.09
95% Mean C.I	83.17 to 115.61
% of Value of the Class of all Real Property Value in the	3.61
% of Records Sold in the Study Period	6.98
% of Value Sold in the Study Period	7.97

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	22	92	91.88
2012	17	100	99.52
2011	14	96	96
2010	15	93	93

2014 Commission Summary for Sioux County

Commercial Real Property - Current

Number of Sales	7	Median	95.66
Total Sales Price	\$236,500	Mean	152.79
Total Adj. Sales Price	\$236,500	Wgt. Mean	126.35
Total Assessed Value	\$298,809	Average Assessed Value of the Base	\$80,125
Avg. Adj. Sales Price	\$33,786	Avg. Assessed Value	\$42,687

Confidence Interval - Current

95% Median C.I	43.87 to 503.63
95% Wgt. Mean C.I	14.58 to 238.11
95% Mean C.I	5.66 to 299.92
% of Value of the Class of all Real Property Value in the County	1.40
% of Records Sold in the Study Period	9.46
% of Value Sold in the Study Period	5.04

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	2		103.54
2012	4		89.35
2011	3		95
2010	2	100	79

2014 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Does not meet generally accepted mass appraisal practices.	MrktArea:1; Irrigated; +51%

***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, 2014.



A handwritten signature in black ink, appearing to read "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Sioux County

Other than the completion of pick-up work the Sioux County Assessor did not address the residential property class as a whole.

2014 Residential Assessment Survey for Sioux County

1.	Valuation data collection done by:														
	The Assessor and her staff.														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> <tr> <td style="text-align: center;">10</td> <td>Harrison--all residential parcels within the Village of Harrison and its surroundings.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels that are not part of the Village of Harrison, but are within Sioux County.</td> </tr> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Harrison--all residential parcels within the Village of Harrison and its surroundings.	80	Rural--all remaining residential parcels that are not part of the Village of Harrison, but are within Sioux County.						
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
10	Harrison--all residential parcels within the Village of Harrison and its surroundings.														
80	Rural--all remaining residential parcels that are not part of the Village of Harrison, but are within Sioux County.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	Replacement cost new minus depreciation (CAMA developed) is the approach used to estimate the market value of residential properties.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	The Assessor relies on the tables provided by the CAMA vendor (MIPS).														
5.	Are individual depreciation tables developed for each valuation grouping?														
	No.														
6.	Describe the methodology used to determine the residential lot values?														
	The Assessor uses the market approach and then values the lot per square foot.														
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 25%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 25%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 35%; text-align: center;"><u>Date of Lot Value Study</u></th> </tr> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2012</td> </tr> </table>			<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	10	2010	2010	2012	80	2010	2010	2012
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10	2010	2010	2012												
80	2010	2010	2012												

2014 Residential Correlation Section for Sioux County

County Overview

Sioux County is located in the very northwest corner of Nebraska's Panhandle. The reported 2012 population is 1,315 and therefore there is not a typical, viable and competitive residential market. Sioux County shares two borders with other states—the northern border is shared with the State of South Dakota and the western border is shared with the State of Wyoming. Eastern neighbors include Dawes and Box Butte Counties. The southern border is adjacent to Scotts Bluff County. The County seat is in the village of Harrison, and there are no incorporated municipalities within the County—thus, all residential activity is either in the village of Harrison or in the Rural residential sector. Agriculture, education and limited services are the majority occupations within the County. The Assessor has developed two valuation groupings (based entirely on Assessor Location): 10 Harrison and 80 Rural.

Description of Analysis

The two-year period of the current sales study provided twenty-four sales. Of these, eighteen occurred within valuation group 10 (Harrison) and the remaining six were within valuation group 80 (Rural). Two of the three overall measures of central tendency are within acceptable range, and this is also true for the eighteen sales in valuation group 10. Although the six sales in valuation group 80 indicate a median of 77%, an overall increase to land and improvements of 25% to bring the median to the midpoint would merely do just that—none of the six sales would fall within acceptable range.

Sales Qualification

The Department conducted a review of the sales deemed non-qualified as well as Sioux County's sales verification documentation. Review of the qualification process utilized by the County indicated that no bias existed in the qualification of sales and the Assessor was utilizing all information available from the sales file to assist in developing valuations for all the residential property class.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Sioux County was selected for review in 2011. It has been confirmed that the assessment actions are reliable and applied consistently. It is believed that residential property is treated in a uniform and proportionate manner.

Further, the County had completed the physical review of all improvements (residential, commercial and agricultural residences and outbuildings) within the County in assessment year 2011, and re-valued these using a 2010 cost index and a market-derived depreciation.

2014 Residential Correlation Section for Sioux County

Level of Value

Based on analysis of all available information, the level of value for residential property in Sioux County is determined to be 94% of market value. No non-binding recommendations for adjustment to a subclass will be made.

2014 Commercial Assessment Actions for Sioux County

For assessment year 2014, the Sioux County Assessor completed any commercial pick-up work.

2014 Commercial Assessment Survey for Sioux County

1.	Valuation data collection done by:												
	The Assessor and her staff.												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> <tr> <td style="text-align: center;">10</td><td>Harrison--all commercial properties found within the Village of Harrison and its surroundings.</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> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Harrison--all commercial properties found within the Village of Harrison and its surroundings.	80	Rural--all remaining commercial parcels that are not within the Village of Harrison.						
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10	Harrison--all commercial properties found within the Village of Harrison and its surroundings.												
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 utilized, minus depreciation.												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The Assessor does not believe the County has any unique commercial properties at this time. However, if one located in the County, the appraisal firm contracted for the last re-appraisal would be consulted (Stanard Appraisal).												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	The County relies upon 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 and then using comparable sales--if available.												
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th><th style="width: 25%; text-align: center;"><u>Date of Depreciation Tables</u></th><th style="width: 25%; text-align: center;"><u>Date of Costing</u></th><th style="width: 35%; text-align: center;"><u>Date of Lot Value Study</u></th></tr> <tr> <td style="text-align: center;">10</td><td style="text-align: center;">2011</td><td style="text-align: center;">2010</td><td style="text-align: center;">2010</td></tr> <tr> <td style="text-align: center;">80</td><td style="text-align: center;">2011</td><td style="text-align: center;">2010</td><td style="text-align: center;">2010</td></tr> </table>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	10	2011	2010	2010	80	2011	2010	2010
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10	2011	2010	2010										
80	2011	2010	2010										

2014 Commercial Correlation Section for Sioux County

County Overview

Sioux County, located on the very northwestern border of Nebraska's Panhandle, as of 2012 exhibited a population of 1,315. The County seat is the village of Harrison, and there are no incorporated municipalities within the County. Approximately seventy properties are identified as improved commercial, with about thirty-six existing in the village of Harrison and the remainder found in the rural area (many of these are commercial cattle feeding operations). The main economic activity of the County is agricultural in nature—both farming and ranching operations. Therefore, it is highly improbable that there is a viable, competitive commercial market in Sioux County.

Description of Analysis

Only seven commercial sales occurred during the three-year period of the sales study. Of these, six occurred in valuation group 10 (Harrison) and only one occurred within the valuation group 80 (Rural). There are nineteen occupancy codes that comprise the commercial property class in Sioux County, with storage warehouse (406) constituting 63% of the total occupancy codes. However, there is only one storage warehouse that sold during the timeframe of the sales study, and is therefore not representative of the commercial population as a whole. Therefore, the statistics are not meaningful.

Sales Qualification

The Department conducted a review of each county's sales qualification process. This included a review of all sales deemed non-qualified as well as Sioux County's sales verification documentation. Review of the qualification process utilized by the County indicated that no bias existed in the qualification of sales and the Assessor was utilizing all information available from the sales file to assist in developing valuations for the commercial property class.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Sioux County was selected for review in 2011. It has been confirmed that the assessment actions are reliable and applied consistently. It is believed that commercial property is treated in a uniform and proportionate manner.

The County had completed the physical review of all improvements within the County in assessment year 2011, and re-valued these using a 2010 cost index. A market-derived depreciation schedule was also developed and implemented at this time.

Level of Value

There is no information available to indicate that Sioux County has not met an acceptable level of value. Based on the consideration of all information available and the County's assessment

2014 Commercial Correlation Section for Sioux County

practices, the level of value for commercial property is determined to be at the statutory level of 100% of market value.

2014 Agricultural Assessment Actions for Sioux County

For assessment year 2014, Sioux County Assessor matched the GIS mapping to the PC Admin (CAMA) program for majority land use. She also removed the “burned timber” class. The following land classes were addressed overall: irrigated land was increased by about 26%, the dry class was increased by 40% and the grass land class was increased by 22%.

2014 Agricultural Assessment Survey for Sioux County

1.	Valuation data collection done by:						
	The Assessor and her staff.						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> <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></tr> <tr> <td style="text-align: center;">2</td><td>Market area two is located in the extreme southwest corner of the County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.</td></tr> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.	2	Market area two is located in the extreme southwest corner of the County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.
<u>Market Area</u>	<u>Description of unique characteristics</u>						
1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.						
2	Market area two is located in the extreme southwest corner of the County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.						
3.	Describe the process used to determine and monitor market areas.						
	Land use in each market area is monitored via GIS and personal inspection (and this matching of GIS mapping to existing data was done this assessment year).						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Primary land use is the major consideration used to identify and value 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 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 are the market differences?						
	Yes.						
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.						
	GIS maps were updated in the fall of 2012 as well as FSA maps provided by the taxpayers to monitor any possible non-agricultural influence.						
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.						
	No.						
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.						
	The Sioux County Assessor is not aware of any land currently enrolled in the Wetland Reserve Program within her County.						

Sioux County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sioux	1	N/A	880	750	750	740	740	700	700	746
Sioux	2	N/A	1,907	1,905	1,905	N/A	1,780	1,780	1,780	1,828
Dawes	1	N/A	885	747	747	720	720	680	680	731
Dawes	4	N/A	1,500	N/A	1,400	1,200	1,200	1,100	1,100	1,325
Box Butte	1	N/A	1,917	1,742	1,926	1,915	1,908	1,910	1,913	1,913
Box Butte	2	N/A	1,979	1,980	1,973	1,500	1,483	1,463	1,491	1,897
Box Butte	3	N/A	1,310	1,300	1,257	1,000	976	979	996	1,265
ScottsBluff	3	N/A	N/A	2,380	2,380	1,860	1,450	1,450	1,450	2,044

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sioux	1	N/A	510	390	370	365	365	355	335	377
Sioux	2	N/A	N/A	340	340	N/A	300	300	275	320
Dawes	1	N/A	518	475	475	450	450	425	425	471
Dawes	4	N/A	518	N/A	475	450	450	425	425	488
Box Butte	1	N/A	380	N/A	350	290	290	290	290	334
Box Butte	2	N/A	605	605	605	405	405	405	405	571
Box Butte	3	N/A	670	650	650	415	415	415	415	630
ScottsBluff	3	N/A	N/A	375	375	330	310	310	280	343

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sioux	1	N/A	305	290	290	280	280	250	256	261
Sioux	2	N/A	300	275	275	260	250	250	250	252
Dawes	1	N/A	300	280	280	275	275	250	250	257
Dawes	4	N/A	400	375	375	325	325	300	300	320
Box Butte	1	N/A	297	285	292	293	287	286	285	286
Box Butte	2	N/A	314	315	310	309	311	310	310	311
Box Butte	3	N/A	353	346	323	319	325	300	300	313
ScottsBluff	3	N/A	N/A	270	270	260	260	260	240	252

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

2014 Agricultural Correlation Section for Sioux County

County Overview

Sioux County encompasses 2067 square miles of land. Agricultural land use consists approximately of 90% grass, 3% dry land and about 4% irrigated. The remaining three percent is classified as waste. The County has two clearly defined agricultural market areas based on topography, soil type and availability of water. Market Area One is the largest area in the County and consists mostly of grass land. Market Area Two on the southwestern end of the County has irrigated farm ground and borders Scotts Bluff County on the south and the State of Wyoming to the west. Other counties contiguous to Sioux are Dawes and Box Butte to the east.

Sioux County has the distinction of lying within two Natural Resource Districts. Market Area One lies within the Upper Niobrara White NRD (UNWNRD). Market Area Two lies within the North Platte NRD and since the southern portion of the County contains 66% of all irrigated land in Sioux County, the availability of water and its regulation are extremely important.

Description of Analysis

Analysis of the dry crop land and grass land values indicates assessment levels are within the acceptable range and values are relatively similar to adjoining counties (in both areas one and two). For the class of irrigated land in Sioux County Market Area 1 however, analysis has indicated that historical changes in assessed values have not increased proportionate to the general irrigated land market in the Panhandle region.

Across Nebraska, agricultural land values began increasing annually at significant rates in 2008. In Sioux County Area 1, the 2008 to 2014 Abstract of Assessment, Form 45 reflects an average annual increase to irrigated land values of only 10% per year, with the majority of those changes occurring for this assessment year (2014). During that same time period, the 2013 Real Estate Market Development publication by the University of Nebraska indicates that the market value of irrigated land increased an average of 40% per year in the Panhandle region. As shown in the chart below, in 2008 Sioux Market Area 2 and Scotts Bluff County had the highest irrigated values in the Panhandle region; below market annual adjustments for these two areas since 2008 still maintained appropriate levels of value. Conversely, 2008 irrigated values in Sioux Area 1 and Dawes Area 1 were very similar to the rest of the Panhandle region, and below market annual adjustments have not been sufficient to maintain appropriate levels of value.

	Abstract Avg			
	Irrigated Values		% Change Calculations	
	2008	2014	Total	Avg Yearly
Sioux 1	432	746	73%	10%
Dawes 1	438	731	67%	10%
Sioux 2	1000	1828	83%	12%
Dawes 4	440	1325	201%	34%
Scottsbluff	873	2044	134%	19%
Box Butte	512	1836	259%	37%

2014 Agricultural Correlation Section for Sioux County

Irrigated land in Sioux Market Area 1 makes up approximately 1% of the total agricultural acres in the market area, which has consistently led to insufficient samples of irrigated sales being used by both the county assessor for establishing irrigated values and the Property Assessment Division for measuring irrigated values.

While these samples have traditionally been considered too small to warrant further review, the only sale occurring in the market area for the past seven years occurred in October, 2011 and supports that irrigated assessments have not kept up with the market.

To measure the irrigated land in Sioux Market Area 1, the neighboring counties with similar land features were studied. The scarcity of sales however, prohibited the creation of a representative sample of irrigated sales.

Agricultural land in the Panhandle region of the state is predominantly pasture used for cattle grazing with occasional meadows used for haying. Cropland in the area is primarily used for the production of supplemental feed, rather than commercial farming. Consequently, all land types are subject to the influence of the ranching industry and the market for crop land is generally assumed to move proportionate to grass land. Since grassland sales are abundant in the area, an analysis was produced comparing the market value of grass to irrigated sale prices per acre from the same time period. The results suggested that generally, irrigated sells at 500% of the sale price for grass land. Using the grass land average sale price per acre for the current study period, application of the factor of 500% indicates the irrigated market is approximately \$1,568 per acre. The weighted average assessed value currently would suggest the level of value for irrigated in Sioux County Area 1 is 48% of market value.

2014 Agricultural Correlation Section for Sioux County

section to substantiate the reason for the exclusion from the qualified sales sample. All qualified agricultural sales are available for analysis and review. There is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

Based on a correlation of all available information the level of value for grass and dry land is acceptable (as well as irrigated land in Market Area Two). It may appear that the grass level of value is between 77-86% in Market Area One but the current overall grass value is equalized within the County and compared to its neighbors, thus reflecting the grass market in the region. It should be noted that the median for grass in Area One is skewed by eight first year sales with high A/S ratios and two of the 95% MLU grass sales indicate a timber value. A review of the average abstract per acre value for Sioux Area One grass and its neighboring counties provides the following: Sioux Area One \$261; Sioux Area Two \$252; Dawes overall \$285; Box Butte overall \$301; Scotts Bluff Area Three \$252. Further analysis indicates that if the grass classification of land were decreased to the midpoint of range, the following overall statistics for Market Area One would be obtained:

Median	63.02%	AAD	15.12%
Mean	62.01%	PRD	101.64%
W/ Mean	61.01%	COD	23.99%

It would also seem that irrigated land in Market Area Two is at the 81% level. Again, it should be noted that the Area Two values established by the Sioux Assessor are similar to those in neighboring counties: Sioux Area 2 \$1,828; Box Butte 1 \$1,913; Box Butte 3 \$1,897 and Scotts Bluff 3 \$2,044. Additional analysis indicates that if irrigated land in Market Area Two were lowered to the midpoint of the 80-95% MLU range, the following overall statistics for Area Two would be obtained:

Median	67.56%	AAD	18.32%
Mean	69.83%	PRD	134.16%
W/ Mean	52.05%	COD	27.12%

However, the level of value for irrigated land in Market Area One is not acceptable. Since the tax burden is essentially shifted to the other sectors as a result of the Assessor's failure to increase irrigated land in Area One, assessment practices are not in compliance with accepted mass appraisal standards.

2014 Agricultural Correlation Section for Sioux County

Level of Value

Based on a correlation of all available information, the level of value for the Sioux Market Area 1 irrigated land class is determined to be at 48% of market value. The recommendation of the Property Tax Administrator is to increase irrigated land 51% in Market Area 1 to bring the class level of value to the midpoint of the acceptable range.

The values expected from a 51% increase would result in assessed values that are within the acceptable range and reasonably similar to comparable markets in adjoining counties. Since the tax burden is essentially shifted to the other sectors of agricultural land as a result of the failure to increase irrigated land, assessment practices are not in compliance with professionally accepted mass appraisal standards.

83 Sioux
RESIDENTIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 24	MEDIAN : 94	COV : 38.64	95% Median C.I. : 75.17 to 106.92
Total Sales Price : 1,370,861	WGT. MEAN : 89	STD : 38.40	95% Wgt. Mean C.I. : 76.77 to 101.09
Total Adj. Sales Price : 1,370,861	MEAN : 99	Avg. Abs. Dev : 24.11	95% Mean C.I. : 83.17 to 115.61
Total Assessed Value : 1,219,103			
Avg. Adj. Sales Price : 57,119	COD : 25.67	MAX Sales Ratio : 208.94	
Avg. Assessed Value : 50,796	PRD : 111.76	MIN Sales Ratio : 49.02	

Printed:4/2/2014 9:58:42AM

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>Qtrrs</u>											
01-OCT-11 To 31-DEC-11	4	71.73	74.73	71.96	10.58	103.85	66.00	89.47	N/A	59,995	43,175
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	4	101.05	115.02	109.54	44.86	105.00	49.02	208.94	N/A	38,250	41,899
01-JUL-12 To 30-SEP-12	2	99.80	99.80	97.86	06.40	101.98	93.41	106.19	N/A	57,500	56,268
01-OCT-12 To 31-DEC-12	3	117.87	137.96	109.56	33.36	125.92	89.02	206.99	N/A	32,333	35,424
01-JAN-13 To 31-MAR-13	5	94.40	88.23	86.96	15.14	101.46	64.03	106.92	N/A	42,476	36,935
01-APR-13 To 30-JUN-13	4	105.66	96.13	84.16	15.92	114.22	57.72	115.48	N/A	91,500	77,008
01-JUL-13 To 30-SEP-13	2	93.67	93.67	89.22	06.72	104.99	87.38	99.95	N/A	93,750	83,646
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	10	89.91	95.86	89.14	29.22	107.54	49.02	208.94	66.00 to 111.75	50,798	45,283
01-OCT-12 To 30-SEP-13	14	100.43	101.92	88.80	20.96	114.77	57.72	206.99	73.60 to 115.48	61,634	54,734
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	9	106.19	119.28	105.86	33.87	112.68	49.02	208.94	89.02 to 206.99	40,556	42,934
<u>ALL</u>	24	93.91	99.39	88.93	25.67	111.76	49.02	208.94	75.17 to 106.92	57,119	50,796

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	18	97.18	104.69	94.88	25.10	110.34	49.02	208.94	89.02 to 106.92	44,638	42,351
80	6	76.69	83.51	80.51	27.28	103.73	57.72	115.48	57.72 to 115.48	94,564	76,131
<u>ALL</u>	24	93.91	99.39	88.93	25.67	111.76	49.02	208.94	75.17 to 106.92	57,119	50,796

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	23	94.40	101.58	89.52	24.56	113.47	57.72	208.94	87.38 to 106.92	58,733	52,578
06	1	49.02	49.02	49.02	00.00	100.00	49.02	49.02	N/A	20,000	9,803
07											
<u>ALL</u>	24	93.91	99.39	88.93	25.67	111.76	49.02	208.94	75.17 to 106.92	57,119	50,796

83 Sioux
RESIDENTIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 24	MEDIAN : 94	COV : 38.64	95% Median C.I. : 75.17 to 106.92
Total Sales Price : 1,370,861	WGT. MEAN : 89	STD : 38.40	95% Wgt. Mean C.I. : 76.77 to 101.09
Total Adj. Sales Price : 1,370,861	MEAN : 99	Avg. Abs. Dev : 24.11	95% Mean C.I. : 83.17 to 115.61
Total Assessed Value : 1,219,103			
Avg. Adj. Sales Price : 57,119	COD : 25.67	MAX Sales Ratio : 208.94	
Avg. Assessed Value : 50,796	PRD : 111.76	MIN Sales Ratio : 49.02	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	150.70	150.70	167.43	37.36	90.01	94.40	206.99	N/A	9,250	15,488
Less Than 30,000	7	99.95	121.76	117.99	45.05	103.20	49.02	208.94	49.02 to 208.94	17,997	21,235
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	24	93.91	99.39	88.93	25.67	111.76	49.02	208.94	75.17 to 106.92	57,119	50,796
Greater Than 14,999	22	91.88	94.73	87.86	22.95	107.82	49.02	208.94	73.60 to 106.92	61,471	54,006
Greater Than 29,999	17	90.35	90.18	85.99	16.39	104.87	57.72	115.48	68.29 to 106.92	73,228	62,968
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	150.70	150.70	167.43	37.36	90.01	94.40	206.99	N/A	9,250	15,488
15,000 TO 29,999	5	99.95	110.19	109.48	40.54	100.65	49.02	208.94	N/A	21,496	23,533
30,000 TO 59,999	10	95.63	91.01	91.15	14.97	99.85	64.03	110.42	66.00 to 106.92	48,388	44,105
60,000 TO 99,999	4	102.58	102.42	102.79	10.92	99.64	89.02	115.48	N/A	71,250	73,236
100,000 TO 149,999	1	68.29	68.29	68.29	00.00	100.00	68.29	68.29	N/A	135,000	92,195
150,000 TO 249,999	2	72.55	72.55	71.63	20.44	101.28	57.72	87.38	N/A	170,500	122,137
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	24	93.91	99.39	88.93	25.67	111.76	49.02	208.94	75.17 to 106.92	57,119	50,796

83 Sioux
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 7
 Total Sales Price : 236,500
 Total Adj. Sales Price : 236,500
 Total Assessed Value : 298,809
 Avg. Adj. Sales Price : 33,786
 Avg. Assessed Value : 42,687

MEDIAN : 96
 WGT. MEAN : 126
 MEAN : 153
 COD : 84.67
 PRD : 120.93

COV : 104.12
 STD : 159.08
 Avg. Abs. Dev : 81.00
 MAX Sales Ratio : 503.63
 MIN Sales Ratio : 43.87

95% Median C.I. : 43.87 to 503.63
 95% Wgt. Mean C.I. : 14.58 to 238.11
 95% Mean C.I. : 5.66 to 299.92

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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>Qtrts</u>											
01-OCT-10 To 31-DEC-10	1	164.80	164.80	164.80	00.00	100.00	164.80	164.80	N/A	13,000	21,424
01-JAN-11 To 31-MAR-11	1	503.63	503.63	503.63	00.00	100.00	503.63	503.63	N/A	22,500	113,317
01-APR-11 To 30-JUN-11	1	43.87	43.87	43.87	00.00	100.00	43.87	43.87	N/A	10,000	4,387
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	1	90.64	90.64	90.64	00.00	100.00	90.64	90.64	N/A	70,000	63,445
01-JAN-13 To 31-MAR-13	1	102.02	102.02	102.02	00.00	100.00	102.02	102.02	N/A	21,000	21,424
01-APR-13 To 30-JUN-13	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	22,000	21,046
01-JUL-13 To 30-SEP-13	1	68.93	68.93	68.93	00.00	100.00	68.93	68.93	N/A	78,000	53,766
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	3	164.80	237.43	305.78	92.99	77.65	43.87	503.63	N/A	15,167	46,376
01-OCT-11 To 30-SEP-12											
01-OCT-12 To 30-SEP-13	4	93.15	89.31	83.60	10.23	106.83	68.93	102.02	N/A	47,750	39,920
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	2	273.75	273.75	362.17	83.97	75.59	43.87	503.63	N/A	16,250	58,852
01-JAN-12 To 31-DEC-12	1	90.64	90.64	90.64	00.00	100.00	90.64	90.64	N/A	70,000	63,445
<u>ALL</u>	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	6	96.33	162.32	129.49	98.10	125.35	43.87	503.63	43.87 to 503.63	35,750	46,294
80	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	22,000	21,046
<u>ALL</u>	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687

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	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687
04											
<u>ALL</u>	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687

83 Sioux
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 7
 Total Sales Price : 236,500
 Total Adj. Sales Price : 236,500
 Total Assessed Value : 298,809
 Avg. Adj. Sales Price : 33,786
 Avg. Assessed Value : 42,687

MEDIAN : 96
 WGT. MEAN : 126
 MEAN : 153
 COD : 84.67
 PRD : 120.93

COV : 104.12
 STD : 159.08
 Avg. Abs. Dev : 81.00
 MAX Sales Ratio : 503.63
 MIN Sales Ratio : 43.87

95% Median C.I. : 43.87 to 503.63
 95% Wgt. Mean C.I. : 14.58 to 238.11
 95% Mean C.I. : 5.66 to 299.92

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	104.34	104.34	112.22	57.95	92.98	43.87	164.80	N/A	11,500	12,906
Less Than 30,000	5	102.02	182.00	205.20	103.69	88.69	43.87	503.63	N/A	17,700	36,320
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687
Greater Than 14,999	5	95.66	172.18	127.87	93.27	134.65	68.93	503.63	N/A	42,700	54,600
Greater Than 29,999	2	79.79	79.79	79.20	13.61	100.74	68.93	90.64	N/A	74,000	58,606
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	104.34	104.34	112.22	57.95	92.98	43.87	164.80	N/A	11,500	12,906
15,000 TO 29,999	3	102.02	233.77	237.84	133.30	98.29	95.66	503.63	N/A	21,833	51,929
30,000 TO 59,999											
60,000 TO 99,999	2	79.79	79.79	79.20	13.61	100.74	68.93	90.64	N/A	74,000	58,606
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	22,000	21,046
344	1	503.63	503.63	503.63	00.00	100.00	503.63	503.63	N/A	22,500	113,317
406	1	43.87	43.87	43.87	00.00	100.00	43.87	43.87	N/A	10,000	4,387
446	2	133.41	133.41	126.02	23.53	105.86	102.02	164.80	N/A	17,000	21,424
528	1	90.64	90.64	90.64	00.00	100.00	90.64	90.64	N/A	70,000	63,445
539	1	68.93	68.93	68.93	00.00	100.00	68.93	68.93	N/A	78,000	53,766
<u>ALL</u>	7	95.66	152.79	126.35	84.67	120.93	43.87	503.63	43.87 to 503.63	33,786	42,687

83 Sioux**AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 55	MEDIAN : 75	COV : 36.32	95% Median C.I. : 63.22 to 80.87
Total Sales Price : 29,730,482	WGT. MEAN : 64	STD : 26.80	95% Wgt. Mean C.I. : 54.69 to 74.28
Total Adj. Sales Price : 29,730,482	MEAN : 74	Avg. Abs. Dev : 19.87	95% Mean C.I. : 66.71 to 80.87
Total Assessed Value : 19,171,644			
Avg. Adj. Sales Price : 540,554	COD : 26.62	MAX Sales Ratio : 162.15	
Avg. Assessed Value : 348,575	PRD : 114.44	MIN Sales Ratio : 23.36	

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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-10 To 31-DEC-10	7	88.24	84.17	83.34	11.33	101.00	70.00	98.86	70.00 to 98.86	633,222	527,727
01-JAN-11 To 31-MAR-11	4	103.11	100.31	95.91	05.48	104.59	88.75	106.28	N/A	203,450	195,126
01-APR-11 To 30-JUN-11	6	82.10	74.09	78.19	18.06	94.76	34.56	92.52	34.56 to 92.52	305,333	238,750
01-JUL-11 To 30-SEP-11	2	111.81	111.81	64.46	45.03	173.46	61.46	162.15	N/A	746,552	481,211
01-OCT-11 To 31-DEC-11	6	77.98	73.18	49.09	39.33	149.07	23.36	124.43	23.36 to 124.43	1,169,756	574,180
01-JAN-12 To 31-MAR-12	6	81.38	83.73	75.35	25.63	111.12	36.80	136.44	36.80 to 136.44	591,333	445,546
01-APR-12 To 30-JUN-12	3	75.10	64.49	52.98	16.60	121.73	40.49	77.89	N/A	404,167	214,123
01-JUL-12 To 30-SEP-12	5	69.15	65.65	64.74	10.41	101.41	48.41	75.61	N/A	439,800	284,731
01-OCT-12 To 31-DEC-12	9	63.21	64.32	59.23	17.20	108.59	35.87	87.92	52.84 to 80.87	244,686	144,919
01-JAN-13 To 31-MAR-13	6	59.04	55.03	57.85	25.76	95.13	28.69	79.93	28.69 to 79.93	793,083	458,815
01-APR-13 To 30-JUN-13	1	27.50	27.50	27.50	00.00	100.00	27.50	27.50	N/A	220,320	60,594
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	19	88.75	87.29	80.14	18.72	108.92	34.56	162.15	70.81 to 98.86	451,129	361,553
01-OCT-11 To 30-SEP-12	20	75.09	73.16	58.55	26.51	124.95	23.36	136.44	62.52 to 86.00	698,902	409,219
01-OCT-12 To 30-SEP-13	16	60.14	58.54	57.34	23.71	102.09	27.50	87.92	35.87 to 71.49	448,812	257,359
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	18	89.38	83.80	59.34	26.66	141.22	23.36	162.15	62.52 to 100.57	619,858	367,806
01-JAN-12 To 31-DEC-12	23	70.41	69.70	65.97	20.82	105.65	35.87	136.44	60.97 to 76.75	398,333	262,764
<u>ALL</u>	55	74.64	73.79	64.48	26.62	114.44	23.36	162.15	63.22 to 80.87	540,554	348,575

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	31	75.07	72.93	71.63	24.76	101.81	23.36	124.43	63.22 to 87.92	561,862	402,471
2	24	71.17	74.89	54.37	29.90	137.74	34.56	162.15	60.97 to 88.24	513,032	278,960
<u>ALL</u>	55	74.64	73.79	64.48	26.62	114.44	23.36	162.15	63.22 to 80.87	540,554	348,575

83 Sioux
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 55	MEDIAN : 75	COV : 36.32	95% Median C.I. : 63.22 to 80.87
Total Sales Price : 29,730,482	WGT. MEAN : 64	STD : 26.80	95% Wgt. Mean C.I. : 54.69 to 74.28
Total Adj. Sales Price : 29,730,482	MEAN : 74	Avg. Abs. Dev : 19.87	95% Mean C.I. : 66.71 to 80.87
Total Assessed Value : 19,171,644			
Avg. Adj. Sales Price : 540,554	COD : 26.62	MAX Sales Ratio : 162.15	
Avg. Assessed Value : 348,575	PRD : 114.44	MIN Sales Ratio : 23.36	

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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	9	76.75	75.61	63.15	30.23	119.73	35.87	136.44	36.80 to 92.52	279,333	176,387
1	1	52.84	52.84	52.84	00.00	100.00	52.84	52.84	N/A	104,000	54,958
2	8	81.38	78.45	63.59	28.41	123.37	35.87	136.44	35.87 to 136.44	301,250	191,565
Grass											
County	19	80.00	77.75	80.49	20.40	96.60	27.50	106.28	69.15 to 93.67	392,444	315,880
1	16	86.06	78.63	80.79	20.39	97.33	27.50	106.28	69.15 to 94.02	451,996	365,179
2	3	79.93	73.07	70.76	08.65	103.26	59.28	80.00	N/A	74,833	52,949
ALL	55	74.64	73.79	64.48	26.62	114.44	23.36	162.15	63.22 to 80.87	540,554	348,575

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	15	76.75	74.53	52.23	28.27	142.70	35.87	136.44	48.41 to 91.31	657,533	343,447
1	1	52.84	52.84	52.84	00.00	100.00	52.84	52.84	N/A	104,000	54,958
2	14	81.38	76.08	52.23	26.47	145.66	35.87	136.44	41.64 to 92.52	697,071	364,054
Dry											
County	1	67.55	67.55	67.55	00.00	100.00	67.55	67.55	N/A	75,000	50,660
2	1	67.55	67.55	67.55	00.00	100.00	67.55	67.55	N/A	75,000	50,660
Grass											
County	26	76.75	76.72	73.76	18.80	104.01	27.50	106.28	70.00 to 88.75	594,828	438,764
1	22	76.75	77.91	75.10	19.90	103.74	27.50	106.28	70.00 to 93.44	626,929	470,852
2	4	70.70	70.17	62.70	13.86	111.91	59.28	80.00	N/A	418,276	262,278
ALL	55	74.64	73.79	64.48	26.62	114.44	23.36	162.15	63.22 to 80.87	540,554	348,575

Sioux County
Market Area 83.1
What-if Statistic

of Sales = 18

9516240 25484.69

Irrigated Factor 500%

Adj Avg Irr Value 1129

Median Irr SP/Acre 1568

Median	72.00%	AAD	18.00%
Mean	65.20%	COD	24.99
Wgt Mean	60.45%	PRD	107.86

Adjustment to 72% 1.51

county number	book	page	sale date	adj sale price	Total Ag Acres	% of acres Grass	Irrigated SP (Adj Sale Price * Irrigated Factor)	Irrigated SP/Acre	Irrigated Assessed	Ratio	Abs Diff
83	A-23	183	3/1/2011	156000	600	99.03%	780000	1300	677174	86.82%	14.81%
23	2011	598	6/2/2011	40000	155.68	100.00%	200000	1285	175704	87.85%	15.85%
23	2011	325	3/23/2011	230000	355.2	90.98%	1150000	3238	400887	34.86%	37.14%
83	A-23	184	3/1/2011	156000	599.98	95.90%	780000	1300	677151	86.81%	14.81%
23	2011	605	6/2/2011	269810	878.96	98.67%	1349050	1535	992015	73.53%	1.53%
83	A-23	171	2/9/2011	425000	1694.36	94.10%	2125000	1254	1912294	89.99%	17.99%
83	A-23	344	11/23/2011	312000	1033.19	80.83%	1560000	1510	1166082	74.75%	2.75%
83	A-23	357	12/15/2011	315199	1084.75	100.00%	1575995	1453	1224274	77.68%	5.68%
83	A-23	367	12/30/2011	440811	1016.78	99.52%	2204055	2168	1147562	52.07%	19.94%
83	A-23	442	3/29/2012	2172000	6571.92	98.60%	10860000	1652	7417223	68.30%	3.70%
83	A-23	474	5/14/2012	102500	320	93.84%	512500	1602	361159	70.47%	1.53%
83	A-23	533	7/20/2012	1036000	2837.83	91.95%	5180000	1825	3202841	61.83%	10.17%
83	A-23	578	10/2/2012	192000	634.24	100.00%	960000	1514	715818	74.56%	2.56%
23	2012	1426	11/21/2012	170000	313.21	96.05%	850000	2714	353496	41.59%	30.41%
23	2013	19	12/31/2012	153600	658.57	99.67%	768000	1166	743278	96.78%	24.78%
23	2013	232	2/21/2013	125000	130.26	99.35%	625000	4798	147014	23.52%	48.48%
83	A-24	3	3/4/2013	3000000	6362.09	84.06%	15000000	2358	7180404	47.87%	24.13%
83	A-24	29	4/1/2013	220320	237.67	99.47%	1101600	4635	268240	24.35%	47.65%

47581200

28762617

Total Real Property
Sum Lines 17, 25, & 30

Records : 4,318

Value : 423,264,467

Growth 1,206,320

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	26	67,559	0	0	0	0	26	67,559	
02. Res Improve Land	188	723,468	0	0	0	0	188	723,468	
03. Res Improvements	192	6,370,486	1	1,408	96	6,322,680	289	12,694,574	
04. Res Total	218	7,161,513	1	1,408	96	6,322,680	315	13,485,601	96,952
% of Res Total	69.21	53.10	0.32	0.01	30.48	46.88	7.30	3.19	8.04
05. Com UnImp Land	19	65,765	0	0	6	108,725	25	174,490	
06. Com Improve Land	32	178,593	0	0	13	1,029,945	45	1,208,538	
07. Com Improvements	36	1,333,817	0	0	13	3,212,383	49	4,546,200	
08. Com Total	55	1,578,175	0	0	19	4,351,053	74	5,929,228	32,097
% of Com Total	74.32	26.62	0.00	0.00	25.68	73.38	1.71	1.40	2.66
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	22	1,003,641	22	1,003,641	
14. Rec Improve Land	0	0	0	0	7	302,449	7	302,449	
15. Rec Improvements	0	0	0	0	7	499,310	7	499,310	
16. Rec Total	0	0	0	0	29	1,805,400	29	1,805,400	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.67	0.43	0.00
Res & Rec Total	218	7,161,513	1	1,408	125	8,128,080	344	15,291,001	96,952
% of Res & Rec Total	63.37	46.83	0.29	0.01	36.34	53.16	7.97	3.61	8.04
Com & Ind Total	55	1,578,175	0	0	19	4,351,053	74	5,929,228	32,097
% of Com & Ind Total	74.32	26.62	0.00	0.00	25.68	73.38	1.71	1.40	2.66
17. Taxable Total	273	8,739,688	1	1,408	144	12,479,133	418	21,220,229	129,049
% of Taxable Total	65.31	41.19	0.24	0.01	34.45	58.81	9.68	5.01	10.70

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	2	52,140	2	52,140	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	52,140	2	52,140	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	16	0	274	290

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	1	87,254	3,236	286,214,860	3,237	286,302,114
28. Ag-Improved Land	1	10,880	1	3,980	717	81,797,724	719	81,812,584
29. Ag Improvements	0	0	0	0	661	33,877,400	661	33,877,400
30. Ag Total							3,898	401,992,098

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	8,250	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	2.63	2,630	1	3.98	3,980	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	44	42.75	352,670	44	42.75	352,670	
32. HomeSite Improv Land	502	599.71	4,947,734	503	600.71	4,955,984	
33. HomeSite Improvements	457	0.00	23,915,921	457	0.00	23,915,921	304,728
34. HomeSite Total				501	643.46	29,224,575	
35. FarmSite UnImp Land	81	569.88	556,108	81	569.88	556,108	
36. FarmSite Improv Land	580	2,076.01	1,996,215	582	2,082.62	2,002,825	
37. FarmSite Improvements	609	0.00	9,961,479	609	0.00	9,961,479	772,543
38. FarmSite Total				690	2,652.50	12,520,412	
39. Road & Ditches	1,532	5,542.22	0	1,532	5,542.22	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,191	8,838.18	41,744,987	1,077,271

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4	1,477.80	427,697	4	1,477.80	427,697
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,727.23	10.98%	1,519,965	12.95%	880.00
47. 2A1	1,453.06	9.24%	1,089,804	9.28%	750.01
48. 2A	1,209.75	7.69%	907,329	7.73%	750.01
49. 3A1	1,894.61	12.05%	1,402,010	11.94%	740.00
50. 3A	5,207.34	33.11%	3,853,429	32.83%	740.00
51. 4A1	2,478.73	15.76%	1,735,108	14.78%	700.00
52. 4A	1,757.38	11.17%	1,230,163	10.48%	700.00
53. Total	15,728.10	100.00%	11,737,808	100.00%	746.30
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,541.09	9.60%	1,805,956	12.98%	510.00
56. 2D1	6,002.81	16.27%	2,341,103	16.82%	390.00
57. 2D	5,903.30	16.00%	2,184,244	15.70%	370.00
58. 3D1	2,925.80	7.93%	1,067,923	7.67%	365.00
59. 3D	3,774.39	10.23%	1,377,657	9.90%	365.00
60. 4D1	9,968.74	27.02%	3,538,921	25.43%	355.00
61. 4D	4,774.13	12.94%	1,599,357	11.49%	335.00
62. Total	36,890.26	100.00%	13,915,161	100.00%	377.20
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,451.52	1.14%	3,492,730	1.33%	305.00
65. 2G1	28,544.41	2.83%	8,277,930	3.15%	290.00
66. 2G	46,074.09	4.57%	13,361,571	5.09%	290.00
67. 3G1	53,575.39	5.32%	15,001,121	5.71%	280.00
68. 3G	101,997.90	10.13%	28,559,430	10.87%	280.00
69. 4G1	319,883.00	31.76%	79,971,359	30.43%	250.00
70. 4G	445,710.18	44.25%	114,097,413	43.42%	255.99
71. Total	1,007,236.49	100.00%	262,761,554	100.00%	260.87
Irrigated Total	15,728.10	1.43%	11,737,808	4.04%	746.30
Dry Total	36,890.26	3.35%	13,915,161	4.79%	377.20
Grass Total	1,007,236.49	91.37%	262,761,554	90.36%	260.87
72. Waste	42,460.35	3.85%	2,389,300	0.82%	56.27
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,102,315.20	100.00%	290,803,823	100.00%	263.81

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.14	0.00%	267	0.00%	1,907.14
47. 2A1	4,478.85	14.91%	8,532,204	15.53%	1,905.00
48. 2A	7,130.78	23.73%	13,584,152	24.73%	1,905.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	8,501.90	28.30%	15,133,377	27.55%	1,780.00
51. 4A1	8,739.67	29.09%	15,556,621	28.32%	1,780.00
52. 4A	1,192.51	3.97%	2,122,666	3.86%	1,780.00
53. Total	30,043.85	100.00%	54,929,287	100.00%	1,828.30
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	9.37%	31,926	9.97%	340.00
57. 2D	406.76	40.61%	138,299	43.19%	340.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	356.91	35.63%	107,073	33.44%	300.00
60. 4D1	129.89	12.97%	38,967	12.17%	300.00
61. 4D	14.28	1.43%	3,927	1.23%	275.00
62. Total	1,001.74	100.00%	320,192	100.00%	319.64
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4.87	0.01%	1,461	0.01%	300.00
65. 2G1	386.90	0.69%	106,405	0.76%	275.02
66. 2G	3,338.40	5.98%	918,085	6.54%	275.01
67. 3G1	160.06	0.29%	41,616	0.30%	260.00
68. 3G	8,324.43	14.92%	2,081,199	14.82%	250.01
69. 4G1	24,873.90	44.57%	6,218,649	44.27%	250.01
70. 4G	18,719.85	33.54%	4,680,099	33.32%	250.01
71. Total	55,808.41	100.00%	14,047,514	100.00%	251.71
Irrigated Total	30,043.85	33.21%	54,929,287	79.10%	1,828.30
Dry Total	1,001.74	1.11%	320,192	0.46%	319.64
Grass Total	55,808.41	61.69%	14,047,514	20.23%	251.71
72. Waste	3,611.88	3.99%	146,295	0.21%	40.50
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	90,465.88	100.00%	69,443,288	100.00%	767.62

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	45,771.95	66,667,095	45,771.95	66,667,095
77. Dry Land	0.00	0	0.00	0	37,892.00	14,235,353	37,892.00	14,235,353
78. Grass	0.00	0	318.17	87,181	1,062,726.73	276,721,887	1,063,044.90	276,809,068
79. Waste	0.00	0	1.83	73	46,070.40	2,535,522	46,072.23	2,535,595
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	320.00	87,254	1,192,461.08	360,159,857	1,192,781.08	360,247,111

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	45,771.95	3.84%	66,667,095	18.51%	1,456.51
Dry Land	37,892.00	3.18%	14,235,353	3.95%	375.68
Grass	1,063,044.90	89.12%	276,809,068	76.84%	260.39
Waste	46,072.23	3.86%	2,535,595	0.70%	55.04
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,192,781.08	100.00%	360,247,111	100.00%	302.02

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

83 Sioux

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	13,440,969	13,485,601	44,632	0.33%	96,952	-0.39%
02. Recreational	1,587,510	1,805,400	217,890	13.73%	0	13.73%
03. Ag-Homesite Land, Ag-Res Dwelling	28,949,564	29,224,575	275,011	0.95%	304,728	-0.10%
04. Total Residential (sum lines 1-3)	43,978,043	44,515,576	537,533	1.22%	401,680	0.31%
05. Commercial	5,706,573	5,929,228	222,655	3.90%	32,097	3.34%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	11,819,575	12,520,412	700,837	5.93%	772,543	-0.61%
08. Minerals	5,840	52,140	46,300	792.81	0	792.81
09. Total Commercial (sum lines 5-8)	17,531,988	18,501,780	969,792	5.53%	804,640	0.94%
10. Total Non-Agland Real Property	61,510,031	63,017,356	1,507,325	2.45%	1,206,320	0.49%
11. Irrigated	52,990,864	66,667,095	13,676,231	25.81%		
12. Dryland	10,145,131	14,235,353	4,090,222	40.32%		
13. Grassland	226,971,069	276,809,068	49,837,999	21.96%		
14. Wasteland	2,546,353	2,535,595	-10,758	-0.42%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	292,653,417	360,247,111	67,593,694	23.10%		
17. Total Value of all Real Property (Locally Assessed)	354,163,448	423,264,467	69,101,019	19.51%	1,206,320	19.17%

2014 Plan of Assessment for Sioux County Nebraska
Assessment years 2014, 2015 and 2016
July 15, 2013

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 2013 are: Agricultural – 72%, Residential – 92% and Commercial – 100%.

For the 2013 County Abstract, Sioux County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	314	7	4
Commercial	70	2	2
Recreational	29	1	.005
Agricultural	3896	90	94
Mineral	2	.005	
TOTAL	4311		

90% of Sioux County is agricultural land. There are 273 tax exempt parcels. Sioux County had 371 personal property schedules filed on May 1, 2013. There were 40 Homestead exemption applications filed for 2013. For the year 2013, 4 new homes were added to the Sioux County valuation. For more information see 2013 Reports & Opinions, Abstract and Assessor Survey.

I have one staff member who handled all of the personal property returns, she required 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 2013, with a full-time deputy, one full-time and one part-time employee. As Sioux County Clerk/Ex-Officio Assessor, Ex-Officio Clerk of District Court, Election Commissioner, Zoning Coordinator, and Budget Authority, I cross-train employees to perform other duties that I am also responsible for.

The budget for FY 2012-2013 for Sioux County Assessor was \$136,527.70. Of this budget, \$30,000 was included for contract for reappraisal, which was not used in this budget cycle.

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

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

Sioux County contracts with GIS Workshop for a web based GIS system. The images are from the fall of 2012. I and my staff are currently reviewing those photos and comparing them to land classifications in the MIPS PCAdmin program. Four townships were reviewed in 2012. In 2013 we have completed review of six additional townships and plan to finish the final two townships so all parcels are reviewed by 2014. 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 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 2013, Marshall & Swift costing dated 2010 was used for RCN.

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

"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 2013:

	Median	COD	PRD
Residential	92	26.90	107.07
Commercial	100	57.87	92.99
Agricultural	72	26.40	121.32

Assessment actions planned for assessment year 2014:

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: Compare GIS mapping, reviewing Townships 30, 31 and 32. Perform market analysis by market areas. Physically inspect those properties on which improvement sheets or building permits have been filed.

Assessment actions planned for assessment year 2015:

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.

Assessment actions planned for assessment year 2016:

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. Review all improvements.

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

2014 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:
	\$149,500.15
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,800
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$48,122 (part of this is the yearly \$30,000 set aside for the next reappraisal).

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for mineral interests appraisal.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS/PC Admin

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only 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 in the appraisal of oil, gas and mineral interests.
4.	Have the existing contracts been approved by the PTA?
	Not sure.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes, for mineral interestsl.

2014 Certification for Sioux County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Sioux County Assessor.

Dated this 7th day of April, 2014.



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

Ruth A. Sorensen
Property Tax Administrator

