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**DEPARTMENT OF REVENUE**

**2026 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**DAKOTA COUNTY**



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Dakota County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Dakota County.

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

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Sarah Scott".

Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Christy Abts, Dakota County Assessor

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## Introduction

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Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

The statistical and narrative reports in the R&O provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county, is a conclusion based upon all the data provided by the county assessor and information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this state sales file, a statistical analysis comparing assessments to sale prices for arm's-length sales (assessment sales ratio) is prepared. After analyzing all available information to determine that the sales represent the class or subclass of real property being measured, inferences are drawn regarding the level of assessment and quality of assessment of that class or subclass of real property. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure generally accepted mass appraisal techniques are used and that those methods will generally produce uniform and proportionate valuations.

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

### **Statistical Analysis:**

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

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

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

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

For the analysis in determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed values against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average absolute deviation calculated about the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

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

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

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

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

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with generally accepted mass appraisal techniques. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

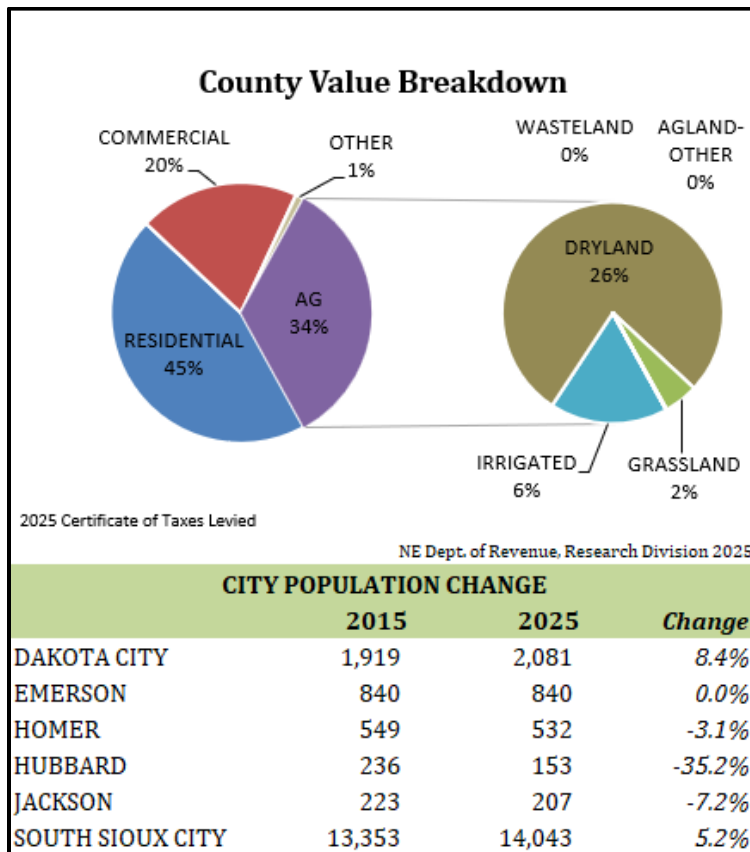
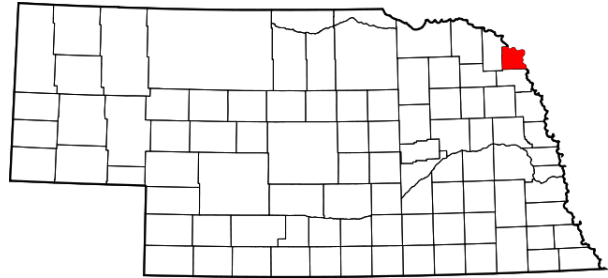
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

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

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

## County Overview

With a total area of 264 square miles, Dakota County has 21,335 residents, a 1% population decrease from the 2020 U.S. Census.<sup>1</sup> The report indicates that 64% of county housing is owner occupied and 88% of residents occupy the same house as in the prior year.<sup>1</sup> The average home value is \$192,398.<sup>2</sup>



The majority of the commercial properties in Dakota County are located in and around South Sioux City. According to the latest information available from the U.S. Census Bureau, there are 427 employer establishments with a total employment figure of 12,034. This represents a 6% increase in total employment from 2022-2023.<sup>1</sup>

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

<sup>1</sup> *QuickFacts Dakota County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/dakotacountynebraska>

<sup>2</sup> *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

## 2026 Residential Correlation for Dakota County

### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm's-length sales are made available for measurement purposes. The sales usability rate for the residential class is near the statewide average. The review of the sales qualification and verification are completed by sending a verification form to the buyer in a self-addressed stamped envelope. The county assessor contacts the seller or agent for information, or a physical inspection of the property is completed. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

There are eight valuation groups for residential property in Dakota County. The smaller towns are Valuation Groups 1, 5 and 10. Rural platted subdivisions comprise groups 15, 16 and 17. South Sioux City is the largest city in Valuation Group 20. Rural residential makes up Valuation Group 25.

The six-year inspection and review cycle of the county assessor is examined and is in compliance with statutory requirements. Physical review and aerial imagery are utilized for inspection of new construction. The county assessor has a written methodology on file.

2026 Residential Assessment Details for Dakota County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Dakota City	2024	*2025	2023	2024	
5	Emerson and Hubbard	*2025	*2025	*2025	*2025	
10	Homer and Jackson	*2025	*2025	2023	*2025	
15	Platted Rural Sub-Lower Range	2024	*2025	2023	2024	
16	Platted Rural sub-Mid Range	2024	*2025	2023	2024	
17	Platted Rural sub-High Range	2024	*2025	2023	*2025	
20	South Sioux City	*24/25	*2025	2024	2024	
25	Rural Residential Unplatted	2022	*2025	2021	2021	
Additional comments: Updated costing tables for all residential properties.  * = assessment action for current year						

## 2026 Residential Correlation for Dakota County

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### *Description of Analysis*

All three measures of central tendency are within the acceptable range for the residential class of property. The COD and PRD are within IAAO standards.

When stratified by valuation group, some of the valuation groups do not have enough sales for statistical analysis, though most have medians within the acceptable range. Valuation Group 20 has the majority of residential sales in the county and all three measures of central tendency are within the acceptable range. The other valuation groups with sufficient sales for study all have the median within range and at least one other measure of central tendency.

The statistical sample and the 2026 County Abstract of Assessment, Form 45 Compared with the 2025 Certificate of Taxes Levied (CTL) show valuation changes for each valuation group which is reflective of the assessment actions of updated costing for all residential properties in the county.

### *Equalization and Quality of Assessment*

Based on the statistical analysis and the assessment actions, the residential class is equalized. The quality of assessment of residential property complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	94.63	95.13	94.07	08.99	101.13
5	14	95.26	97.17	95.51	08.19	101.74
10	12	98.22	101.42	98.88	07.41	102.57
15	3	101.15	98.94	101.94	05.16	97.06
16	8	98.09	94.51	95.83	06.99	98.62
17	2	99.85	99.85	99.86	02.94	99.99
20	176	96.84	97.76	97.10	07.65	100.68
25	25	94.73	93.85	93.45	06.25	100.43
____ ALL ____	264	96.34	97.21	96.46	07.68	100.78

### *Level of Value*

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

# 2026 Commercial Correlation for Dakota County

## *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the commercial class is below the statewide average. The review of the sales qualification and verification are completed by sending a verification form to the buyer in a self-addressed stamped envelope. The county assessor may contact the seller or agent for additional information, or a physical inspection of the property is completed if necessary. The county assessor provides documented reasons for all sales that are disqualified. The review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

There are two valuation groups for the commercial class. Valuation Group 64 includes South Sioux City and rural South Sioux in the city limits. Valuation Group 65 includes the small towns of Emerson, Hubbard, Homer, Jackson, Dakota City and rural commercial property.

The six-year inspection and review cycle of the county assessor is examined and is in compliance with statutory requirements. The county assessor has a contract appraiser to complete the review of the commercial class.

2026 Commercial Assessment Details for Dakota County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
64	South Sioux City, rural South Sioux City in the City Limits	2022	2022	*2025	2023/2024	
65	Emerson, Hubbard, Homer, Jackson, Dakota City, and Rural	2022	2022	*2025	2023/2024	
<u>Additional comments:</u>						
* = assessment action for current year						

## *Description of Analysis*

The median, weighted mean and mean are all within the acceptable range for the commercial class. The COD and PRD meet IAAO standards.

## 2026 Commercial Correlation for Dakota County

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Most of the commercial sales occur in Valuation Group 64 and all three measures of central tendency are within the acceptable range. The COD and PRD meet IAAO standards for Valuation Group 64. With a small sample size, the median is also in range for Valuation Group 65. The PRD is high for the small sample.

Comparison of the statistics and the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) show that the abstract moved more than the sales file. However, one very large dollar sale had minimal change and is diluting the percentage change in the sales file. Upon its removal, the sale file change is within one point of the abstract total.

### *Equalization and Quality of Assessment*

Review of the assessment practices demonstrate that valuations are equalized. The quality of assessment for the commercial class of real property in Dakota County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
64	22	98.69	98.48	97.89	11.55	100.60
65	3	97.38	90.17	77.06	10.87	117.01
____ ALL ____	25	98.30	97.49	97.43	11.53	100.06

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Dakota County is 98%.

## 2026 Agricultural Correlation for Dakota County

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### *Assessment Practices & Actions*

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes were reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the agricultural class was below the statewide average. The county assessor provides documented reasons for all sales that are disqualified. A review of the non-qualified sales revealed the majority are family, partial interest or substantially changed sales that do not reflect market value. The review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

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

The six-year inspection and review cycle of the county assessor was examined and is in compliance with statutory requirements. The county assessor’s staff reviews agricultural land use with aerial imagery, as well as information provided by taxpayers. Dakota County has 5,540 acres in the Conservation Reserve Program (CRP), but none have been identified. Intensive use has not been classified in the county.

There are 43 special valuation applications on file; non-agricultural influences are identified in the area surrounding Sioux City and the industrial area to the south of the city. The special values from the uninfluenced portion of Market Area 2 are used to determine the special value.

2026 Agricultural Assessment Details for Dakota County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2022	2022	2021	2021	
AB DW	Agricultural dwellings	2022	2022	2021	2021	
<u>Additional comments:</u>						
* = assessment action for current year						

## 2026 Agricultural Correlation for Dakota County

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	East portion of the county	2023	
2	West portion of the county	2023	
<u>Additional comments:</u>  * = assessment action for current year			

### ***Description of Analysis***

Review of the statistics indicate that the median, weighted mean, and mean are within the acceptable range for the overall agricultural class. The COD supports the median as an indicator of the level of value. The median for both market areas is also within the acceptable range, with the majority of sales occurring in Market Area 2.

When stratified by 80% Majority Land Use (MLU), only dryland has enough sales for statistical measurement and is within the acceptable range. There are historically fewer dryland sales in Market Area 1, which is in the acceptable range despite only a few sales.

There are no grassland sales in Market Area 1 and only 1 in Market Area 2. Thus, the statistic cannot be relied upon for measurement purposes. Review of agricultural land values for both Dakota County and surrounding counties demonstrates that the values are equitably applied.

The statistical sample and the 2026 County Abstract of Assessment for Real Property, Form 45 Compared to the 2025 Certificate of Taxes Levied Report (CTL) both reflect minimal valuation changes, which correlate with no changes for agricultural land value for this assessment year.

### ***Equalization and Quality of Assessment***

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential properties across the county. Agricultural homes in Dakota County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Dakota County are comparable. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

## 2026 Agricultural Correlation for Dakota County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	16	74.30	73.50	73.17	07.87	100.45
1	4	73.66	73.03	71.27	05.29	102.47
2	12	74.30	73.66	73.74	08.75	99.89
____ Grass ____						
County	1	33.67	33.67	33.67	00.00	100.00
2	1	33.67	33.67	33.67	00.00	100.00
____ ALL ____	23	71.43	68.62	67.03	15.51	102.37

### *Level of Value*

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

### *Special Valuation Level of Value*

A review of agricultural land values in Dakota County in areas that have non-agricultural influences indicates that the assessed values used are similar to the assessed values in the areas of the county that do not have non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land is 71%.

## 2026 Opinions of the Property Tax Administrator for Dakota County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	96	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	98	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	71	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	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, 2026.



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Sarah Scott  
Property Tax Administrator

## APPENDICES

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## 2026 Commission Summary for Dakota County

### Residential Real Property - Current

Number of Sales	264	Median	96.34
Total Sales Price	\$69,208,707	Mean	97.21
Total Adj. Sales Price	\$69,208,707	Wgt. Mean	96.46
Total Assessed Value	\$66,760,475	Average Assessed Value of the Base	\$182,541
Avg. Adj. Sales Price	\$262,154	Avg. Assessed Value	\$252,881

### Confidence Interval - Current

95% Median C.I	95.48 to 97.97
95% Wgt. Mean C.I	95.32 to 97.61
95% Mean C.I	95.88 to 98.54
% of Value of the Class of all Real Property Value in the County	43.37
% of Records Sold in the Study Period	3.79
% of Value Sold in the Study Period	5.25

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	273	97	96.82
2024	231	95	94.58
2023	209	94	94.33
2022	229	93	92.64

## 2026 Commission Summary for Dakota County

### Commercial Real Property - Current

Number of Sales	25	Median	98.30
Total Sales Price	\$65,709,450	Mean	97.49
Total Adj. Sales Price	\$65,709,450	Wgt. Mean	97.43
Total Assessed Value	\$64,022,160	Average Assessed Value of the Base	\$651,067
Avg. Adj. Sales Price	\$2,628,378	Avg. Assessed Value	\$2,560,886

### Confidence Interval - Current

95% Median C.I	88.49 to 103.41
95% Wgt. Mean C.I	94.93 to 99.93
95% Mean C.I	90.93 to 104.05
% of Value of the Class of all Real Property Value in the County	21.75
% of Records Sold in the Study Period	2.55
% of Value Sold in the Study Period	10.03

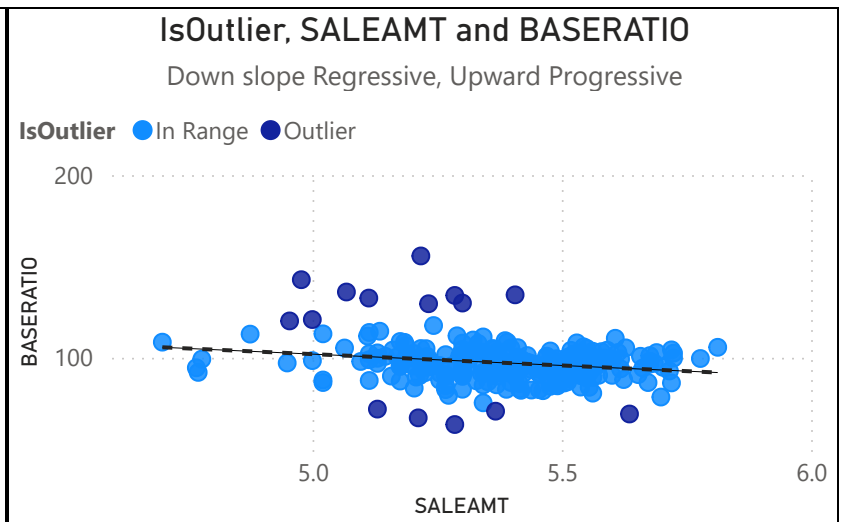
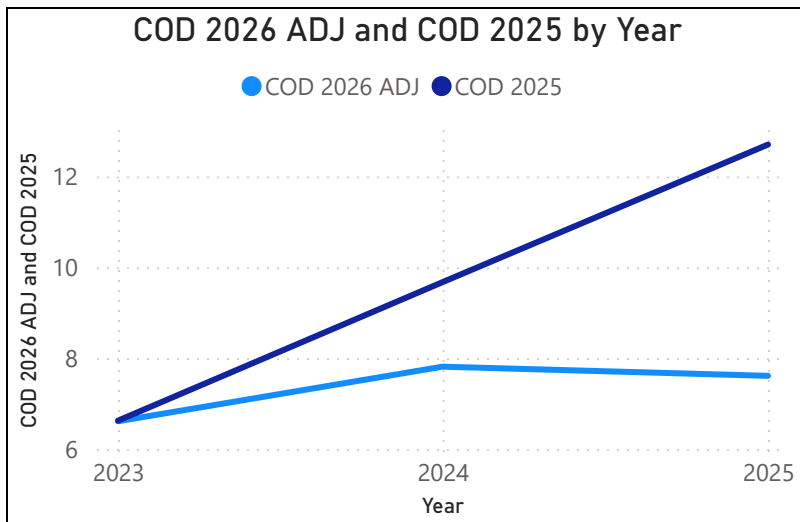
### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	91	97	97.31
2024	50	98	97.84
2023	34	92	92.42
2022	33	94	94.25

# Dakota Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	24	94.63	87.55	8.08%	95.13	88.17	7.90%	94.07	87.10	8.01%
5	14	95.26	73.86	28.97%	97.17	77.45	25.47%	95.51	75.15	27.10%
10	12	98.22	94.93	3.47%	101.42	90.41	12.17%	98.88	89.52	10.46%
15	3	101.15	104.26	-2.98%	98.95	101.48	-2.49%	101.94	103.44	-1.45%
16	8	98.09	89.58	9.50%	94.51	88.16	7.21%	95.83	88.66	8.09%
17	2	99.85	81.60	22.36%	99.85	81.60	22.36%	99.86	81.56	22.45%
20	176	96.84	93.64	3.41%	97.76	93.45	4.60%	97.10	92.28	5.22%
25	25	94.73	88.42	7.15%	93.85	86.10	9.00%	93.45	85.71	9.02%
<b>Total</b>	<b>264</b>	<b>96.34</b>	<b>92.78</b>	<b>3.84%</b>	<b>97.21</b>	<b>91.13</b>	<b>6.68%</b>	<b>96.46</b>	<b>90.15</b>	<b>7.01%</b>

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	24	8.99	10.45	-13.95%	101.13	101.23	-0.10%	67.04	57.45	16.69%	117.59	108.56	8.31%
5	14	8.19	12.62	-35.11%	101.74	103.06	-1.28%	84.57	56.74	49.06%	132.62	100.97	31.35%
10	12	7.41	10.00	-25.88%	102.57	101.00	1.55%	91.80	67.87	35.26%	142.68	110.05	29.65%
15	3	5.16	7.56	-31.72%	97.06	98.10	-1.06%	90.01	88.27	1.98%	105.67	111.91	-5.57%
16	8	6.99	9.42	-25.75%	98.62	99.43	-0.81%	82.49	72.32	14.06%	103.29	100.62	2.66%
17	2	2.94	11.36	-74.07%	99.98	100.06	-0.07%	96.91	72.34	33.97%	102.79	90.87	13.11%
20	176	7.65	9.64	-20.63%	100.68	101.27	-0.59%	63.40	5.97	962.32%	155.68	151.01	3.09%
25	25	6.25	10.42	-40.02%	100.44	100.46	-0.02%	69.16	64.38	7.42%	110.62	103.56	6.82%
<b>Total</b>	<b>264</b>	<b>7.68</b>	<b>10.53</b>	<b>-27.10%</b>	<b>100.78</b>	<b>101.09</b>	<b>-0.31%</b>	<b>63.40</b>	<b>5.97</b>	<b>962.32%</b>	<b>155.68</b>	<b>151.01</b>	<b>3.09%</b>



**22 Dakota  
RESIDENTIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 264  
 Total Sales Price : 69,208,707  
 Total Adj. Sales Price : 69,208,707  
 Total Assessed Value : 66,760,475  
 Avg. Adj. Sales Price : 262,154  
 Avg. Assessed Value : 252,881

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 97  
 COD : 07.68  
 PRD : 100.78

COV : 11.36  
 STD : 11.04  
 Avg. Abs. Dev : 07.40  
 MAX Sales Ratio : 155.68  
 MIN Sales Ratio : 63.40

95% Median C.I. : 95.48 to 97.97  
 95% Wgt. Mean C.I. : 95.32 to 97.61  
 95% Mean C.I. : 95.88 to 98.54

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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-23 To 31-DEC-23	40	98.32	98.50	97.71	06.61	100.81	82.72	129.90	94.71 to 101.92	236,271	230,865	
01-JAN-24 To 31-MAR-24	22	97.79	98.93	98.39	05.31	100.55	87.78	113.81	94.46 to 101.15	221,955	218,372	
01-APR-24 To 30-JUN-24	40	96.71	99.10	97.80	08.24	101.33	82.13	155.68	92.62 to 100.65	262,399	256,627	
01-JUL-24 To 30-SEP-24	31	98.30	100.67	99.04	06.49	101.65	86.41	135.94	95.28 to 99.63	274,584	271,943	
01-OCT-24 To 31-DEC-24	35	95.98	97.51	96.22	10.00	101.34	70.70	134.39	91.94 to 102.31	268,446	258,310	
01-JAN-25 To 31-MAR-25	18	96.09	97.72	97.37	06.17	100.36	86.37	112.89	93.96 to 101.12	262,482	255,589	
01-APR-25 To 30-JUN-25	45	95.92	95.51	95.24	07.45	100.28	69.16	142.68	93.04 to 98.07	277,409	264,215	
01-JUL-25 To 30-SEP-25	33	92.76	90.73	91.71	08.21	98.93	63.40	107.76	85.14 to 96.05	280,700	257,432	
<u>Study Yrs</u>												
01-OCT-23 To 30-SEP-24	133	97.97	99.26	98.18	06.88	101.10	82.13	155.68	95.86 to 99.23	250,691	246,121	
01-OCT-24 To 30-SEP-25	131	95.48	95.14	94.87	08.27	100.28	63.40	142.68	93.87 to 96.79	273,792	259,743	
<u>Calendar Yrs</u>												
01-JAN-24 To 31-DEC-24	128	97.52	99.02	97.76	07.81	101.29	70.70	155.68	95.73 to 98.84	260,052	254,222	
<u>ALL</u>	264	96.34	97.21	96.46	07.68	100.78	63.40	155.68	95.48 to 97.97	262,154	252,881	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	24	94.63	95.13	94.07	08.99	101.13	67.04	117.59	88.90 to 99.62	243,854	229,398	
5	14	95.26	97.17	95.51	08.19	101.74	84.57	132.62	87.51 to 100.73	185,875	177,531	
10	12	98.22	101.42	98.88	07.41	102.57	91.80	142.68	93.87 to 102.70	233,369	230,750	
15	3	101.15	98.94	101.94	05.16	97.06	90.01	105.67	N/A	368,467	375,618	
16	8	98.09	94.51	95.83	06.99	98.62	82.49	103.29	82.49 to 103.29	335,250	321,279	
17	2	99.85	99.85	99.86	02.94	99.99	96.91	102.79	N/A	487,500	486,830	
20	176	96.84	97.76	97.10	07.65	100.68	63.40	155.68	95.70 to 98.48	252,700	245,369	
25	25	94.73	93.85	93.45	06.25	100.43	69.16	110.62	92.81 to 96.53	348,640	325,794	
<u>ALL</u>	264	96.34	97.21	96.46	07.68	100.78	63.40	155.68	95.48 to 97.97	262,154	252,881	

**22 Dakota  
RESIDENTIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 264  
 Total Sales Price : 69,208,707  
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 Avg. Adj. Sales Price : 262,154  
 Avg. Assessed Value : 252,881

MEDIAN : 96  
 WGT. MEAN : 96  
 MEAN : 97  
 COD : 07.68  
 PRD : 100.78

COV : 11.36  
 STD : 11.04  
 Avg. Abs. Dev : 07.40  
 MAX Sales Ratio : 155.68  
 MIN Sales Ratio : 63.40

95% Median C.I. : 95.48 to 97.97  
 95% Wgt. Mean C.I. : 95.32 to 97.61  
 95% Mean C.I. : 95.88 to 98.54

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	264	96.34	97.21	96.46	07.68	100.78	63.40	155.68	95.48 to 97.97	262,154	252,881
06											
07											
<u>ALL</u>	<u>264</u>	<u>96.34</u>	<u>97.21</u>	<u>96.46</u>	<u>07.68</u>	<u>100.78</u>	<u>63.40</u>	<u>155.68</u>	<u>95.48 to 97.97</u>	<u>262,154</u>	<u>252,881</u>

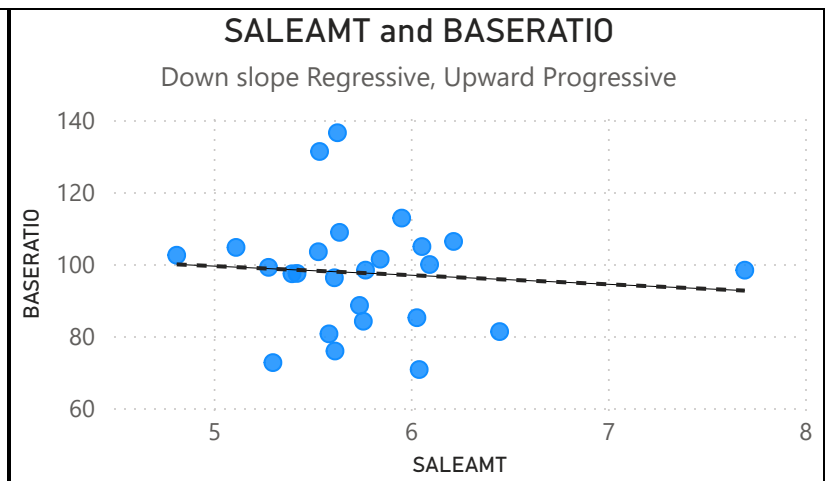
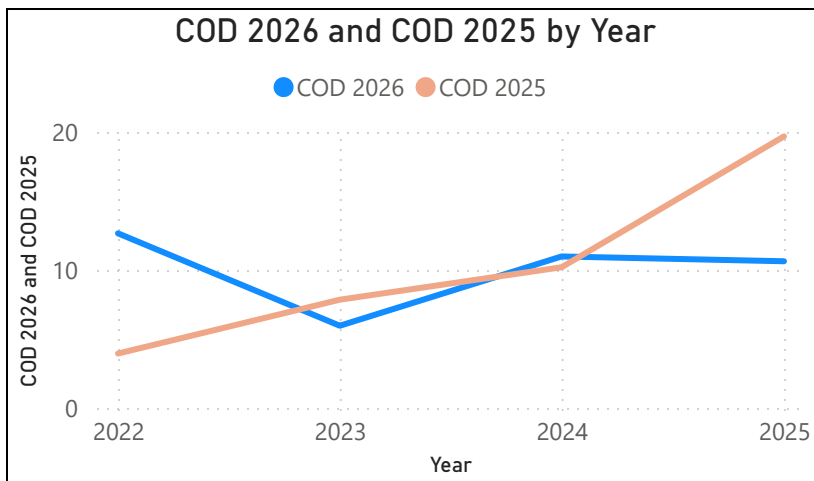
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	264	96.34	97.21	96.46	07.68	100.78	63.40	155.68	95.48 to 97.97	262,154	252,881
Greater Than 14,999	264	96.34	97.21	96.46	07.68	100.78	63.40	155.68	95.48 to 97.97	262,154	252,881
Greater Than 29,999	264	96.34	97.21	96.46	07.68	100.78	63.40	155.68	95.48 to 97.97	262,154	252,881
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	3	94.46	98.30	97.76	05.84	100.55	91.94	108.49	N/A	55,833	54,583
60,000 TO 99,999	6	116.50	115.47	116.92	10.65	98.76	97.09	142.68	97.09 to 142.68	84,825	99,174
100,000 TO 149,999	22	100.60	102.38	102.32	09.99	100.06	71.84	135.94	96.88 to 111.81	127,511	130,469
150,000 TO 249,999	103	95.77	97.25	97.08	08.64	100.18	63.40	155.68	94.73 to 98.71	199,674	193,848
250,000 TO 499,999	121	95.86	95.40	95.48	05.60	99.92	69.16	134.39	94.71 to 96.91	332,856	317,824
500,000 TO 999,999	9	99.53	95.97	96.38	06.71	99.57	78.44	105.67	86.18 to 104.27	542,778	523,143
1,000,000 +											
<u>ALL</u>	<u>264</u>	<u>96.34</u>	<u>97.21</u>	<u>96.46</u>	<u>07.68</u>	<u>100.78</u>	<u>63.40</u>	<u>155.68</u>	<u>95.48 to 97.97</u>	<u>262,154</u>	<u>252,881</u>

# Dakota Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
40	22	98.68	95.69	3.13%	98.48	90.72	8.56%	97.89	96.28	1.66%
45	3	97.38	92.82	4.91%	90.17	75.00	20.22%	77.06	49.41	55.95%
<b>Total</b>	<b>25</b>	<b>98.30</b>	<b>95.33</b>	<b>3.11%</b>	<b>97.48</b>	<b>88.83</b>	<b>9.74%</b>	<b>97.43</b>	<b>95.26</b>	<b>2.28%</b>

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
40	22	11.55	10.00	15.44%	100.61	94.22	8.56%	72.61	66.21	9.67%	136.46	106.77	27.81%
45	3	10.87	21.96	-50.50%	117.01	151.79	20.22%	70.68	35.51	99.03%	102.44	96.66	5.98%
<b>Total</b>	<b>25</b>	<b>11.53</b>	<b>11.51</b>	<b>0.21%</b>	<b>100.05</b>	<b>93.25</b>	<b>9.74%</b>	<b>70.68</b>	<b>35.51</b>	<b>99.03%</b>	<b>136.46</b>	<b>106.77</b>	<b>27.81%</b>



**22 Dakota**  
**COMMERCIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 25  
Total Sales Price : 65,709,450  
Total Adj. Sales Price : 65,709,450  
Total Assessed Value : 64,022,160  
Avg. Adj. Sales Price : 2,628,378  
Avg. Assessed Value : 2,560,886

MEDIAN : 98  
WGT. MEAN : 97  
MEAN : 97  
COD : 11.53  
PRD : 100.06

COV : 16.30  
STD : 15.89  
Avg. Abs. Dev : 11.33  
MAX Sales Ratio : 136.46  
MIN Sales Ratio : 70.68

95% Median C.I. : 88.49 to 103.41  
95% Wgt. Mean C.I. : 94.93 to 99.93  
95% Mean C.I. : 90.93 to 104.05

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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-22 To 31-DEC-22	4	117.93	118.93	122.61	12.65	97.00	103.41	136.46	N/A	309,988	380,071
01-JAN-23 To 31-MAR-23	4	99.47	98.07	99.63	04.31	98.43	88.49	104.85	N/A	781,750	778,841
01-APR-23 To 30-JUN-23	3	102.44	104.19	108.90	05.01	95.67	97.38	112.76	N/A	410,000	446,477
01-JUL-23 To 30-SEP-23	3	97.29	91.49	92.87	08.74	98.51	75.83	101.34	N/A	454,333	421,925
01-OCT-23 To 31-DEC-23	2	102.29	102.29	104.17	03.90	98.20	98.30	106.27	N/A	1,120,000	1,166,665
01-JAN-24 To 31-MAR-24	1	85.08	85.08	85.08	00.00	100.00	85.08	85.08	N/A	1,075,000	914,630
01-APR-24 To 30-JUN-24	1	84.10	84.10	84.10	00.00	100.00	84.10	84.10	N/A	575,000	483,590
01-JUL-24 To 30-SEP-24	1	72.61	72.61	72.61	00.00	100.00	72.61	72.61	N/A	200,000	145,220
01-OCT-24 To 31-DEC-24	1	108.79	108.79	108.79	00.00	100.00	108.79	108.79	N/A	435,500	473,770
01-JAN-25 To 31-MAR-25	2	88.38	88.38	88.63	08.81	99.72	80.59	96.17	N/A	397,500	352,295
01-APR-25 To 30-JUN-25	2	84.49	84.49	97.68	16.35	86.50	70.68	98.29	N/A	25,302,000	24,715,775
01-JUL-25 To 30-SEP-25	1	81.23	81.23	81.23	00.00	100.00	81.23	81.23	N/A	2,825,000	2,294,625
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	14	101.89	103.93	104.04	09.57	99.89	75.83	136.46	97.29 to 112.76	497,139	517,204
01-OCT-23 To 30-SEP-24	5	85.08	89.27	94.79	11.25	94.18	72.61	106.27	N/A	818,000	775,354
01-OCT-24 To 30-SEP-25	6	88.70	89.29	96.79	13.29	92.25	70.68	108.79	70.68 to 108.79	9,109,917	8,817,423
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	12	99.47	98.66	101.18	05.96	97.51	75.83	112.76	97.29 to 104.85	663,333	671,158
01-JAN-24 To 31-DEC-24	4	84.59	87.65	88.26	10.98	99.31	72.61	108.79	N/A	571,375	504,303
<u>ALL</u>	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
64	22	98.69	98.48	97.89	11.55	100.60	72.61	136.46	85.08 to 104.85	2,921,611	2,859,872
65	3	97.38	90.17	77.06	10.87	117.01	70.68	102.44	N/A	478,000	368,328
<u>ALL</u>	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886

**22 Dakota  
COMMERCIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

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MEDIAN : 98  
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 MEAN : 97  
 COD : 11.53  
 PRD : 100.06

COV : 16.30  
 STD : 15.89  
 Avg. Abs. Dev : 11.33  
 MAX Sales Ratio : 136.46  
 MIN Sales Ratio : 70.68

95% Median C.I. : 88.49 to 103.41  
 95% Wgt. Mean C.I. : 94.93 to 99.93  
 95% Mean C.I. : 90.93 to 104.05

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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	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886
04											
<u>ALL</u>	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886
Greater Than 14,999	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886
Greater Than 29,999	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	102.44	102.44	102.44	00.00	100.00	102.44	102.44	N/A	65,000	66,585
100,000 TO 149,999	1	104.61	104.61	104.61	00.00	100.00	104.61	104.61	N/A	130,000	135,990
150,000 TO 249,999	2	85.84	85.84	85.50	15.41	100.40	72.61	99.07	N/A	195,000	166,728
250,000 TO 499,999	9	97.38	103.02	103.32	14.84	99.71	75.83	136.46	80.59 to 131.25	363,161	375,234
500,000 TO 999,999	5	98.30	97.00	98.78	08.44	98.20	84.10	112.76	N/A	663,000	654,880
1,000,000 TO 1,999,999	5	99.86	93.35	94.74	11.09	98.53	70.68	106.27	N/A	1,243,200	1,177,759
2,000,000 TO 4,999,999	1	81.23	81.23	81.23	00.00	100.00	81.23	81.23	N/A	2,825,000	2,294,625
5,000,000 TO 9,999,999											
10,000,000 +	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	49,500,000	48,651,200
<u>ALL</u>	25	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886

**22 Dakota**  
**COMMERCIAL**

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 25  
 Total Sales Price : 65,709,450  
 Total Adj. Sales Price : 65,709,450  
 Total Assessed Value : 64,022,160  
 Avg. Adj. Sales Price : 2,628,378  
 Avg. Assessed Value : 2,560,886

MEDIAN : 98  
 WGT. MEAN : 97  
 MEAN : 97  
 COD : 11.53  
 PRD : 100.06

COV : 16.30  
 STD : 15.89  
 Avg. Abs. Dev : 11.33  
 MAX Sales Ratio : 136.46  
 MIN Sales Ratio : 70.68

95% Median C.I. : 88.49 to 103.41  
 95% Wgt. Mean C.I. : 94.93 to 99.93  
 95% Mean C.I. : 90.93 to 104.05

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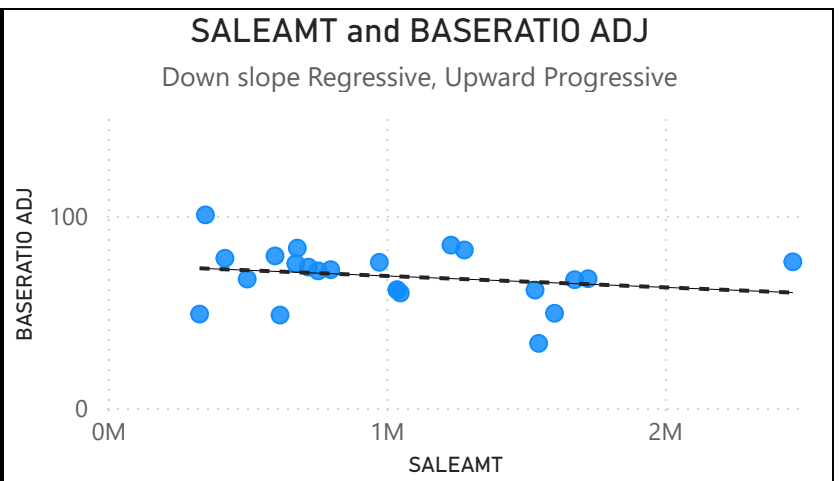
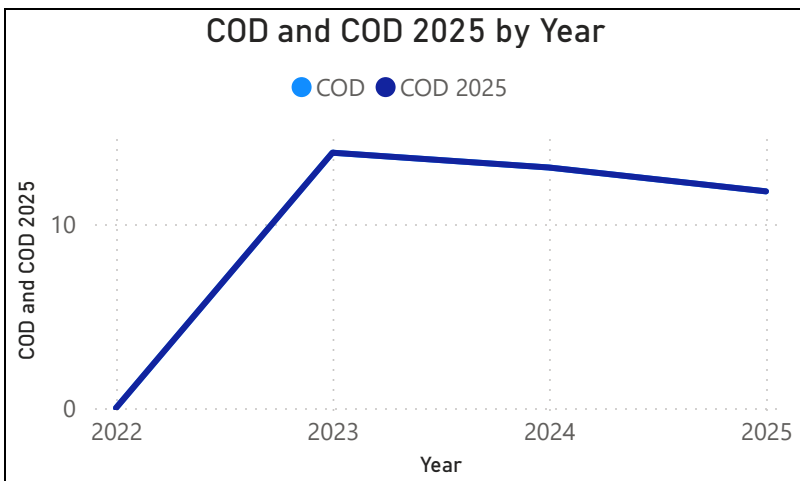
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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	1	98.29	98.29	98.29	00.00	100.00	98.29	98.29	N/A	49,500,000	48,651,200
342	1	104.85	104.85	104.85	00.00	100.00	104.85	104.85	N/A	1,140,000	1,195,245
344	2	120.02	120.02	118.72	09.36	101.10	108.79	131.25	N/A	390,225	463,265
349	1	99.86	99.86	99.86	00.00	100.00	99.86	99.86	N/A	1,247,000	1,245,195
352	8	91.69	97.10	94.25	17.83	103.02	72.61	136.46	72.61 to 136.46	1,030,000	970,768
353	2	92.00	92.00	91.29	12.40	100.78	80.59	103.41	N/A	362,500	330,930
386	3	97.29	91.49	92.87	08.74	98.51	75.83	101.34	N/A	454,333	421,925
406	1	96.17	96.17	96.17	00.00	100.00	96.17	96.17	N/A	410,000	394,310
429	1	70.68	70.68	70.68	00.00	100.00	70.68	70.68	N/A	1,104,000	780,350
442	1	102.44	102.44	102.44	00.00	100.00	102.44	102.44	N/A	65,000	66,585
470	4	98.23	97.39	94.18	04.53	103.41	88.49	104.61	N/A	283,750	267,241
<u>ALL</u>	<u>25</u>	98.30	97.49	97.43	11.53	100.06	70.68	136.46	88.49 to 103.41	2,628,378	2,560,886

# Dakota Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	6	69.13	69.13	0.00%	68.91	68.91	0.00%	67.05	67.05	0.00%
2	17	72.03	72.03	0.00%	68.52	68.52	0.00%	67.02	67.02	0.00%
<b>Total</b>	<b>23</b>	<b>71.43</b>	<b>71.43</b>	<b>0.00%</b>	<b>68.62</b>	<b>68.62</b>	<b>0.00%</b>	<b>67.03</b>	<b>67.03</b>	<b>0.00%</b>

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	6	8.95	8.95	-0.01%	102.77	102.77	0.00%
2	17	17.72	17.72	-0.01%	102.24	102.24	0.00%
<b>Total</b>	<b>23</b>	<b>15.51</b>	<b>15.51</b>	<b>-0.01%</b>	<b>102.38</b>	<b>102.38</b>	<b>0.00%</b>



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

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 23  
Total Sales Price : 23,605,551  
Total Adj. Sales Price : 23,605,551  
Total Assessed Value : 15,822,090  
Avg. Adj. Sales Price : 1,026,328  
Avg. Assessed Value : 687,917

MEDIAN : 71  
WGT. MEAN : 67  
MEAN : 69  
COD : 15.51  
PRD : 102.37

COV : 21.32  
STD : 14.63  
Avg. Abs. Dev : 11.08  
MAX Sales Ratio : 100.58  
MIN Sales Ratio : 33.67

95% Median C.I. : 61.53 to 76.14  
95% Wgt. Mean C.I. : 60.10 to 73.95  
95% Mean C.I. : 62.29 to 74.95

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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-22 To 31-DEC-22	1	77.98	77.98	77.98	00.00	100.00	77.98	77.98	N/A	420,000	327,535
01-JAN-23 To 31-MAR-23	1	72.03	72.03	72.03	00.00	100.00	72.03	72.03	N/A	800,000	576,220
01-APR-23 To 30-JUN-23	2	57.87	57.87	62.34	16.36	92.83	48.40	67.34	N/A	1,171,250	730,215
01-JUL-23 To 30-SEP-23	5	75.23	76.50	76.29	04.71	100.28	71.43	83.28	N/A	685,933	523,319
01-OCT-23 To 31-DEC-23	3	82.29	66.93	64.53	20.72	103.72	33.67	84.83	N/A	1,352,960	873,088
01-JAN-24 To 31-MAR-24	4	64.19	72.62	67.03	17.28	108.34	61.53	100.58	N/A	1,025,674	687,529
01-APR-24 To 30-JUN-24	2	63.54	63.54	62.25	05.70	102.07	59.92	67.16	N/A	775,000	482,453
01-JUL-24 To 30-SEP-24	2	55.16	55.16	59.21	11.33	93.16	48.91	61.41	N/A	931,500	551,495
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25	1	75.88	75.88	75.88	00.00	100.00	75.88	75.88	N/A	974,808	739,675
01-JUL-25 To 30-SEP-25	2	62.74	62.74	65.56	21.36	95.70	49.34	76.14	N/A	2,032,000	1,332,180
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	9	73.36	72.03	71.23	08.56	101.12	48.40	83.28	67.34 to 79.20	776,907	553,420
01-OCT-23 To 30-SEP-24	11	61.54	66.24	64.26	20.13	103.08	33.67	100.58	48.91 to 84.83	1,052,234	676,116
01-OCT-24 To 30-SEP-25	3	75.88	67.12	67.56	11.77	99.35	49.34	76.14	N/A	1,679,603	1,134,678
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	11	73.36	70.10	68.41	13.88	102.47	33.67	84.83	48.40 to 83.28	966,459	661,137
01-JAN-24 To 31-DEC-24	8	61.54	65.99	64.11	13.06	102.93	48.91	100.58	48.91 to 100.58	939,462	602,251
<u>ALL</u>	23	71.43	68.62	67.03	15.51	102.37	33.67	100.58	61.53 to 76.14	1,026,328	687,917

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	69.13	68.91	67.05	08.95	102.77	59.92	77.98	59.92 to 77.98	1,068,331	716,313
2	17	72.03	68.52	67.02	17.73	102.24	33.67	100.58	49.34 to 82.29	1,011,504	677,895
<u>ALL</u>	23	71.43	68.62	67.03	15.51	102.37	33.67	100.58	61.53 to 76.14	1,026,328	687,917

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

**PAD 2026 R&O Statistics (Using 2026 Values)**

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

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 Avg. Adj. Sales Price : 1,026,328  
 Avg. Assessed Value : 687,917

MEDIAN : 71  
 WGT. MEAN : 67  
 MEAN : 69  
 COD : 15.51  
 PRD : 102.37

COV : 21.32  
 STD : 14.63  
 Avg. Abs. Dev : 11.08  
 MAX Sales Ratio : 100.58  
 MIN Sales Ratio : 33.67

95% Median C.I. : 61.53 to 76.14  
 95% Wgt. Mean C.I. : 60.10 to 73.95  
 95% Mean C.I. : 62.29 to 74.95

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	14	72.70	72.91	72.36	08.35	100.76	61.53	84.83	66.83 to 82.29	965,262	698,458
1	4	73.66	73.03	71.27	05.29	102.47	66.83	77.98	N/A	956,497	681,673
2	10	72.70	72.86	72.79	09.55	100.10	61.53	84.83	61.54 to 83.28	968,768	705,172
<b>_____Grass_____</b>											
County	1	33.67	33.67	33.67	00.00	100.00	33.67	33.67	N/A	1,546,880	520,850
2	1	33.67	33.67	33.67	00.00	100.00	33.67	33.67	N/A	1,546,880	520,850
<b>_____ALL_____</b>	<b>23</b>	<b>71.43</b>	<b>68.62</b>	<b>67.03</b>	<b>15.51</b>	<b>102.37</b>	<b>33.67</b>	<b>100.58</b>	<b>61.53 to 76.14</b>	<b>1,026,328</b>	<b>687,917</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	16	74.30	73.50	73.17	07.87	100.45	61.53	84.83	67.16 to 79.20	1,035,854	757,914
1	4	73.66	73.03	71.27	05.29	102.47	66.83	77.98	N/A	956,497	681,673
2	12	74.30	73.66	73.74	08.75	99.89	61.53	84.83	67.16 to 82.29	1,062,307	783,328
<b>_____Grass_____</b>											
County	1	33.67	33.67	33.67	00.00	100.00	33.67	33.67	N/A	1,546,880	520,850
2	1	33.67	33.67	33.67	00.00	100.00	33.67	33.67	N/A	1,546,880	520,850
<b>_____ALL_____</b>	<b>23</b>	<b>71.43</b>	<b>68.62</b>	<b>67.03</b>	<b>15.51</b>	<b>102.37</b>	<b>33.67</b>	<b>100.58</b>	<b>61.53 to 76.14</b>	<b>1,026,328</b>	<b>687,917</b>

## Dakota County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	8,390	n/a	8,127	8,255	n/a	7,190	7,185	7,010	8,216
Thurston	2	7,600	7,600	6,725	6,725	6,576	n/a	6,000	6,000	6,664
Dixon	2	8,400	8,240	7,825	7,570	7,040	6,530	6,395	6,140	7,122
Dakota	2	n/a	n/a	7,770	7,600	n/a	n/a	n/a	6,885	7,094
Dixon	1	8,960	8,650	8,210	7,945	7,935	7,450	6,710	6,440	7,743
Dixon	2	8,400	8,240	7,825	7,570	7,040	6,530	6,395	6,140	7,122
Thurston	1	8,095	8,095	7,490	7,490	7,175	7,175	6,375	6,375	7,320
Thurston	2	7,600	7,600	6,725	6,725	6,576	n/a	6,000	6,000	6,664

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	8,292	8,270	8,155	n/a	7,465	6,275	6,025	5,915	8,008
Thurston	2	7,574	7,574	6,675	6,675	6,500	6,498	5,890	5,889	6,502
Dixon	2	7,715	7,060	7,060	7,045	6,690	6,485	5,920	5,780	6,448
Dakota	2	8,055	8,030	7,670	7,595	7,155	6,900	6,815	6,785	7,092
Dixon	1	8,810	8,490	7,950	7,830	7,790	7,730	6,665	6,110	7,652
Dixon	2	7,715	7,060	7,060	7,045	6,690	6,485	5,920	5,780	6,448
Thurston	1	8,073	8,067	7,472	7,466	7,014	7,094	5,490	5,396	7,093
Thurston	2	7,574	7,574	6,675	6,675	6,500	6,498	5,890	5,889	6,502

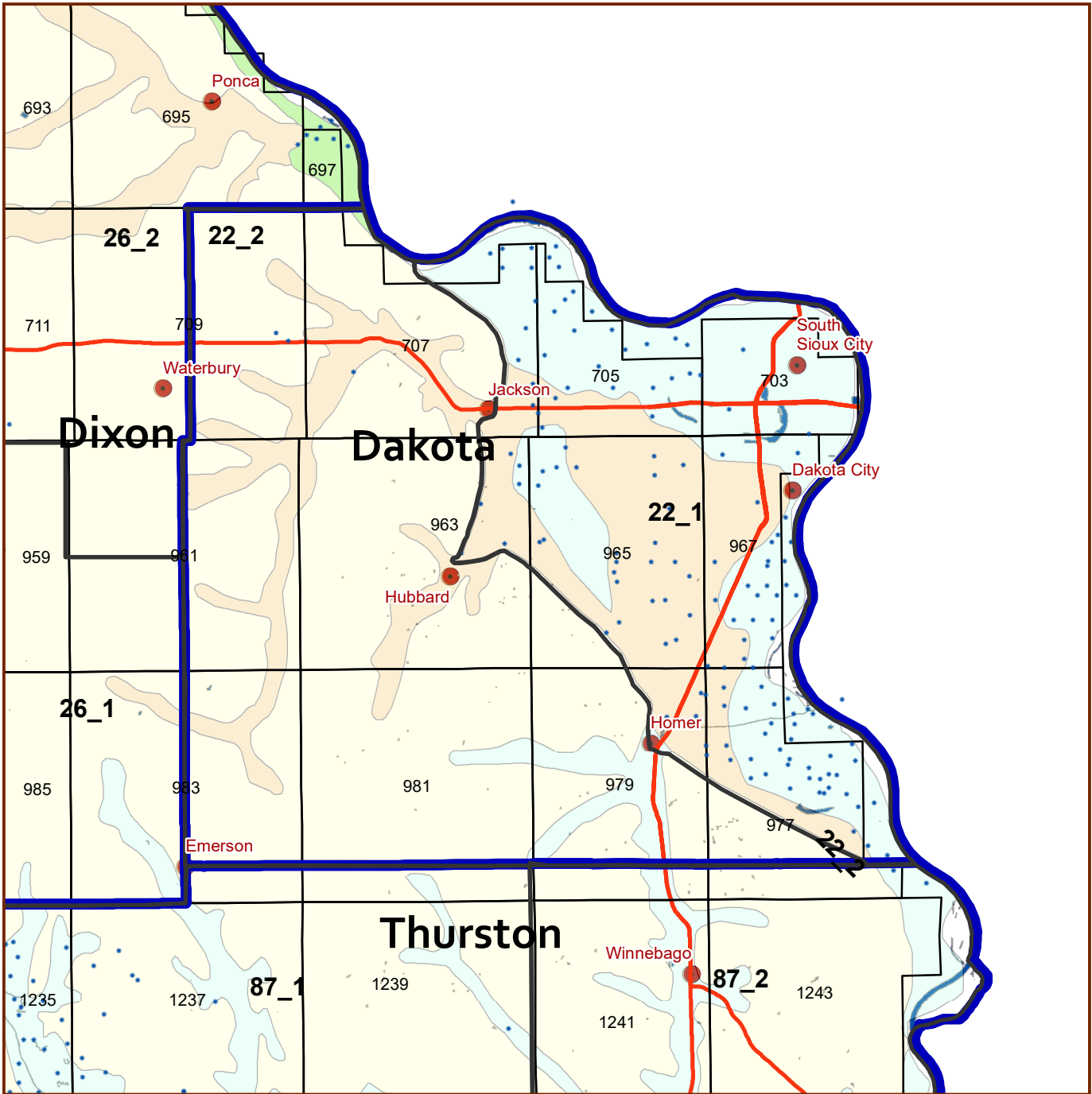
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2,575	2,575	2,576	2,574	2,571	n/a	n/a	n/a	2,575
Thurston	2	2,175	2,175	1,975	1,875	1,675	n/a	n/a	n/a	2,098
Dixon	2	3,015	2,855	2,700	2,535	2,380	2,380	2,285	2,105	2,737
Dakota	2	2,950	2,950	2,950	2,950	2,950	n/a	n/a	n/a	2,950
Dixon	1	3,700	3,495	3,085	n/a	2,805	2,620	n/a	n/a	3,387
Dixon	2	3,015	2,855	2,700	2,535	2,380	2,380	2,285	2,105	2,737
Thurston	1	2,000	2,000	1,950	1,850	1,750	n/a	1,550	n/a	1,977
Thurston	2	2,175	2,175	1,975	1,875	1,675	n/a	n/a	n/a	2,098

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	867	240
Thurston	2	n/a	575	125
Dixon	2	6,331	1,526	121
Dakota	2	n/a	731	215
Dixon	1	7,720	2,093	94
Dixon	2	6,331	1,526	121
Thurston	1	n/a	525	100
Thurston	2	n/a	575	125

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# DAKOTA COUNTY



**Legend**

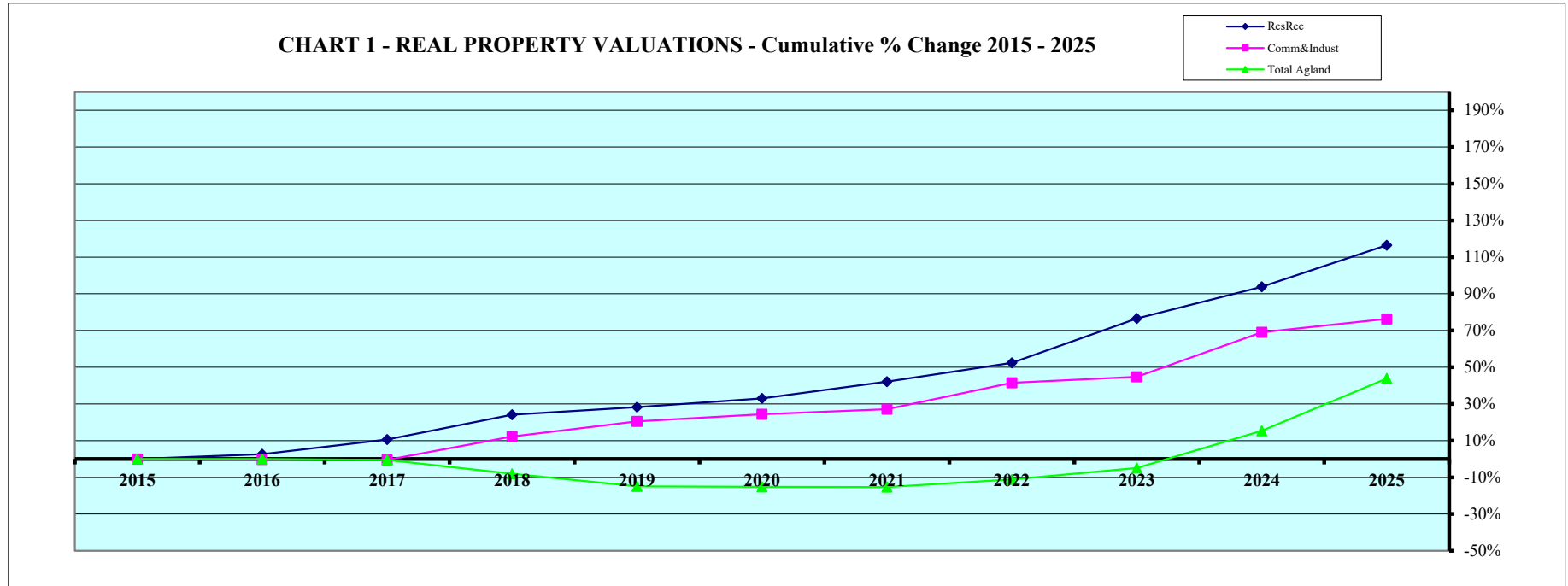
- Market\_Area
- County
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- geocode
- Federal Roads

**Soils**

**CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	553,789,005	-	-	-	313,009,740	-	-	-	654,066,310	-	-	-
2016	567,882,380	14,093,375	2.54%	2.54%	312,064,410	-945,330	-0.30%	-0.30%	653,445,810	-620,500	-0.09%	-0.09%
2017	612,304,985	44,422,605	7.82%	10.57%	311,422,240	-642,170	-0.21%	-0.51%	650,635,295	-2,810,515	-0.43%	-0.52%
2018	687,202,300	74,897,315	12.23%	24.09%	351,204,640	39,782,400	12.77%	12.20%	601,414,935	-49,220,360	-7.56%	-8.05%
2019	709,944,440	22,742,140	3.31%	28.20%	376,996,323	25,791,683	7.34%	20.44%	556,725,815	-44,689,120	-7.43%	-14.88%
2020	736,616,190	26,671,750	3.76%	33.01%	389,298,554	12,302,231	3.26%	24.37%	554,594,585	-2,131,230	-0.38%	-15.21%
2021	787,175,840	50,559,650	6.86%	42.14%	397,979,751	8,681,197	2.23%	27.15%	553,910,440	-684,145	-0.12%	-15.31%
2022	844,226,530	57,050,690	7.25%	52.45%	442,786,499	44,806,748	11.26%	41.46%	580,718,870	26,808,430	4.84%	-11.21%
2023	977,724,095	133,497,565	15.81%	76.55%	452,979,384	10,192,885	2.30%	44.72%	622,225,320	41,506,450	7.15%	-4.87%
2024	1,073,123,945	95,399,850	9.76%	93.78%	529,053,847	76,074,463	16.79%	69.02%	754,895,455	132,670,135	21.32%	15.42%
2025	1,198,892,260	125,768,315	11.72%	116.49%	551,938,116	22,884,269	4.33%	76.33%	940,789,712	185,894,257	24.63%	43.84%

Rate Annual %chg: Residential & Recreational **8.03%** Commercial & Industrial **5.84%** Agricultural Land **3.70%**

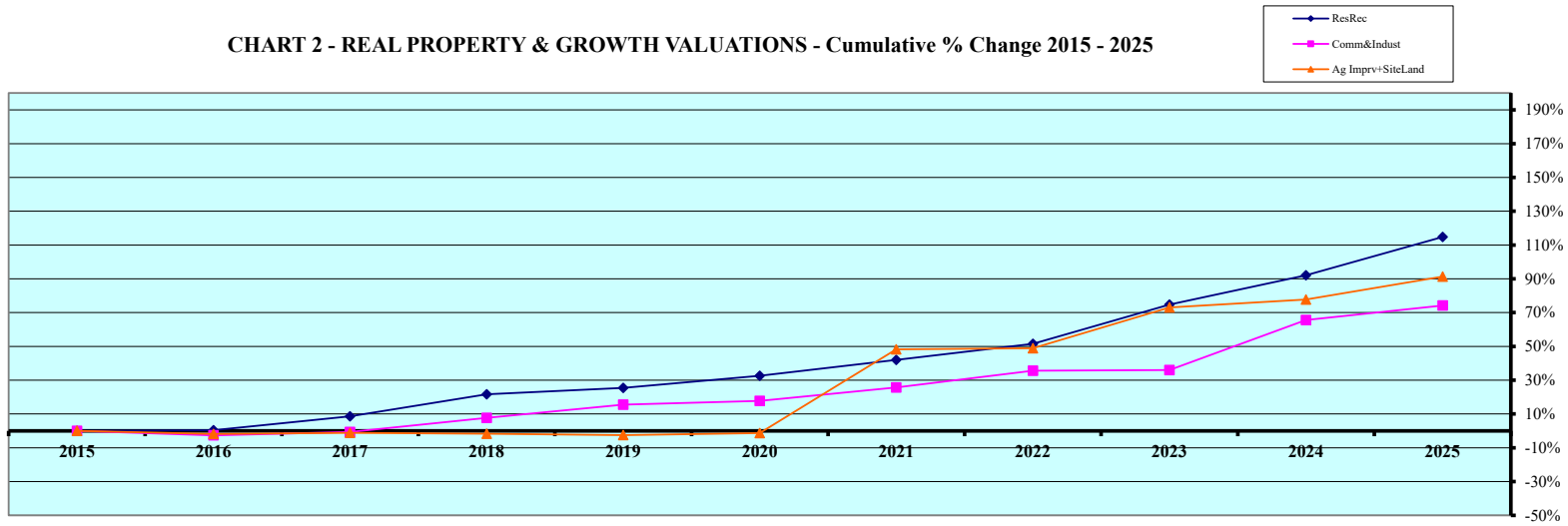
Cnty# **22**  
County **DAKOTA**

**CHART 1**

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

Source: 2015 - 2025 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	553,789,005	11,605,273	2.10%	542,183,732	--	--	313,009,740	814,845	0.26%	312,194,895	--	--
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	0.34%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	-2.66%
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	8.67%	311,422,240	266,715	0.09%	311,155,525	-0.29%	-0.59%
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	21.70%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	7.66%
2019	709,944,440	15,133,610	2.13%	694,810,830	1.11%	25.46%	376,996,323	15,298,864	4.06%	361,697,459	2.99%	15.55%
2020	736,616,190	2,462,350	0.33%	734,153,840	3.41%	32.57%	389,298,554	20,759,120	5.33%	368,539,434	-2.24%	17.74%
2021	787,175,840	704,190	0.09%	786,471,650	6.77%	42.02%	397,979,751	4,646,130	1.17%	393,333,621	1.04%	25.66%
2022	844,226,530	4,840,610	0.57%	839,385,920	6.63%	51.57%	442,786,499	18,339,380	4.14%	424,447,119	6.65%	35.60%
2023	977,724,095	9,953,811	1.02%	967,770,284	14.63%	74.75%	452,979,384	27,137,800	5.99%	425,841,584	-3.83%	36.05%
2024	1,073,123,945	9,412,505	0.88%	1,063,711,440	8.79%	92.08%	529,053,847	10,531,575	1.99%	518,522,272	14.47%	65.66%
2025	1,198,892,260	9,465,963	0.79%	1,189,426,297	10.84%	114.78%	551,938,116	6,697,249	1.21%	545,240,867	3.06%	74.19%
Rate Ann%chg	8.03%	Resid & Recreat w/o growth				6.86%	C & I w/o growth				2.74%	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	--	--
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	-1.75%	-1.75%
2017	28,011,895	10,665,165	38,677,060	278,575	0.72%	38,398,485	-0.83%	-1.15%
2018	27,448,390	10,967,355	38,415,745	207,840	0.54%	38,207,905	-1.21%	-1.65%
2019	27,055,160	10,813,390	37,868,550	0	0.00%	37,868,550	-1.42%	-2.52%
2020	27,533,265	10,836,825	38,370,090	0	0.00%	38,370,090	1.32%	-1.23%
2021	38,991,705	18,712,780	57,704,485	82,840	0.14%	57,621,645	50.17%	48.33%
2022	39,502,040	18,353,160	57,855,200	0	0.00%	57,855,200	0.26%	48.93%
2023	44,647,260	22,889,285	67,536,545	317,450	0.47%	67,219,095	16.19%	73.03%
2024	47,100,675	23,710,865	70,811,540	1,766,085	2.49%	69,045,455	2.23%	77.74%
2025	47,563,120	28,929,870	76,492,990	2,166,960	2.83%	74,326,030	4.96%	91.33%
Rate Ann%chg	5.49%	10.18%	7.01%	Ag Imprv+Site w/o growth			6.99%	

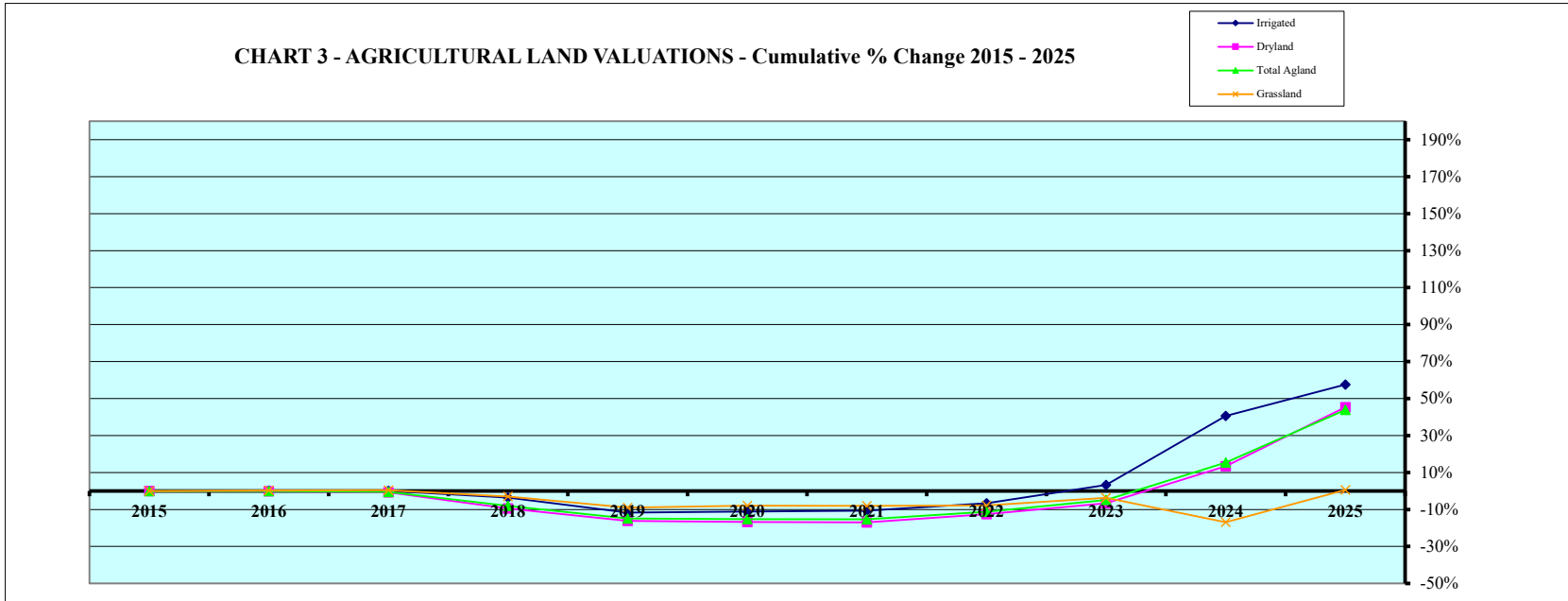
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2015 - 2025 CTL  
Growth Value; 2015 - 2025 Abstract of Asmnt Rpt.  
Prepared as of 02/24/2026

Cnty# 22  
County DAKOTA

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



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
2015	103,092,690	-	-	-	502,647,085	-	-	-	46,895,545	-	-	-
2016	103,276,295	183,605	0.18%	0.18%	501,723,420	-923,665	-0.18%	-0.18%	47,034,510	138,965	0.30%	0.30%
2017	103,190,920	-85,375	-0.08%	0.10%	498,908,185	-2,815,235	-0.56%	-0.74%	47,115,285	80,775	0.17%	0.47%
2018	99,357,615	-3,833,305	-3.71%	-3.62%	455,224,465	-43,683,720	-8.76%	-9.43%	45,481,395	-1,633,890	-3.47%	-3.02%
2019	91,048,755	-8,308,860	-8.36%	-11.68%	421,593,290	-33,631,175	-7.39%	-16.13%	42,662,400	-2,818,995	-6.20%	-9.03%
2020	91,646,030	597,275	0.66%	-11.10%	418,426,785	-3,166,505	-0.75%	-16.76%	43,195,000	532,600	1.25%	-7.89%
2021	92,092,635	446,605	0.49%	-10.67%	417,296,795	-1,129,990	-0.27%	-16.98%	43,124,490	-70,510	-0.16%	-8.04%
2022	96,215,240	4,122,605	4.48%	-6.67%	439,834,985	22,538,190	5.40%	-12.50%	43,231,645	107,155	0.25%	-7.81%
2023	106,463,495	10,248,255	10.65%	3.27%	469,158,395	29,323,410	6.67%	-6.66%	45,135,620	1,903,975	4.40%	-3.75%
2024	144,974,940	38,511,445	36.17%	40.63%	570,011,510	100,853,115	21.50%	13.40%	38,970,760	-6,164,860	-13.66%	-16.90%
2025	162,426,502	17,451,562	12.04%	57.55%	730,261,680	160,250,170	28.11%	45.28%	47,165,130	8,194,370	21.03%	0.57%

Rate Ann.%chg: Irrigated **4.65%** Dryland **3.81%** Grassland **0.06%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	1,430,395	-	-	-	595	-	-	-	654,066,310	-	-	-
2016	1,410,990	-19,405	-1.36%	-1.36%	595	0	0.00%	0.00%	653,445,810	-620,500	-0.09%	-0.09%
2017	1,399,980	-11,010	-0.78%	-2.13%	20,925	20,330	3416.81%	3416.81%	650,635,295	-2,810,515	-0.43%	-0.52%
2018	1,350,880	-49,100	-3.51%	-5.56%	580	-20,345	-97.23%	-2.52%	601,414,935	-49,220,360	-7.56%	-8.05%
2019	1,383,680	32,800	2.43%	-3.27%	37,690	37,110	6398.28%	6234.45%	556,725,815	-44,689,120	-7.43%	-14.88%
2020	1,388,730	5,050	0.36%	-2.91%	(61,960)	-99,650	-264.39%	-10513.45%	554,594,585	-2,131,230	-0.38%	-15.21%
2021	1,384,755	-3,975	-0.29%	-3.19%	11,765	73,725	1877.31%	1877.31%	553,910,440	-684,145	-0.12%	-15.31%
2022	1,437,000	52,245	3.77%	0.46%	0	-11,765	-100.00%	-100.00%	580,718,870	26,808,430	4.84%	-11.21%
2023	1,467,810	30,810	2.14%	2.62%	0	0	-	-100.00%	622,225,320	41,506,450	7.15%	-4.87%
2024	938,245	-529,565	-36.08%	-34.41%	0	0	-	-100.00%	754,895,455	132,670,135	21.32%	15.42%
2025	936,400	-1,845	-0.20%	-34.54%	0	0	-	-100.00%	940,789,712	185,894,257	24.63%	43.84%

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

Rate Ann.%chg: Total Agric Land **3.70%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (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
2015	103,198,255	16,827	6,133			503,253,555	96,312	5,225			46,615,355	28,870	1,615		
2016	103,045,205	16,802	6,133	0.00%	0.00%	502,552,035	96,246	5,222	-0.07%	-0.07%	46,834,665	29,198	1,604	-0.66%	-0.66%
2017	103,803,820	16,920	6,135	0.03%	0.03%	501,182,750	95,967	5,222	0.02%	-0.05%	46,839,410	28,992	1,616	0.72%	0.06%
2018	99,357,615	16,861	5,893	-3.95%	-3.91%	454,456,325	95,673	4,750	-9.04%	-9.09%	44,902,780	28,982	1,549	-4.10%	-4.05%
2019	91,048,755	16,896	5,389	-8.56%	-12.13%	420,832,290	95,909	4,388	-7.63%	-16.03%	42,647,580	29,549	1,443	-6.85%	-10.62%
2020	91,646,030	16,835	5,444	1.02%	-11.24%	418,220,845	96,363	4,340	-1.09%	-16.94%	46,143,150	29,289	1,575	9.16%	-2.43%
2021	92,092,635	16,917	5,444	0.00%	-11.24%	417,772,465	96,273	4,339	-0.01%	-16.95%	43,099,250	29,208	1,476	-6.34%	-8.61%
2022	96,215,240	16,886	5,698	4.67%	-7.09%	439,834,985	96,146	4,575	5.42%	-12.45%	43,228,415	29,163	1,482	0.45%	-8.20%
2023	106,200,720	16,973	6,257	9.81%	2.02%	469,199,875	96,066	4,884	6.77%	-6.53%	45,209,190	29,139	1,551	4.67%	-3.91%
2024	144,974,940	19,851	7,303	16.72%	19.08%	571,595,630	99,921	5,720	17.12%	9.48%	38,474,100	25,037	1,537	-0.95%	-4.83%
2025	162,946,700	19,780	8,238	12.80%	34.32%	731,633,435	99,644	7,342	28.35%	40.52%	46,730,155	25,261	1,850	20.38%	14.57%

Rate Annual %chg Average Value/Acre: 4.67%

3.81%

0.02%

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
2015	1,427,045	6,606	216			244,145	348	702			654,738,355	148,963	4,395		
2016	1,423,035	6,592	216	-0.07%	-0.07%	595	3	215	-69.39%	-69.39%	653,855,535	148,842	4,393	-0.05%	-0.05%
2017	1,402,790	6,533	215	-0.53%	-0.60%	595	3	215	0.00%	-69.39%	653,229,365	148,415	4,401	0.19%	0.14%
2018	1,349,515	6,432	210	-2.29%	-2.87%	580	3	209	-2.52%	-70.16%	600,066,815	147,951	4,056	-7.85%	-7.72%
2019	1,382,675	6,437	215	2.38%	-0.56%	595	3	215	2.59%	-69.39%	555,911,895	148,794	3,736	-7.88%	-15.00%
2020	1,386,040	6,447	215	0.08%	-0.48%	39,740	185	215	0.08%	-69.37%	557,435,805	149,119	3,738	0.06%	-14.95%
2021	1,384,735	6,441	215	0.00%	-0.48%	44,945	209	215	-0.01%	-69.37%	554,394,030	149,049	3,720	-0.50%	-15.37%
2022	1,388,625	6,459	215	0.00%	-0.48%	44,945	209	215	0.00%	-69.37%	580,712,210	148,865	3,901	4.88%	-11.25%
2023	1,467,955	6,658	220	2.56%	2.07%	0	0				622,077,740	148,837	4,180	7.14%	-4.91%
2024	930,690	4,203	221	0.42%	2.49%	0	0				755,975,360	149,013	5,073	21.38%	15.42%
2025	936,400	4,227	222	0.07%	2.56%	0	0				942,246,690	148,913	6,328	24.72%	43.96%

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**DAKOTA**

Rate Annual %chg Average Value/Acre: 3.71%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

CHART 5 - 2025 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,582	DAKOTA	197,974,795	39,306,843	33,095,668	1,198,892,260	410,396,434	141,541,682	0	940,789,712	47,563,120	28,929,870	0	3,038,490,384
cnty sectorvalue % of total value:		6.52%	1.29%	1.09%	39.46%	13.51%	4.66%		30.96%	1.57%	0.95%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
2,081	DAKOTA CITY	1,458,475	711,546	1,131,763	117,064,360	0	0	15,522,915	9,714,036	1,795,135	0	0	147,398,230
9.64%	%sector of county sector	0.74%	1.81%	3.42%	9.76%				1.03%	3.77%			4.85%
	%sector of municipality	0.99%	0.48%	0.77%	79.42%			10.53%	6.59%	1.22%			100.00%
840	EMERSON	4,560	95,055	8,067	13,957,065	0	0	757,100	0	0	0	0	14,821,847
3.89%	%sector of county sector	0.00%	0.24%	0.02%	1.16%								0.49%
	%sector of municipality	0.03%	0.64%	0.05%	94.17%			5.11%					100.00%
532	HOMER	814,380	324,405	648,474	36,363,530	0	328,975	2,703,345	0	95,665	670	0	41,279,444
2.47%	%sector of county sector	0.41%	0.83%	1.96%	3.03%		0.23%	1.96%		0.20%	0.00%		1.36%
	%sector of municipality	1.97%	0.79%	1.57%	88.09%		0.80%	6.55%		0.23%	0.00%		100.00%
153	HUBBARD	1,466,165	0	0	10,405,660	0	0	1,262,190	0	19,275	403,380	0	13,556,670
0.71%	%sector of county sector	0.74%			0.87%					0.04%	1.39%		0.45%
	%sector of municipality	10.82%			76.76%			9.31%		0.14%	2.98%		100.00%
207	JACKSON	19,941,240	248,755	56,743	18,390,025	0	0	3,175,170	22,527,635	0	0	0	64,339,568
0.96%	%sector of county sector	10.07%	0.63%	0.17%	1.53%				2.39%				2.12%
	%sector of municipality	30.99%	0.39%	0.09%	28.58%			4.94%	35.01%				100.00%
14,043	SOUTH SIOUX CITY	119,866,625	14,303,842	7,768,818	676,848,170	0	9,665	330,821,789	55,686,188	2,587,830	27,980	0	1,207,920,907
65.07%	%sector of county sector	60.55%	36.39%	23.47%	56.46%		0.01%	5.92%	5.44%	0.10%			39.75%
	%sector of municipality	9.92%	1.18%	0.64%	56.03%		0.00%	27.39%	4.61%	0.21%	0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
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	%sector of municipality												
17,857	Total Municipalities	143,551,446	15,683,603	9,613,865	873,028,815	0	338,640	354,242,510	87,927,860	4,497,905	432,030	0	1,489,316,672
82.74%	%all municip.sectors of cnty	72.51%	39.90%	29.05%	72.82%		0.24%	#DIV/0!	9.35%	9.46%	1.49%		49.02%

22 DAKOTA

Sources: 2025 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2024 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 10,316</b>	<b>Value : 2,933,181,595</b>	<b>Growth 40,104,232</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	404	13,274,470	178	5,255,190	163	5,051,855	745	23,581,515	
<b>02. Res Improve Land</b>	4,375	90,199,900	666	19,510,235	556	24,351,885	5,597	134,062,020	
<b>03. Res Improvements</b>	4,634	821,843,620	1,021	168,503,661	569	124,134,945	6,224	1,114,482,226	
<b>04. Res Total</b>	5,038	925,317,990	1,199	193,269,086	732	153,538,685	6,969	1,272,125,761	12,021,660
<b>% of Res Total</b>	72.29	72.74	17.20	15.19	10.50	12.07	67.56	43.37	29.98
<b>05. Com UnImp Land</b>	150	12,320,505	32	2,896,470	16	2,475,210	198	17,692,185	
<b>06. Com Improve Land</b>	642	61,530,700	73	12,342,704	36	6,219,210	751	80,092,614	
<b>07. Com Improvements</b>	629	339,599,250	75	32,109,290	37	18,591,830	741	390,300,370	
<b>08. Com Total</b>	779	413,450,455	107	47,348,464	53	27,286,250	939	488,085,169	22,009,297
<b>% of Com Total</b>	82.96	84.71	11.40	9.70	5.64	5.59	9.10	16.64	54.88
<b>09. Ind UnImp Land</b>	7	544,975	8	780,865	0	0	15	1,325,840	
<b>10. Ind Improve Land</b>	17	6,330,360	10	4,434,345	0	0	27	10,764,705	
<b>11. Ind Improvements</b>	16	75,705,969	10	62,164,273	0	0	26	137,870,242	
<b>12. Ind Total</b>	23	82,581,304	18	67,379,483	0	0	41	149,960,787	5,683,425
<b>% of Ind Total</b>	56.10	55.07	43.90	44.93	0.00	0.00	0.40	5.11	14.17
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	5,038	925,317,990	1,199	193,269,086	732	153,538,685	6,969	1,272,125,761	12,021,660
<b>% of Res &amp; Rec Total</b>	72.29	72.74	17.20	15.19	10.50	12.07	67.56	43.37	29.98
<b>Com &amp; Ind Total</b>	802	496,031,759	125	114,727,947	53	27,286,250	980	638,045,956	27,692,722
<b>% of Com &amp; Ind Total</b>	81.84	77.74	12.76	17.98	5.41	4.28	9.50	21.75	69.05
<b>17. Taxable Total</b>	5,840	1,421,349,749	1,324	307,997,033	785	180,824,935	7,949	1,910,171,717	39,714,382
<b>% of Taxable Total</b>	73.47	74.41	16.66	16.12	9.88	9.47	77.06	65.12	99.03

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	33	1,061,515	10,843,430	12	257,855	4,163,050
19. Commercial	45	15,992,985	94,600,275	2	219,614	1,043,956
20. Industrial	5	18,195,070	37,458,025	3	157,370	6,089,675
21. Other	1	183,230	46,815	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	45	1,319,370	15,006,480
19. Commercial	1	28,885	245,745	48	16,241,484	95,889,976
20. Industrial	0	0	0	8	18,352,440	43,547,700
21. Other	0	0	0	1	183,230	46,815
22. Total Sch II				102	36,096,524	154,490,971

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	307	92	125	524

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	17	1,696,425	273	76,207,325	1,665	681,141,850	1,955	759,045,600
28. Ag-Improved Land	0	0	57	13,753,430	344	177,300,397	401	191,053,827
29. Ag Improvements	1	25,700	59	9,991,995	352	62,892,756	412	72,910,451

30. Ag Total				2,367	1,023,009,878
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	2	2.00	45,000	
32. HomeSite Improv Land	0	0.00	0	33	33.83	761,245	
33. HomeSite Improvements	0	0.00	0	35	0.00	6,618,025	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	7	19.93	34,005	
36. FarmSite Improv Land	0	0.00	0	38	103.37	209,435	
37. FarmSite Improvements	1	0.00	25,700	52	0.00	3,373,970	
38. FarmSite Total							
39. Road & Ditches	2	2.25	0	133	176.80	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	19	22.10	497,250	21	24.10	542,250	
32. HomeSite Improv Land	202	205.42	4,621,950	235	239.25	5,383,195	
33. HomeSite Improvements	227	0.00	39,602,561	262	0.00	46,220,586	0
34. HomeSite Total				<b>283</b>	<b>263.35</b>	<b>52,146,031</b>	
35. FarmSite UnImp Land	53	84.90	184,105	60	104.83	218,110	
36. FarmSite Improv Land	243	854.23	1,557,295	281	957.60	1,766,730	
37. FarmSite Improvements	308	0.00	23,290,195	361	0.00	26,689,865	389,850
38. FarmSite Total				<b>421</b>	<b>1,062.43</b>	<b>28,674,705</b>	
39. Road & Ditches	1,259	2,099.44	0	1,394	2,278.49	0	
40. Other- Non Ag Use	8	60.25	4,382,090	8	60.25	4,382,090	
41. Total Section VI				<b>704</b>	<b>3,664.52</b>	<b>85,202,826</b>	<b>389,850</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	40.00	27,400	1	40.00	27,400

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	43	1,383.86	10,081,375
44. Market Value	0	0.00	0	43	1,383.86	10,081,375
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	43	1,383.86	10,081,375
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,061.99	31.18%	50,859,980	31.83%	8,389.98
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	6,631.23	34.10%	53,894,472	33.73%	8,127.37
48. 2A	6,083.23	31.28%	50,216,890	31.43%	8,254.97
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	563.29	2.90%	4,050,085	2.54%	7,190.05
51. 4A1	35.77	0.18%	257,000	0.16%	7,184.79
52. 4A	69.22	0.36%	485,235	0.30%	7,010.04
<b>53. Total</b>	<b>19,444.73</b>	<b>100.00%</b>	<b>159,763,662</b>	<b>100.00%</b>	<b>8,216.30</b>
<b>Dry</b>					
54. 1D1	12,837.62	46.99%	106,449,845	48.65%	8,292.02
55. 1D	450.01	1.65%	3,721,525	1.70%	8,269.87
56. 2D1	6,623.59	24.24%	54,014,875	24.69%	8,154.92
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	6,924.38	25.34%	51,690,415	23.62%	7,464.99
59. 3D	31.19	0.11%	195,720	0.09%	6,275.09
60. 4D1	288.39	1.06%	1,737,495	0.79%	6,024.81
61. 4D	166.86	0.61%	987,020	0.45%	5,915.26
<b>62. Total</b>	<b>27,322.04</b>	<b>100.00%</b>	<b>218,796,895</b>	<b>100.00%</b>	<b>8,008.07</b>
<b>Grass</b>					
63. 1G1	920.59	30.32%	2,338,740	40.03%	2,540.48
64. 1G	1,038.94	34.22%	2,513,350	43.02%	2,419.15
65. 2G1	68.54	2.26%	89,545	1.53%	1,306.46
66. 2G	103.86	3.42%	105,985	1.81%	1,020.46
67. 3G1	51.39	1.69%	56,935	0.97%	1,107.90
68. 3G	120.86	3.98%	93,050	1.59%	769.90
69. 4G1	254.14	8.37%	277,020	4.74%	1,090.03
70. 4G	478.05	15.74%	368,100	6.30%	770.00
<b>71. Total</b>	<b>3,036.37</b>	<b>100.00%</b>	<b>5,842,725</b>	<b>100.00%</b>	<b>1,924.25</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>19,444.73</b>	<b>38.19%</b>	<b>159,763,662</b>	<b>41.53%</b>	<b>8,216.30</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>27,322.04</b>	<b>53.66%</b>	<b>218,796,895</b>	<b>56.88%</b>	<b>8,008.07</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>3,036.37</b>	<b>5.96%</b>	<b>5,842,725</b>	<b>1.52%</b>	<b>1,924.25</b>
72. Waste	1,112.13	2.18%	266,895	0.07%	239.99
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	318.89	0.63%	2,084,100	0.54%	6,535.48
<b>75. Market Area Total</b>	<b>50,915.27</b>	<b>100.00%</b>	<b>384,670,177</b>	<b>100.00%</b>	<b>7,555.10</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	22.41	6.01%	174,115	6.58%	7,769.52
48. 2A	81.45	21.83%	619,025	23.39%	7,600.06
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	269.27	72.17%	1,853,925	70.04%	6,885.00
<b>53. Total</b>	<b>373.13</b>	<b>100.00%</b>	<b>2,647,065</b>	<b>100.00%</b>	<b>7,094.22</b>
<b>Dry</b>					
54. 1D1	1,294.64	1.80%	10,428,345	2.05%	8,055.02
55. 1D	11,918.28	16.61%	95,706,010	18.81%	8,030.19
56. 2D1	4,417.58	6.16%	33,882,830	6.66%	7,670.00
57. 2D	403.09	0.56%	3,061,475	0.60%	7,595.02
58. 3D1	113.53	0.16%	812,270	0.16%	7,154.67
59. 3D	10,319.93	14.39%	71,207,425	14.00%	6,899.99
60. 4D1	2,962.84	4.13%	20,191,680	3.97%	6,814.97
61. 4D	40,310.49	56.19%	273,506,110	53.76%	6,784.99
<b>62. Total</b>	<b>71,740.38</b>	<b>100.00%</b>	<b>508,796,145</b>	<b>100.00%</b>	<b>7,092.19</b>
<b>Grass</b>					
63. 1G1	2,162.91	9.71%	5,889,330	14.35%	2,722.87
64. 1G	3,500.84	15.71%	8,732,155	21.28%	2,494.30
65. 2G1	2,226.78	10.00%	6,394,400	15.59%	2,871.59
66. 2G	4,351.97	19.53%	12,243,670	29.84%	2,813.36
67. 3G1	322.83	1.45%	728,725	1.78%	2,257.30
68. 3G	300.87	1.35%	206,135	0.50%	685.13
69. 4G1	1,375.56	6.17%	1,327,440	3.24%	965.02
70. 4G	8,037.00	36.07%	5,505,265	13.42%	684.99
<b>71. Total</b>	<b>22,278.76</b>	<b>100.00%</b>	<b>41,027,120</b>	<b>100.00%</b>	<b>1,841.54</b>
<b>Irrigated Total</b>					
	373.13	0.38%	2,647,065	0.48%	7,094.22
<b>Dry Total</b>					
	71,740.38	73.59%	508,796,145	91.98%	7,092.19
<b>Grass Total</b>					
	22,278.76	22.85%	41,027,120	7.42%	1,841.54
72. Waste	3,099.84	3.18%	666,545	0.12%	215.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	851.09	0.87%	4,753,020	0.86%	5,584.63
<b>75. Market Area Total</b>	<b>97,492.11</b>	<b>100.00%</b>	<b>553,136,875</b>	<b>100.00%</b>	<b>5,673.66</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	1,707.43	14,054,175	18,110.43	148,356,552	19,817.86	162,410,727
<b>77. Dry Land</b>	208.39	1,668,365	9,094.72	69,711,295	89,759.31	656,213,380	99,062.42	727,593,040
<b>78. Grass</b>	15.42	14,180	2,710.55	5,024,415	22,589.16	41,831,250	25,315.13	46,869,845
<b>79. Waste</b>	57.82	13,880	531.93	121,185	3,622.22	798,375	4,211.97	933,440
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	620.00	3,965,775	549.98	2,871,345	1,169.98	6,837,120
<b>82. Total</b>	<b>281.63</b>	<b>1,696,425</b>	<b>14,044.63</b>	<b>88,911,070</b>	<b>134,081.12</b>	<b>847,199,557</b>	<b>148,407.38</b>	<b>937,807,052</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	19,817.86	13.35%	162,410,727	17.32%	8,195.17
<b>Dry Land</b>	99,062.42	66.75%	727,593,040	77.58%	7,344.79
<b>Grass</b>	25,315.13	17.06%	46,869,845	5.00%	1,851.46
<b>Waste</b>	4,211.97	2.84%	933,440	0.10%	221.62
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	1,169.98	0.79%	6,837,120	0.73%	5,843.79
<b>Total</b>	<b>148,407.38</b>	<b>100.00%</b>	<b>937,807,052</b>	<b>100.00%</b>	<b>6,319.14</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	0	0	0	0	2	117,400	2	117,400	0
83.2 Dakcty Broyhill 14	5	114,255	27	744,585	30	6,770,680	35	7,629,520	10,330
83.3 Dakcty Original 15	45	1,083,235	542	12,581,730	546	91,478,790	591	105,143,755	60,010
83.4 Dakcty Rvrfrnt 17	1	31,195	24	1,175,710	27	8,605,175	28	9,812,080	91,545
83.5 Emerson 23	12	140,075	104	1,717,725	104	14,867,215	116	16,725,015	164,590
83.6 Harvest Meadows 1st Add	24	951,020	13	463,720	13	3,914,615	37	5,329,355	2,212,420
83.7 Homer 18	24	437,085	203	4,208,925	203	33,820,465	227	38,466,475	363,420
83.8 Hubbard 23	20	320,435	73	1,188,860	73	10,720,565	93	12,229,860	15,435
83.9 Jackson 20	38	448,125	75	1,510,715	75	12,018,470	113	13,977,310	139,730
83.10 Jackson 21	10	234,410	19	467,575	19	6,111,845	29	6,813,830	22,175
83.11 Mh In Courts	0	0	0	0	641	14,497,396	641	14,497,396	1,244,245
83.12 Rr Sbdv Blff View 56	2	60,650	5	178,235	5	2,092,455	7	2,331,340	0
83.13 Rr Sbdv Boals 64	0	0	4	88,500	4	658,250	4	746,750	0
83.14 Rr Sbdv Coopers 34	2	49,910	6	146,570	6	1,145,420	8	1,341,900	0
83.15 Rr Sbdv Dak Flats 60	3	106,700	19	709,450	19	9,079,795	22	9,895,945	0
83.16 Rr Sbdv Isl Hms 36	4	79,380	39	763,875	39	4,831,340	43	5,674,595	45,505
83.17 Rr Sbdv L&l Add 49	5	197,750	25	675,050	25	7,819,925	30	8,692,725	13,100
83.18 Rr Sbdv Lik U Wan 55	14	536,115	19	493,660	19	5,081,450	33	6,111,225	400,930
83.19 Rr Sbdv Orig Beh 33	27	400,880	95	1,876,320	95	12,404,315	122	14,681,515	0
83.20 Rr Sbdv Rott 1&2 61	5	189,640	30	932,350	30	12,113,120	35	13,235,110	7,225
83.21 Rr Sbdv Rott 3&4 62	3	117,000	20	783,000	20	9,931,515	23	10,831,515	16,000
83.22 Rr Sbdv Rott 5&6 63	8	155,100	16	446,840	16	7,800,870	24	8,402,810	907,060
83.23 Rr Sbdv Ssc Proj 50	4	131,495	32	1,211,500	32	7,451,550	36	8,794,545	0
83.24 Rr Sbdv Tompkins 42	3	45,910	119	2,629,590	119	29,190,950	122	31,866,450	31,985
83.25 Rural A1 Hubbard 25	18	761,105	164	7,646,715	165	33,222,595	183	41,630,415	193,525
83.26 Rural A2 Jackson 26	90	2,471,140	133	5,994,895	137	31,679,345	227	40,145,380	879,670
83.27 Rural A3 Homer 27	93	2,452,665	293	11,606,275	300	66,571,265	393	80,630,205	895,080
83.28 Rural A4 Ssc 28	27	1,006,145	155	5,304,480	156	34,918,600	183	41,229,225	774,550
83.29 Rural A5 Rvrfrnt 29	13	665,215	32	1,822,015	33	5,415,880	46	7,903,110	45,910
83.30 Rural Ag Land Only 2	1	50,010	0	0	0	0	1	50,010	0
83.31 Small Town Comm	2	54,980	0	0	1	40,155	3	95,135	0
83.32 South Sioux City Comm	2	68,425	0	0	1	3,542,750	3	3,611,175	0
83.33 Ssc 100	105	1,496,410	1,410	24,119,185	1,411	203,440,015	1,516	229,055,610	964,010
83.34 Ssc 104	12	1,385,600	28	1,230,600	28	8,949,035	40	11,565,235	0
83.35 Ssc 110	54	1,304,665	1,463	28,431,200	1,440	295,597,900	1,494	325,333,765	2,398,235
83.36 Ssc 115	8	1,787,480	387	12,055,370	387	117,600,180	395	131,443,030	79,975
83.37 Ssc 116	61	4,247,310	23	856,800	3	980,935	64	6,085,045	45,000

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
84 Residential Total	745	23,581,515	5,597	134,062,020	6,224	1,114,482,226	6,969	1,272,125,761	12,021,660

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Dakcty Broyhill 14	0	0	0	0	3	223,735	3	223,735	0
85.2	Dakcty Original 15	0	0	2	57,650	5	3,538,810	5	3,596,460	0
85.3	Dakcty Rvrfront 17	0	0	0	0	1	1,975	1	1,975	0
85.4	Homer 18	0	0	1	14,070	1	141,020	1	155,090	0
85.5	Rural A2 Jackson 26	0	0	1	105,940	1	416,245	1	522,185	0
85.6	Rural A3 Homer 27	0	0	0	0	1	28,105	1	28,105	0
85.7	Rural Ag Impvd Mkt1	0	0	2	366,310	2	278,825	2	645,135	0
85.8	Small Town Comm	57	4,019,990	154	8,074,850	155	58,761,990	212	70,856,830	433,855
85.9	South Sioux City Comm	154	14,795,860	617	82,197,824	597	464,740,707	751	561,734,391	27,258,867
85.10	Ssc 100	0	0	1	40,675	1	39,200	1	79,875	0
85.11	Ssc 104	1	79,295	0	0	0	0	1	79,295	0
85.12	Ssc 110	1	122,880	0	0	0	0	1	122,880	0
86	Commercial Total	213	19,018,025	778	90,857,319	767	528,170,612	980	638,045,956	27,692,722

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	899.18	47.84%	2,315,400	47.84%	2,575.01
88. 1G	955.31	50.83%	2,459,855	50.83%	2,574.93
89. 2G1	10.00	0.53%	25,760	0.53%	2,576.00
90. 2G	14.42	0.77%	37,110	0.77%	2,573.51
91. 3G1	0.63	0.03%	1,620	0.03%	2,571.43
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	1,879.54	100.00%	4,839,745	100.00%	2,574.96
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	21.41	1.85%	23,340	2.33%	1,090.14
106. 1T	83.63	7.23%	53,495	5.33%	639.66
107. 2T1	58.54	5.06%	63,785	6.36%	1,089.60
108. 2T	89.44	7.73%	68,875	6.87%	770.07
109. 3T1	50.76	4.39%	55,315	5.52%	1,089.74
110. 3T	120.86	10.45%	93,050	9.28%	769.90
111. 4T1	254.14	21.97%	277,020	27.62%	1,090.03
112. 4T	478.05	41.32%	368,100	36.70%	770.00
113. Total	1,156.83	100.00%	1,002,980	100.00%	867.01
<hr/>					
Grass Total	1,879.54	61.90%	4,839,745	82.83%	2,574.96
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,156.83	38.10%	1,002,980	17.17%	867.01
<hr/>					
114. Market Area Total	3,036.37	100.00%	5,842,725	100.00%	1,924.25

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	1,915.39	17.18%	5,650,465	17.18%	2,950.03
88. 1G	2,796.27	25.08%	8,249,190	25.08%	2,950.07
89. 2G1	2,138.74	19.18%	6,309,460	19.18%	2,950.08
90. 2G	4,089.50	36.68%	12,064,130	36.68%	2,950.03
91. 3G1	210.16	1.88%	620,010	1.88%	2,950.18
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	11,150.06	100.00%	32,893,255	100.00%	2,950.05
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	247.52	2.22%	238,865	2.94%	965.03
106. 1T	704.57	6.33%	482,965	5.94%	685.47
107. 2T1	88.04	0.79%	84,940	1.04%	964.79
108. 2T	262.47	2.36%	179,540	2.21%	684.04
109. 3T1	112.67	1.01%	108,715	1.34%	964.90
110. 3T	300.87	2.70%	206,135	2.53%	685.13
111. 4T1	1,375.56	12.36%	1,327,440	16.32%	965.02
112. 4T	8,037.00	72.22%	5,505,265	67.68%	684.99
113. Total	11,128.70	100.00%	8,133,865	100.00%	730.89
<hr/>					
Grass Total	11,150.06	50.05%	32,893,255	80.17%	2,950.05
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	11,128.70	49.95%	8,133,865	19.83%	730.89
<hr/>					
114. Market Area Total	22,278.76	100.00%	41,027,120	100.00%	1,841.54

**2026 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

22 Dakota

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	1,198,892,260	1,272,125,761	73,233,501	6.11%	12,021,660	5.11%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	47,563,120	52,146,031	4,582,911	9.64%	0	9.64%
<b>04. Total Residential (sum lines 1-3)</b>	<b>1,246,455,380</b>	<b>1,324,271,792</b>	<b>77,816,412</b>	<b>6.24%</b>	<b>12,021,660</b>	<b>5.28%</b>
05. Commercial	410,396,434	488,085,169	77,688,735	18.93%	22,009,297	13.57%
06. Industrial	141,541,682	149,960,787	8,419,105	5.95%	5,683,425	1.93%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>551,938,116</b>	<b>638,045,956</b>	<b>86,107,840</b>	<b>15.60%</b>	<b>27,692,722</b>	<b>10.58%</b>
08. Ag-Farmsite Land, Outbuildings	28,513,235	28,674,705	161,470	0.57%	389,850	-0.80%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	416,635	4,382,090	3,965,455	951.78%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>28,929,870</b>	<b>33,056,795</b>	<b>4,126,925</b>	<b>14.27%</b>	<b>389,850</b>	<b>12.92%</b>
12. Irrigated	162,426,502	162,410,727	-15,775	-0.01%		
13. Dryland	730,261,680	727,593,040	-2,668,640	-0.37%		
14. Grassland	47,165,130	46,869,845	-295,285	-0.63%		
15. Wasteland	936,400	933,440	-2,960	-0.32%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>940,789,712</b>	<b>937,807,052</b>	<b>-2,982,660</b>	<b>-0.32%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,768,113,078</b>	<b>2,933,181,595</b>	<b>165,068,517</b>	<b>5.96%</b>	<b>40,104,232</b>	<b>4.51%</b>

## 2026 Assessment Survey for Dakota County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	1 (part-time)
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	N/A
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$494,416.23
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$476,416.23
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$257,950
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	The \$257,950 is for appraisal work, CAMA system & computer system
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$30,261.84

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	Yes - sometimes for reference
5.	<b>If so, who maintains the Cadastral Maps?</b>
	They are not maintained
6.	<b>Does the county have GIS software?</b>
	gWorks
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://dakota.gworks.com">http://dakota.gworks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	Eagleview
10.	<b>When was the aerial imagery last updated?</b>
	Spring of 2025, every two years

## C. Zoning Information

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

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

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

<b>1.</b>	<b>Appraisal Services:</b>
	Innovative Appraisal Service and Cardinal Assessment Group
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	N/A

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

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

## 2026 Residential Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Assessor, Office Staff, Innovative Appraisal Service, and Cardinal Assessment Group
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>
	Sales Comparison, Cost Approach(new construction) and Income Approaches (rental properties) are used to estimate market value.
<b>3.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>
	Use tables and adjust based on market, if necessary.
<b>4.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>
	No, it is based on Neighborhoods.
<b>5.</b>	<b>Describe the methodology used to determine the residential lot values?</b>
	Market sales. We start with vacant land sales and only use improved sales as a supporting indicator if insufficient vacant land sales are available.
<b>6.</b>	<b>How are rural residential site values developed?</b>
	The current sales market is analyzed. And we keep in line with our one-acre farm/home site.
<b>7.</b>	<b>Are there form 191 applications on file?</b>
	0
<b>8.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>
	For lots covered by Form 191 Applications, the Assessor must use the income approach, including the use of a discounted cash-flow analysis.

## 2026 Commercial Assessment Survey for Dakota County

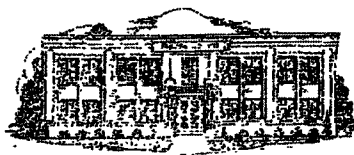
<b>1.</b>	<b>Valuation data collection done by:</b>
	Cardinal Assessment Group
<b>2.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>
	The cost, sales and income approaches are all considered in the valuation process but the income approach is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

## 2026 Agricultural Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>
	Contract data listing service and Assessment Office Staff
<b>2.</b>	<b>Describe the process used to determine and monitor market areas.</b>
	Monitoring the market via sales, land use studies and keeping communication channels open with our local Agri-business owners.
<b>3.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>
	Review market sales and conduct land use reviews. Generally 15 acres or more is ag if less than 15 acres it is rural residential unless it is contiguous with Ag.
<b>4.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>
	<p>Ag sites and Home sites for Ag are the same, determined by the most recent land study.</p> <p>The county has two types of rural residential: 1) rural--outside of the city limits not located in a planned subdivision typically less than 20 acres; 2) rural sub--outside of the city limits located in a planned subdivision.</p> <p>The rural residential parcels are then broken down into five unique market areas for rural residential shown below to analyze the sales in the market to determine market value:</p> <p>Area 1 – Neighborhood 25--Southwest portion of the County (T28N R6 &amp; 7E and that part of T27N R6 &amp;7E)--value starts at \$22,500, \$15,000, \$5,000, \$2,000/acre.</p> <p>Area 2 -- Neighborhood 26--Northwest portion of the County (T29N R6 &amp; 7E and that part of 8E)--value starts at \$22,500, \$15,000, \$5,000, \$2,000/acre.</p> <p>Area 3 -- Neighborhood 27--Bordered on the West by Area 1 &amp; 2, the North and East by the Missouri River and to the South by Thurston County excluding the South Sioux City and Dakota City Rural Area 4 (T29N and that part of R8E, T28N R8 &amp; that part of 9E and T27N R8 &amp;9E)--value starts at \$22,500, \$15,000, \$5,000, \$2,000/acre.</p> <p>Area 4 -- Neighborhood 28--Northeast corner of the County consisting of South Sioux City and Dakota City surrounding rural areas (That part of T28N R9E and T29N R9E)--value starts at \$25,000, \$15,000, \$5,000/acre.</p> <p>Area 5 – Neighborhood 29--all Rural residential on the River not in a planned development (subdivision)--value starts at \$40,000, \$25,000, \$10,000/acre.</p> <p>Homesite raised in 2024 to \$22,500</p>
<b>5.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>
	Not currently applicable. Sales are reviewed to determine if those parcels had a different selling price than the other parcels in the market.
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>

	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county (TERC PRECEDENT) Cottonwood Flats vs. Dakota County
<b>6a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>
	No
	<b><i>If your county has special value applications, please answer the following</i></b>
<b>7a.</b>	<b>How many parcels have a special valuation application on file?</b>
	43 applications, but they are valued as ag land.
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	Market analysis and review of sales.
	<b><i>If your county recognizes a special value, please answer the following</i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	There is housing with planned residential development along the Missouri River and anticipated commercial and industrial growth to areas surrounding the existing commercial/industrial complexes in Dakota County.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	Land one-two miles east and west of the commercial/industrial complex running north and south between South Sioux City and Dakota City. Land to the east extends to the Missouri River.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Qualified sales in Market Area 1 are analyzed. This Market Area includes all the unsubstantiated Greenbelt Areas. These values are established using Land Capability Groups to develop a value from qualified sales for each LCG. The values established should reflect 69% to 72% of Market Value.

## DAKOTA COUNTY ASSESSMENT OFFICE



### **Plan of Assessment for Dakota County Assessment Years: 2026, 2027 and 2028**

**Amended: As Needed**

#### Plan of Assessment Requirements:

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

#### Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

#### General Description of Real Property in Dakota County

Per the 2025 County Abstract, Dakota County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	6937	67.7%
Commercial	912	08.9%
Industrial	41	0.40%
Agricultural	2356	22.99%
Special Value	No New Applications	

Level of Value, Quality, and Uniformity for assessment year 2025

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97	8.18	101.39
Commercial	97	7.86	94.92
Agricultural Land	69	15.23	102.38
Special Value Ag-land - Insufficient sales to calculate reliable statistics			

\*COD = coefficient of dispersion:

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

\*PRD = price related differential:

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

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

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

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

For more information regarding statistical measures see the **2025 Reports & Opinions**.

Current Resources

A. Staff

- a. We currently have an Assessor in the office and a Deputy Assessor in the office. The data listing will be contracted out for the coming year. We also have a part-time appraiser on staff. In addition, we contract out our Commercial appraisal work to help mitigate our resource limitations. Training for our staff is conducted if and when time and our budget allow.

B. Cadastral Maps & Other Mapping Resources

- a. The Cadastral Maps are maintained via a 100% support contract with GWorks.

- b. We have Eagle View as well as an overlay and resource to locate field work. The new flyover was done in Spring of 2025 and we will utilize the change finder for this program.
- C. Software for CAMA
- a. Dakota County uses a CAMA system supplied by MIPS. In addition to the CAMA system we have a variety of software programs to enhance the office operation (Word, Excel, Outlook, GIS and others).
- D. GIS
- a. Our GIS system is in place and hosted by GWorks.
  - b. We have Eagle View (Pictometry) as a resource as well.
- E. Website
- a. Our GIS website can be found at: [HTTP://Dakota.gworks.com](http://Dakota.gworks.com)
- F. Department of Revenue
- a. The Department of Revenue has resources available to Assessors as well as a website found at: <http://www.revenue.nebraska.gov/PAD/index.html>

### PROJECTS FOR THE ASSESSMENT OFFICE

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

### ACTIONS 2026, 2027 and 2028

#### 2026-28 RESIDENTIAL ANTICIPATED VALUATION ACTIONS:

1. 2026 – Complete the review of small towns (Emerson, Hubbard, Homer & Jackson). Improvement review cycle.  
Complete the standard residential annual tasks, see below:
  - a. Building Permit Final Reviews
  - b. Building Permit First Review for new permits
  - c. Building Permit Second Review for pending permits
  - d. Sales Inspection
  - e. Protest Inspection
  - f. General Pickup work
2. 2027 – Continue 6 year review cycle by reviewing rural residential properties. Complete the standard residential annual tasks, see below:
  - a. Building Permit Final Reviews
  - b. Building Permit First Review for new permits
  - c. Building Permit Second Review for pending permits
  - d. Sales Inspection

- e. Protest Inspection
  - f. General Pickup work
3. 2028 – Initiate analysis on all work started and in progress from 2027-2028 to identify areas of opportunity or mark as complete if ready. Review of ag outbuildings and properties. Complete the standard residential annual tasks, see below:
- a. Building Permit Final Reviews
  - b. Building Permit First Review for new permits
  - c. Building Permit Second Review for pending permits
  - d. Sales Inspection
  - e. Protest Inspection
  - f. General Pickup work
4. 2026-28 - ALL SALES WILL BE REVIEWED AND PROCESSED
- a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION EXISTS ON SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
5. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
- a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
      - 1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
      - 2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
      - 3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
        - a. NEW VALUE SET
        - b. NEW GROWTH SET
    - v. CLOSE BUILDING PERMIT
    - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
    - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
      - 1. SET THE NEW GROWTH

6. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL RESIDENTIAL NEIGHBORHOODS AND VALUATION GROUPS
7. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.

**2026-28: ANTICIPATED COMMERCIAL VALUATION ACTIONS:**

1. 2026-28 - PICK-UP WORK WILL BE COMPLETED. 2026-28 - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
2. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
  - a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
      1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
      2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
      3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
        - a. NEW VALUE SET
        - b. NEW GROWTH SET
    - v. CLOSE BUILDING PERMIT
    - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
    - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
      1. SET THE NEW GROWTH
3. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL COMMERCIAL NEIGHBORHOODS AND VALUATION GROUPS
4. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.
5. COMPLETE A COMMERCIAL LAND REVIEW/STUDY.

**2026-28: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:**

1. 2026-28 – We will be using our Eagle View to assist with six year review and pickup process.
2. 2026-28 - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS (SUPPORTIVE)
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
    - ii. .
  - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
3. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
  - a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
      1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
      2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
      3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
        - a. NEW VALUE SET
        - b. NEW GROWTH SET
    - v. CLOSE BUILDING PERMIT
    - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
    - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
      1. SET THE NEW GROWTH
4. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL AGRICULTURAL NEIGHBORHOODS AND VALUATION GROUPS
5. MARKET ADJUSTMENTS WILL BE MADE BY THE ASSESSOR IN THE EVENT IT IS DEEMED NECESSARY.

Annual Assessor Administrative Reports Required by Law/Regulation:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted:

Assessor Signature:



Date: 6/13/25

Board of Equalization acknowledged and approved the 21 day of July, 2025.



Brian Van Berkum, Chair

## Methodology for Special Valuation Area Values in Dakota County

### INTRODUCTION

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

### HISTORY

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

### CALCULATION OF VALUE

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