

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**DAKOTA COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 Reports and Opinions of the Property Tax Administrator for Dakota County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Dakota County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Christy Abts, Dakota County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

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

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

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The 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. The Division considers this chart and the analyses of factors impacting the COD 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 PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

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

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

Valuation groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county 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 professionally accepted mass appraisal methods. Methods and sales used to develop lot values, agricultural outbuildings, and agricultural site values are also reviewed to ensure the land component of the valuation process is based on the local market and economic area.

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

process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, 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 is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

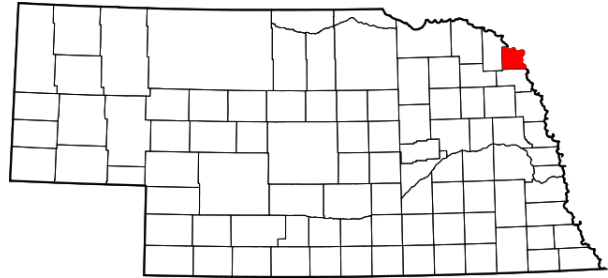
Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews,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

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

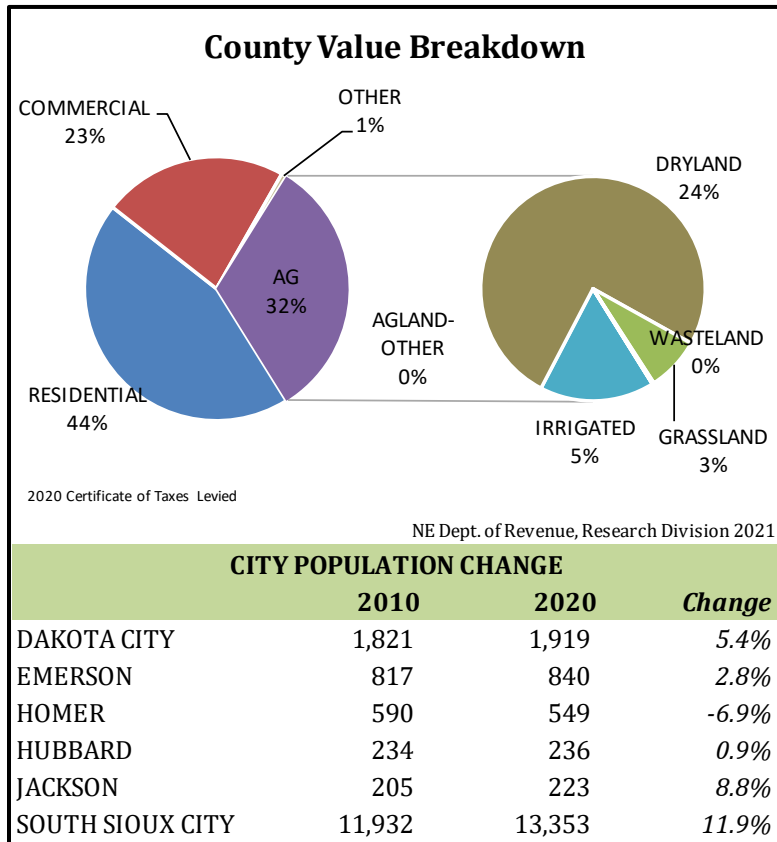


## County Overview

With a total area of 264 square miles, Dakota County has 20,026 residents, per the Census Bureau Quick Facts for 2019, a 5% population decline from the 2010 U.S. Census. Reports indicate that 66% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$121,822 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dakota County are located in and around South Sioux City. According to the latest information available from the U.S. Census Bureau, there are 433 employer establishments with total employment of 11,948.



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

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

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

## 2021 Residential Correlation for Dakota County

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### *Assessment Actions*

For the residential class, Valuation Groups 15, 16, and Valuation Group 25 were reviewed and inspected. An economic adjustment was applied to increase values in Dakota City Original town and newer homes over 2,100 sq ft, according to market indicators. Improvement values were increased with an economic adjustment applied to Neighborhood 15 and 42 of 4%.

### *Assessment Practice Review*

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

The county assessor's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. The sales usability is lower than what is typical statewide. A trimmed sale analysis was conducted with the results indicating that excessive trimming did not affect the level of value. Non-qualified sales were reviewed, which showed adequate comments notating reasons for non-use of sales, reinforcing the county assessor's understanding of the sales transactions.

The county assessor recognizes nine valuation groups for the residential class. Valuation Groups 1, 5 and 10 are small towns and villages. Valuation Groups 15, 16 and 17 are rural platted subdivisions. Valuation Group 20 is the largest town in the county. Valuation Group 25 consists of rural parcels and Valuation Group 30 consists of agricultural homes and outbuildings. Valuation groups are reviewed to ensure that any economic forces that affect market value are identified.

The required six-year inspection and review cycle is current for the residential class. Lot values are reviewed when reappraisal is done during the review cycle. The assessor utilizes the depreciation and costing tables from their Computer-Assisted Mass Appraisal (CAMA) system dated 2016.

The County Assessor has a written valuation methodology on file explaining the assessment practices.

## 2021 Residential Correlation for Dakota County

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### *Description of Analysis*

Residential parcels are analyzed utilizing nine valuation groups that are based on assessor locations in the county.

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

For the residential property class, there were 240 qualified sales representing all valuation groups. Review of the overall statistical sample shows that all three levels of central tendency are within the acceptable range and correlate closely, indicating the uniformity of assessed values. The COD and PRD are within the IAAO acceptable range. When reviewed further, six of the nine valuation groups are represented by a sample that have all three levels of central tendency within the acceptable range including the median. The remaining three valuation groups have unreliably small sample sizes.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

## 2021 Residential Correlation for Dakota County

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### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	19	94.13	91.59	91.85	07.82	99.72
5	9	97.18	93.40	94.30	05.93	99.05
10	15	93.05	93.70	93.80	11.62	99.89
15	4	94.31	93.93	94.65	03.80	99.24
16	6	88.92	89.82	89.52	03.63	100.34
17	6	101.05	101.62	101.96	03.66	99.67
20	144	92.95	91.53	91.64	08.80	99.88
25	35	98.90	98.90	99.87	11.52	99.03
30	2	101.47	101.47	105.47	13.49	96.21
____ALL____	240	93.90	93.15	94.02	09.22	99.07

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Dakota County is 94%.

## 2021 Commercial Correlation for Dakota County

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### *Assessment Actions*

For the commercial class, adjustments were made to the cost tables and appraisal zone tables to increase values to adjust for the increasing sales market. A market analysis was done on all of the office buildings (occupancy code 344) and low-rise multi-residences (occupancy code 352) in the county and values were adjusted accordingly.

### *Assessment Practice Review*

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. Analysis of the sales use practices indicates the county assessor utilizes sales above the statewide average.

The county has five valuation groups assigned for the commercial class. Valuation Groups 1, 5 and 10 are small towns and villages, Valuation Group 20 is the largest town in the county and Valuation Group 25 consists of rural parcels. Review of the valuation groups is conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The required six-year inspection and review cycle is current for the commercial class. Lot values are reviewed when reappraisal is done during the six-year review cycle. All commercial properties were last reviewed in 2018. The county contracted with JaG Quality Solutions and Tax Valuation Inc to assist with data collection for their commercial parcels in 2020. The assessor also utilizes drive-by reviews, physical inspections and building permits to assist with their commercial reviews.

The county assessor has a written valuation methodology on file explaining the assessment practices. The depreciation and costing tables from their Computer-Assisted Mass Appraisal (CAMA) system dated 2016.

### *Description of Analysis*

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

<b>Valuation Group</b>	<b>Description</b>
1	Dakota City
5	Emerson and Hubbard
10	Homer and Jackson
20	South Sioux City
25	Rural

## 2021 Commercial Correlation for Dakota County

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Review of the sample shows 36 qualified sales representing all valuation groups. Overall, all three measures of central tendency are within the range showing uniformity within the statistics. The COD and PRD are within the acceptable IAAO range.

Analysis of the individual valuation groups shows that Valuation Group 20 represents the majority of the qualified sales with all three measures of central tendency being in the acceptable range along with the COD and PRD. The remaining valuation groups have unreliably small sample sizes.

Comparison of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared to the 2020 Certificate of Taxes Levied Report (CTL) support that values were applied uniformly to the commercial class and accurately reflect the assessment actions reported by the County Assessor. The increase in total value shown on the abstract is due to growth as well as additional commercial maintenance work contracted through Tax Valuation Inc. and JaG Quality Solutions which resulted in the reporting of additional improvements.

### *Equalization and Quality of Assessment*

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

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	1	96.34	96.34	96.34	00.00	100.00
10	2	118.93	118.93	111.31	08.60	106.85
20	32	91.99	92.85	92.90	14.27	99.95
25	1	79.49	79.49	79.49	00.00	100.00
<u>ALL</u>	<u>36</u>	<u>93.80</u>	<u>94.03</u>	<u>93.42</u>	<u>14.53</u>	<u>100.65</u>

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial property in Dakota County is 94%.

# 2021 Agricultural Correlation for Dakota County

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## *Assessment Actions*

For the agricultural class, the rural residential on farms were reviewed and inspected. No agricultural land values were changed for 2021.

## *Assessment Practice Review*

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

The county's sales qualification and verification processes are evaluated to determine if all arm's-length sales are made available for measurement. The sales usability is lower than what is typical statewide. A trimmed sales analysis was conducted with the results indicating that excessive trimming did not affect the level of value. Non-qualified sales were reviewed which showed adequate comments notating reasons for non-use of sales reinforcing the county's understanding of the sales transactions. After all analysis was reviewed, it is believed that there is no apparent sales bias to the agricultural class.

Two market areas are currently identified for the agricultural class. Market Area 1 is more flat-bottom ground where soils are influenced by the Missouri River and Market Area 2 is bluff ground on the West side of the county. The county assessor studies the market each year to see if additional areas would be needed. Aerial imagery and drive by reviews are used to keep parcel land use up to date and to pick up new improvements. The county has made an effort to identify Conservation Reserve Program (CRP) parcels by sending out letters to taxpayers. The required six-year inspection and review cycle is current for the agricultural class.

Agricultural homes and rural residential homes carry the same value. Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of agricultural homes was last done in 2020, agricultural outbuildings were done in 2016 and rural residential subdivided homes was last done in 2020. Costing and depreciation tables utilized from their Computer-Assisted Mass Appraisal (CAMA) system are dated 2016.

The county assessor has a written valuation methodology on file explaining the assessment practices. The county assessor does not have an intensive use definition or methodology. There is one special value application on file however the county assessor currently does not have special value assigned to any parcels. The assessor has a special valuation methodology on file.

## *Description of Analysis*

The Dakota County Assessor has two market areas defined for agricultural analysis. Overall, all three measures of central tendency are within the acceptable range and show strong support of each other. The COD is also within the acceptable range indicating the data used for measurement appears reliable.

## 2021 Agricultural Correlation for Dakota County

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Further analysis was conducted on the sales that have 80% or more of the acres in a single Majority Land Use (MLU) category. In this county, the only qualified sales are dryland sales in the study period used for analysis. All three measures of central tendency are within the acceptable range as well as the COD.

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

### *Equalization and Quality of Assessment*

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

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

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____ Dry ____						
County	7	69.48	71.53	70.04	08.30	102.13
2	7	69.48	71.53	70.04	08.30	102.13
____ ALL ____	10	70.15	73.66	72.24	10.58	101.97

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Dakota County is 70%.



## 2021 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>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	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, 2021.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2021 Commission Summary for Dakota County

### Residential Real Property - Current

Number of Sales	240	Median	93.90
Total Sales Price	\$45,456,179	Mean	93.15
Total Adj. Sales Price	\$45,456,179	Wgt. Mean	94.02
Total Assessed Value	\$42,738,220	Average Assessed Value of the Base	\$116,010
Avg. Adj. Sales Price	\$189,401	Avg. Assessed Value	\$178,076

### Confidence Interval - Current

95% Median C.I	91.83 to 96.48
95% Wgt. Mean C.I	92.54 to 95.51
95% Mean C.I	91.77 to 94.53
% of Value of the Class of all Real Property Value in the County	43.49
% of Records Sold in the Study Period	3.53
% of Value Sold in the Study Period	5.42

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	284	93	93.30
2019	328	94	94.03
2018	291	96	96.29
2017	321	93	93.27

## 2021 Commission Summary for Dakota County

### Commercial Real Property - Current

Number of Sales	36	Median	93.80
Total Sales Price	\$11,718,444	Mean	94.03
Total Adj. Sales Price	\$11,718,444	Wgt. Mean	93.42
Total Assessed Value	\$10,947,180	Average Assessed Value of the Base	\$432,096
Avg. Adj. Sales Price	\$325,512	Avg. Assessed Value	\$304,088

### Confidence Interval - Current

95% Median C.I	85.28 to 99.09
95% Wgt. Mean C.I	86.62 to 100.22
95% Mean C.I	87.83 to 100.23
% of Value of the Class of all Real Property Value in the County	22.66
% of Records Sold in the Study Period	3.79
% of Value Sold in the Study Period	2.67

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2020	49	96	96.08
2019	52	98	98.04
2018	44	98	98.10
2017	28	98	97.71

**22 Dakota  
RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 240  
 Total Sales Price : 45,456,179  
 Total Adj. Sales Price : 45,456,179  
 Total Assessed Value : 42,738,220  
 Avg. Adj. Sales Price : 189,401  
 Avg. Assessed Value : 178,076

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 93  
 COD : 09.22  
 PRD : 99.07

COV : 11.73  
 STD : 10.93  
 Avg. Abs. Dev : 08.66  
 MAX Sales Ratio : 128.19  
 MIN Sales Ratio : 63.53

95% Median C.I. : 91.83 to 96.48  
 95% Wgt. Mean C.I. : 92.54 to 95.51  
 95% Mean C.I. : 91.77 to 94.53

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<b>DATE OF SALE *</b>											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-18 To 31-DEC-18	27	97.18	95.68	97.86	08.78	97.77	81.47	113.50	86.49 to 101.81	183,444	179,526	
01-JAN-19 To 31-MAR-19	23	93.01	94.02	93.47	06.77	100.59	81.72	107.69	88.86 to 98.18	172,583	161,318	
01-APR-19 To 30-JUN-19	39	93.86	93.75	94.61	07.46	99.09	70.38	118.47	91.24 to 97.99	183,730	173,821	
01-JUL-19 To 30-SEP-19	30	93.97	93.29	93.83	08.24	99.42	65.54	126.69	90.24 to 98.15	179,557	168,470	
01-OCT-19 To 31-DEC-19	34	97.52	94.82	96.24	11.66	98.52	71.79	124.22	84.16 to 102.49	200,598	193,050	
01-JAN-20 To 31-MAR-20	20	97.25	93.80	95.40	10.91	98.32	63.53	128.19	86.85 to 101.12	197,103	188,046	
01-APR-20 To 30-JUN-20	27	88.48	89.00	89.61	08.33	99.32	74.36	106.99	83.67 to 96.48	191,907	171,976	
01-JUL-20 To 30-SEP-20	40	93.47	91.30	91.81	09.29	99.44	65.12	110.01	87.50 to 97.00	200,943	184,490	
<u>Study Yrs</u>												
01-OCT-18 To 30-SEP-19	119	94.13	94.13	94.95	07.95	99.14	65.54	126.69	91.73 to 97.18	180,459	171,350	
01-OCT-19 To 30-SEP-20	121	93.78	92.19	93.19	10.47	98.93	63.53	128.19	88.91 to 96.96	198,195	184,691	
<u>Calendar Yrs</u>												
01-JAN-19 To 31-DEC-19	126	94.91	93.98	94.71	08.79	99.23	65.54	126.69	91.84 to 97.56	185,253	175,454	
<u>ALL</u>	240	93.90	93.15	94.02	09.22	99.07	63.53	128.19	91.83 to 96.48	189,401	178,076	

<b>VALUATION GROUP</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	19	94.13	91.59	91.85	07.82	99.72	73.72	104.66	84.77 to 98.66	203,447	186,876	
5	9	97.18	93.40	94.30	05.93	99.05	84.44	101.18	84.57 to 99.48	93,778	88,429	
10	15	93.05	93.70	93.80	11.62	99.89	65.12	111.47	82.72 to 103.57	162,680	152,599	
15	4	94.31	93.93	94.65	03.80	99.24	88.86	98.22	N/A	138,125	130,735	
16	6	88.92	89.82	89.52	03.63	100.34	84.54	97.19	84.54 to 97.19	193,833	173,514	
17	6	101.05	101.62	101.96	03.66	99.67	95.70	107.35	95.70 to 107.35	366,667	373,868	
20	144	92.95	91.53	91.64	08.80	99.88	63.53	110.54	90.03 to 95.90	176,143	161,422	
25	35	98.90	98.90	99.87	11.52	99.03	71.18	128.19	90.25 to 104.92	239,324	239,007	
30	2	101.47	101.47	105.47	13.49	96.21	87.78	115.16	N/A	325,000	342,780	
<u>ALL</u>	240	93.90	93.15	94.02	09.22	99.07	63.53	128.19	91.83 to 96.48	189,401	178,076	

**22 Dakota**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 240  
 Total Sales Price : 45,456,179  
 Total Adj. Sales Price : 45,456,179  
 Total Assessed Value : 42,738,220  
 Avg. Adj. Sales Price : 189,401  
 Avg. Assessed Value : 178,076

MEDIAN : 94  
 WGT. MEAN : 94  
 MEAN : 93  
 COD : 09.22  
 PRD : 99.07

COV : 11.73  
 STD : 10.93  
 Avg. Abs. Dev : 08.66  
 MAX Sales Ratio : 128.19  
 MIN Sales Ratio : 63.53

95% Median C.I. : 91.83 to 96.48  
 95% Wgt. Mean C.I. : 92.54 to 95.51  
 95% Mean C.I. : 91.77 to 94.53

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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	240	93.90	93.15	94.02	09.22	99.07	63.53	128.19	91.83 to 96.48	189,401	178,076
06											
07											
<u>ALL</u>	<u>240</u>	<u>93.90</u>	<u>93.15</u>	<u>94.02</u>	<u>09.22</u>	<u>99.07</u>	<u>63.53</u>	<u>128.19</u>	<u>91.83 to 96.48</u>	<u>189,401</u>	<u>178,076</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	240	93.90	93.15	94.02	09.22	99.07	63.53	128.19	91.83 to 96.48	189,401	178,076
Greater Than 14,999	240	93.90	93.15	94.02	09.22	99.07	63.53	128.19	91.83 to 96.48	189,401	178,076
Greater Than 29,999	240	93.90	93.15	94.02	09.22	99.07	63.53	128.19	91.83 to 96.48	189,401	178,076
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	8	89.64	91.73	92.05	06.66	99.65	84.16	105.78	84.16 to 105.78	51,768	47,653
60,000 TO 99,999	23	97.56	95.68	95.53	08.27	100.16	72.16	124.22	88.86 to 99.48	77,387	73,926
100,000 TO 149,999	51	91.44	89.68	89.67	10.33	100.01	63.53	110.54	85.46 to 95.93	128,170	114,933
150,000 TO 249,999	111	93.13	93.20	93.25	08.74	99.95	67.99	128.19	90.11 to 96.48	194,116	181,010
250,000 TO 499,999	47	98.46	95.78	96.87	08.39	98.87	70.36	115.16	93.94 to 100.93	322,949	312,831
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	<u>240</u>	<u>93.90</u>	<u>93.15</u>	<u>94.02</u>	<u>09.22</u>	<u>99.07</u>	<u>63.53</u>	<u>128.19</u>	<u>91.83 to 96.48</u>	<u>189,401</u>	<u>178,076</u>

**22 Dakota**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 36  
Total Sales Price : 11,718,444  
Total Adj. Sales Price : 11,718,444  
Total Assessed Value : 10,947,180  
Avg. Adj. Sales Price : 325,512  
Avg. Assessed Value : 304,088

MEDIAN : 94  
WGT. MEAN : 93  
MEAN : 94  
COD : 14.53  
PRD : 100.65

COV : 20.20  
STD : 18.99  
Avg. Abs. Dev : 13.63  
MAX Sales Ratio : 147.63  
MIN Sales Ratio : 53.92

95% Median C.I. : 85.28 to 99.09  
95% Wgt. Mean C.I. : 86.62 to 100.22  
95% Mean C.I. : 87.83 to 100.23

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	2	96.41	96.41	91.29	07.18	105.61	89.49	103.32	N/A	131,000	119,585
01-JAN-18 To 31-MAR-18	5	105.91	104.04	102.76	11.82	101.25	79.49	129.15	N/A	372,495	382,767
01-APR-18 To 30-JUN-18	5	90.99	86.76	96.29	15.67	90.10	55.31	108.70	N/A	186,404	179,494
01-JUL-18 To 30-SEP-18	1	62.99	62.99	62.99	00.00	100.00	62.99	62.99	N/A	800,000	503,910
01-OCT-18 To 31-DEC-18	3	118.35	114.79	121.50	09.16	94.48	96.75	129.26	N/A	269,667	327,650
01-JAN-19 To 31-MAR-19	3	91.92	92.77	92.08	09.05	100.75	80.71	105.68	N/A	372,000	342,540
01-APR-19 To 30-JUN-19	2	95.25	95.25	94.20	03.51	101.11	91.91	98.59	N/A	950,000	894,883
01-JUL-19 To 30-SEP-19	2	100.01	100.01	99.89	00.78	100.12	99.23	100.78	N/A	302,500	302,163
01-OCT-19 To 31-DEC-19	2	86.89	86.89	86.38	01.85	100.59	85.28	88.50	N/A	297,000	256,563
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20	6	89.38	93.32	88.09	23.36	105.94	53.92	147.63	53.92 to 147.63	183,325	161,500
01-JUL-20 To 30-SEP-20	5	83.01	85.66	86.65	07.19	98.86	75.05	95.53	N/A	347,600	301,202
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	13	96.34	93.06	92.17	15.65	100.97	55.31	129.15	79.49 to 108.70	296,653	273,414
01-OCT-18 To 30-SEP-19	10	98.91	101.32	99.43	09.44	101.90	80.71	129.26	91.91 to 118.35	443,000	440,466
01-OCT-19 To 30-SEP-20	13	85.28	89.39	87.07	14.48	102.66	53.92	147.63	80.53 to 95.87	263,996	229,857
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	14	97.56	97.24	97.61	17.33	99.62	55.31	129.26	79.49 to 118.35	314,535	307,012
01-JAN-19 To 31-DEC-19	9	91.92	93.62	93.35	07.00	100.29	80.71	105.68	85.28 to 100.78	468,333	437,204
<u>ALL</u>	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	1	96.34	96.34	96.34	00.00	100.00	96.34	96.34	N/A	192,474	185,425
10	2	118.93	118.93	111.31	08.60	106.85	108.70	129.15	N/A	235,000	261,573
20	32	91.99	92.85	92.90	14.27	99.95	53.92	147.63	83.01 to 99.09	337,999	313,995
25	1	79.49	79.49	79.49	00.00	100.00	79.49	79.49	N/A	240,000	190,785
<u>ALL</u>	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088

**22 Dakota  
COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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 Avg. Assessed Value : 304,088

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 94  
 COD : 14.53  
 PRD : 100.65

COV : 20.20  
 STD : 18.99  
 Avg. Abs. Dev : 13.63  
 MAX Sales Ratio : 147.63  
 MIN Sales Ratio : 53.92

95% Median C.I. : 85.28 to 99.09  
 95% Wgt. Mean C.I. : 86.62 to 100.22  
 95% Mean C.I. : 87.83 to 100.23

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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	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088
04											
<u>ALL</u>	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	118.35	118.35	118.35	00.00	100.00	118.35	118.35	N/A	24,000	28,405
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088
Greater Than 14,999	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088
Greater Than 29,999	35	92.06	93.33	93.37	14.41	99.96	53.92	147.63	85.28 to 98.59	334,127	311,965
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	118.35	118.35	118.35	00.00	100.00	118.35	118.35	N/A	24,000	28,405
30,000 TO 59,999	2	125.48	125.48	125.80	17.66	99.75	103.32	147.63	N/A	34,500	43,400
60,000 TO 99,999	5	82.67	86.09	83.57	18.46	103.02	55.31	129.15	N/A	72,000	60,167
100,000 TO 149,999	1	91.92	91.92	91.92	00.00	100.00	91.92	91.92	N/A	132,000	121,335
150,000 TO 249,999	10	89.00	85.74	85.91	09.72	99.80	53.92	98.37	79.49 to 96.75	198,144	170,221
250,000 TO 499,999	9	99.23	99.55	99.50	05.85	100.05	85.28	109.30	92.06 to 108.70	344,889	343,167
500,000 TO 999,999	6	88.12	90.36	89.38	19.79	101.10	62.99	129.26	62.99 to 129.26	616,333	550,858
1,000,000 +	2	98.91	98.91	98.47	07.08	100.45	91.91	105.91	N/A	1,175,000	1,156,975
<u>ALL</u>	36	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088



**22 Dakota**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 36  
 Total Sales Price : 11,718,444  
 Total Adj. Sales Price : 11,718,444  
 Total Assessed Value : 10,947,180  
 Avg. Adj. Sales Price : 325,512  
 Avg. Assessed Value : 304,088

MEDIAN : 94  
 WGT. MEAN : 93  
 MEAN : 94  
 COD : 14.53  
 PRD : 100.65

COV : 20.20  
 STD : 18.99  
 Avg. Abs. Dev : 13.63  
 MAX Sales Ratio : 147.63  
 MIN Sales Ratio : 53.92

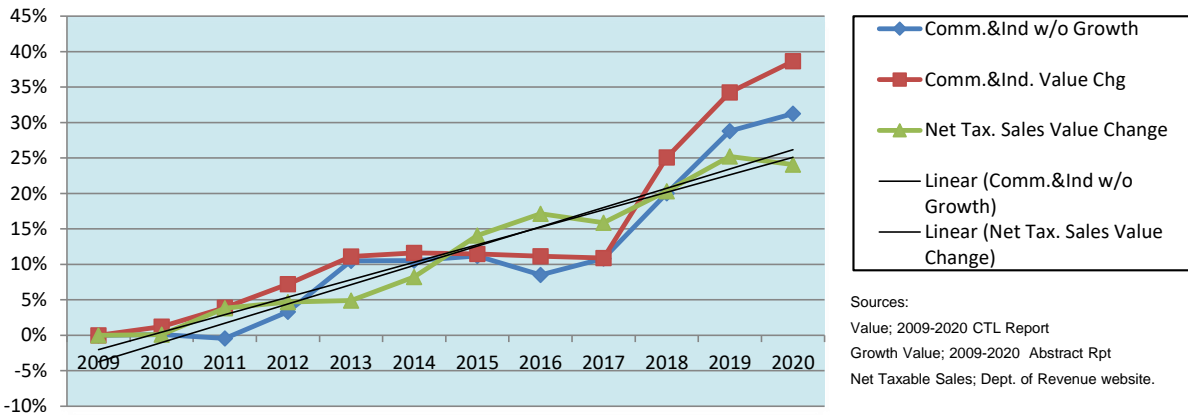
95% Median C.I. : 85.28 to 99.09  
 95% Wgt. Mean C.I. : 86.62 to 100.22  
 95% Mean C.I. : 87.83 to 100.23

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
297	1	95.53	95.53	95.53	00.00	100.00	95.53	95.53	N/A	575,000	549,315
344	5	95.87	92.96	103.98	18.31	89.40	55.31	129.26	N/A	335,000	348,328
346	1	96.34	96.34	96.34	00.00	100.00	96.34	96.34	N/A	192,474	185,425
349	1	129.15	129.15	129.15	00.00	100.00	129.15	129.15	N/A	60,000	77,490
350	1	89.49	89.49	89.49	00.00	100.00	89.49	89.49	N/A	228,000	204,040
352	8	100.01	95.91	91.53	10.21	104.79	62.99	109.30	62.99 to 109.30	389,750	356,736
353	3	83.01	86.76	86.43	06.52	100.38	80.53	96.75	N/A	193,333	167,097
386	1	105.91	105.91	105.91	00.00	100.00	105.91	105.91	N/A	1,100,000	1,165,015
391	1	103.32	103.32	103.32	00.00	100.00	103.32	103.32	N/A	34,000	35,130
406	3	91.92	107.48	97.48	23.48	110.26	82.89	147.63	N/A	79,000	77,008
419	1	90.99	90.99	90.99	00.00	100.00	90.99	90.99	N/A	170,000	154,685
426	1	53.92	53.92	53.92	00.00	100.00	53.92	53.92	N/A	169,950	91,630
470	3	79.49	78.33	76.75	02.26	102.06	75.05	80.45	N/A	282,667	216,950
471	1	98.59	98.59	98.59	00.00	100.00	98.59	98.59	N/A	650,000	640,830
528	2	89.54	89.54	85.46	09.86	104.77	80.71	98.37	N/A	366,010	312,793
851	1	91.91	91.91	91.91	00.00	100.00	91.91	91.91	N/A	1,250,000	1,148,935
999	2	100.51	100.51	91.32	17.75	110.06	82.67	118.35	N/A	49,500	45,203
<u>ALL</u>	<u>36</u>	93.80	94.03	93.42	14.53	100.65	53.92	147.63	85.28 to 99.09	325,512	304,088

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2008	\$ 274,166,870	\$ 5,639,710		\$ 268,527,160	--	\$ 138,117,215	--
2009	\$ 280,798,785	\$ 9,358,513	3.33%	\$ 271,440,272	--	\$ 141,936,853	--
2010	\$ 284,249,075	\$ 3,192,875	1.12%	\$ 281,056,200	0.09%	\$ 142,063,611	0.09%
2011	\$ 291,733,760	\$ 12,175,565	4.17%	\$ 279,558,195	-1.65%	\$ 147,368,764	3.73%
2012	\$ 301,092,850	\$ 10,974,769	3.64%	\$ 290,118,081	-0.55%	\$ 148,585,727	0.83%
2013	\$ 312,057,535	\$ 1,758,447	0.56%	\$ 310,299,088	3.06%	\$ 148,909,165	0.22%
2014	\$ 313,465,455	\$ 3,054,755	0.97%	\$ 310,410,700	-0.53%	\$ 153,605,137	3.15%
2015	\$ 313,009,740	\$ 814,845	0.26%	\$ 312,194,895	-0.41%	\$ 161,911,051	5.41%
2016	\$ 312,064,410	\$ 7,371,555	2.36%	\$ 304,692,855	-2.66%	\$ 166,264,892	2.69%
2017	\$ 311,422,240	\$ 266,715	0.09%	\$ 311,155,525	-0.29%	\$ 164,469,955	-1.08%
2018	\$ 351,204,640	\$ 14,208,924	4.05%	\$ 336,995,716	8.21%	\$ 170,770,596	3.83%
2019	\$ 376,996,323	\$ 15,298,864	4.06%	\$ 361,697,459	2.99%	\$ 177,727,750	4.07%
2020	\$ 389,298,554	\$ 20,759,120	5.33%	\$ 368,539,434	-2.24%	\$ 176,119,216	-0.91%
<b>Ann %chg</b>	2.99%			<b>Average</b>	<b>0.83%</b>	2.27%	<b>2.29%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.09%	1.23%	0.09%
2011	-0.44%	3.89%	3.83%
2012	3.32%	7.23%	4.68%
2013	10.51%	11.13%	4.91%
2014	10.55%	11.63%	8.22%
2015	11.18%	11.47%	14.07%
2016	8.51%	11.13%	17.14%
2017	10.81%	10.91%	15.88%
2018	20.01%	25.07%	20.31%
2019	28.81%	34.26%	25.22%
2020	31.25%	38.64%	24.08%

County Number	22
County Name	Dakota

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

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 10  
Total Sales Price : 10,783,655  
Total Adj. Sales Price : 10,783,655  
Total Assessed Value : 7,790,495  
Avg. Adj. Sales Price : 1,078,366  
Avg. Assessed Value : 779,050

MEDIAN : 70  
WGT. MEAN : 72  
MEAN : 74  
COD : 10.58  
PRD : 101.97

COV : 14.89  
STD : 10.97  
Avg. Abs. Dev : 07.42  
MAX Sales Ratio : 96.54  
MIN Sales Ratio : 59.12

95% Median C.I. : 66.31 to 87.42  
95% Wgt. Mean C.I. : 64.95 to 79.54  
95% Mean C.I. : 65.81 to 81.51

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qrtrs</u>												
01-OCT-17 To 31-DEC-17	1	69.37	69.37	69.37	00.00	100.00	69.37	69.37	N/A	5,293,687	3,672,230	
01-JAN-18 To 31-MAR-18	1	73.11	73.11	73.11	00.00	100.00	73.11	73.11	N/A	291,818	213,360	
01-APR-18 To 30-JUN-18												
01-JUL-18 To 30-SEP-18												
01-OCT-18 To 31-DEC-18	1	66.92	66.92	66.92	00.00	100.00	66.92	66.92	N/A	534,326	357,575	
01-JAN-19 To 31-MAR-19	1	66.31	66.31	66.31	00.00	100.00	66.31	66.31	N/A	480,000	318,295	
01-APR-19 To 30-JUN-19	1	77.56	77.56	77.56	00.00	100.00	77.56	77.56	N/A	549,214	425,970	
01-JUL-19 To 30-SEP-19												
01-OCT-19 To 31-DEC-19												
01-JAN-20 To 31-MAR-20	3	69.48	66.47	64.63	05.61	102.85	59.12	70.81	N/A	671,703	434,108	
01-APR-20 To 30-JUN-20												
01-JUL-20 To 30-SEP-20	2	91.98	91.98	92.67	04.96	99.26	87.42	96.54	N/A	809,750	750,370	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	2	71.24	71.24	69.57	02.62	102.40	69.37	73.11	N/A	2,792,753	1,942,795	
01-OCT-18 To 30-SEP-19	3	66.92	70.26	70.47	05.60	99.70	66.31	77.56	N/A	521,180	367,280	
01-OCT-19 To 30-SEP-20	5	70.81	76.67	77.12	15.63	99.42	59.12	96.54	N/A	726,922	560,613	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	2	70.02	70.02	69.11	04.43	101.32	66.92	73.11	N/A	413,072	285,468	
01-JAN-19 To 31-DEC-19	2	71.94	71.94	72.31	07.83	99.49	66.31	77.56	N/A	514,607	372,133	
<u>ALL</u>	10	70.15	73.66	72.24	10.58	101.97	59.12	96.54	66.31 to 87.42	1,078,366	779,050	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
2	10	70.15	73.66	72.24	10.58	101.97	59.12	96.54	66.31 to 87.42	1,078,366	779,050	
<u>ALL</u>	10	70.15	73.66	72.24	10.58	101.97	59.12	96.54	66.31 to 87.42	1,078,366	779,050	

<b>95%MLU By Market Area</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Dry</u>												
County	3	66.92	65.17	63.25	05.16	103.04	59.12	69.48	N/A	640,775	405,275	
2	3	66.92	65.17	63.25	05.16	103.04	59.12	69.48	N/A	640,775	405,275	
<u>ALL</u>	10	70.15	73.66	72.24	10.58	101.97	59.12	96.54	66.31 to 87.42	1,078,366	779,050	

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

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 10  
 Total Sales Price : 10,783,655  
 Total Adj. Sales Price : 10,783,655  
 Total Assessed Value : 7,790,495  
 Avg. Adj. Sales Price : 1,078,366  
 Avg. Assessed Value : 779,050

MEDIAN : 70  
 WGT. MEAN : 72  
 MEAN : 74  
 COD : 10.58  
 PRD : 101.97

COV : 14.89  
 STD : 10.97  
 Avg. Abs. Dev : 07.42  
 MAX Sales Ratio : 96.54  
 MIN Sales Ratio : 59.12

95% Median C.I. : 66.31 to 87.42  
 95% Wgt. Mean C.I. : 64.95 to 79.54  
 95% Mean C.I. : 65.81 to 81.51

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**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
___Dry___											
County	7	69.48	71.53	70.04	08.30	102.13	59.12	87.42	59.12 to 87.42	1,297,191	908,506
2	7	69.48	71.53	70.04	08.30	102.13	59.12	87.42	59.12 to 87.42	1,297,191	908,506
___ALL___	10	70.15	73.66	72.24	10.58	101.97	59.12	96.54	66.31 to 87.42	1,078,366	779,050

## Dakota County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	5590	n/a	5420	5410	n/a	5170	5165	5040	<b>5465</b>
Thurston	2	6000	6000	5800	5800	5599	n/a	4700	4290	<b>5514</b>
Burt	1	4965	5200	4649	3633	n/a	3027	3575	2975	<b>4221</b>
Dakota	2	n/a	n/a	5390	5265	n/a	n/a	4435	4270	<b>4539</b>
Dixon	2	5285	5790	4930	4770	4435	4115	4030	3865	<b>4495</b>
Dixon	1	5285	5190	4930	4770	4435	4115	4030	3865	<b>4625</b>
Thurston	1	6000	6000	5800	5800	5600	5600	4700	4290	<b>5530</b>
Thurston	2	6000	6000	5800	5800	5599	n/a	4700	4290	<b>5514</b>

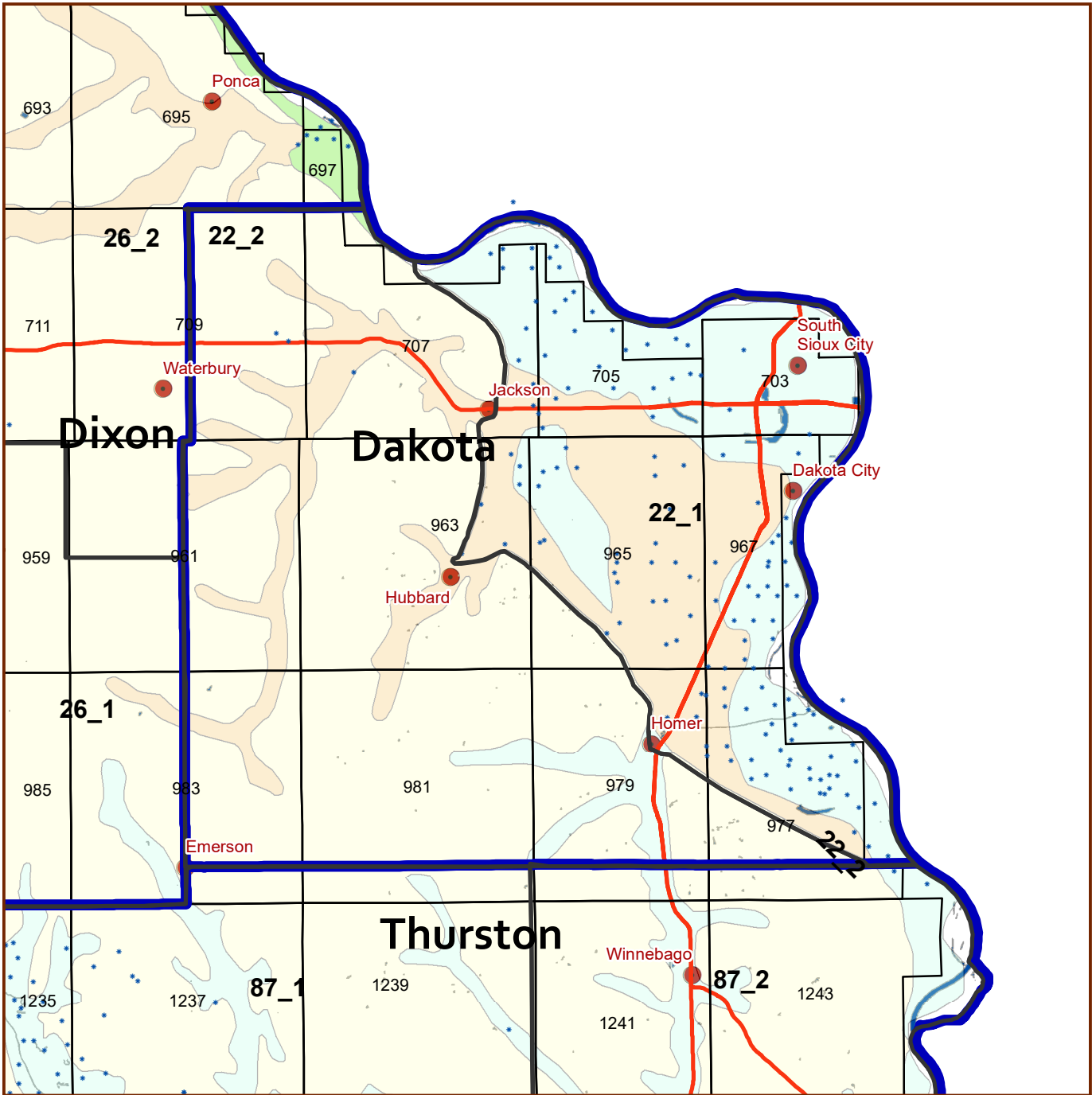
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	4975	4955	4895	n/a	4800	4030	3875	3800	<b>4886</b>
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	<b>3900</b>
Burt	1	5130	5000	4636	n/a	3440	3900	3378	2673	<b>3947</b>
Dakota	2	5010	5000	4935	4880	4545	4015	3800	3700	<b>4085</b>
Dixon	2	4255	3900	3900	3890	3620	3515	3205	3205	<b>3551</b>
Dixon	1	5285	4890	4770	4700	4675	4200	4000	3520	<b>4383</b>
Thurston	1	5400	5300	5000	4900	4700	4600	3500	3400	<b>4630</b>
Thurston	2	4700	4700	4100	4100	4000	3900	3500	3400	<b>3900</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	1950	1950	1950	1950	n/a	n/a	n/a	n/a	<b>1950</b>
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	<b>1726</b>
Burt	1	2370	2177	1950	1925	n/a	1830	605	1655	<b>2152</b>
Dakota	2	1950	1950	1950	1950	1950	n/a	n/a	n/a	<b>1950</b>
Dixon	2	1900	1800	1700	1600	1500	1500	1440	n/a	<b>1726</b>
Dixon	1	2430	2300	2030	n/a	1845	1720	n/a	n/a	<b>2227</b>
Thurston	1	1800	1800	1700	1700	1600	n/a	1400	n/a	<b>1772</b>
Thurston	2	1800	1800	1600	1500	1400	n/a	n/a	n/a	<b>1726</b>

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	650	215
Thurston	2	n/a	500	75
Burt	1	3463	n/a	117
Dakota	2	n/a	596	215
Dixon	2	3482	866	119
Dixon	1	4450	1309	93
Thurston	1	n/a	475	75
Thurston	2	n/a	500	75

Source: 2021 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.  
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# DAKOTA COUNTY



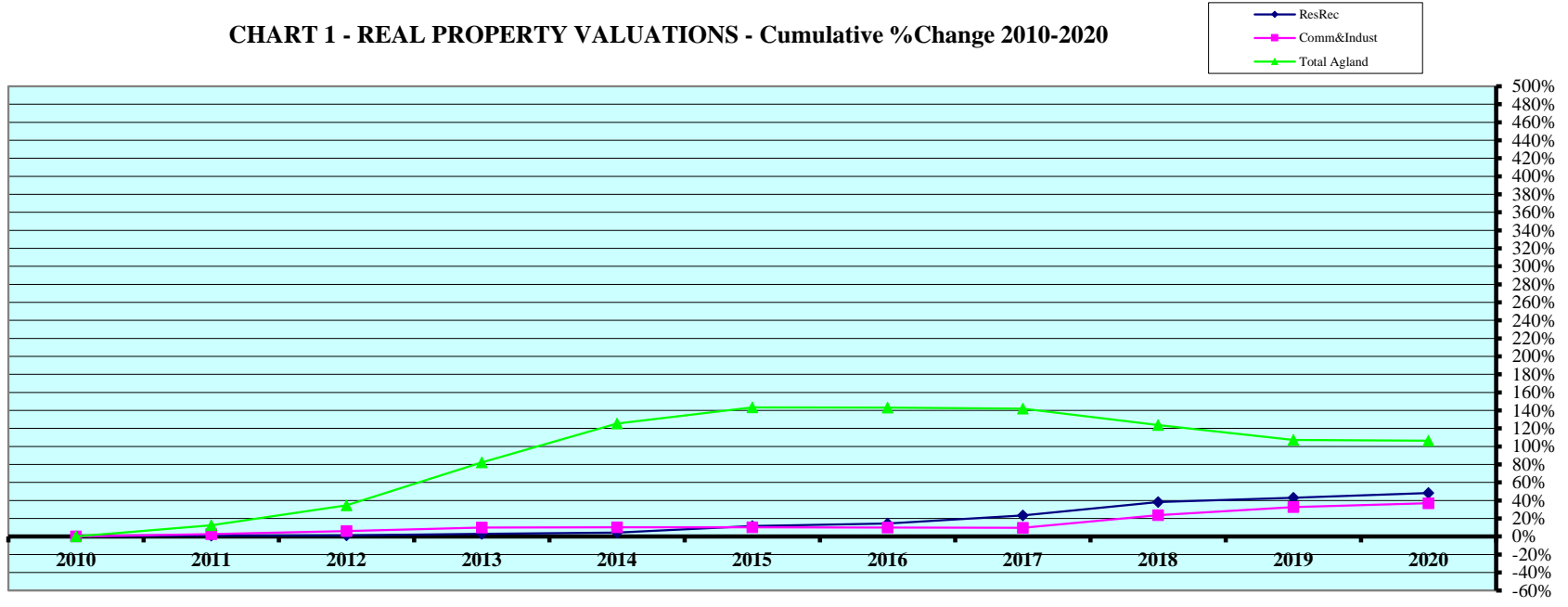
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**



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
2010	496,820,940	--	--	--	284,249,075	--	--	--	268,800,550	--	--	--
2011	501,185,330	4,364,390	0.88%	0.88%	291,733,760	7,484,685	2.63%	2.63%	301,933,494	33,132,944	12.33%	12.33%
2012	502,500,760	1,315,430	0.26%	1.14%	301,092,850	9,359,090	3.21%	5.93%	362,103,333	60,169,839	19.93%	34.71%
2013	510,940,590	8,439,830	1.68%	2.84%	312,057,535	10,964,685	3.64%	9.78%	490,197,585	128,094,252	35.38%	82.36%
2014	518,318,960	7,378,370	1.44%	4.33%	313,465,455	1,407,920	0.45%	10.28%	606,108,170	115,910,585	23.65%	125.49%
2015	553,789,005	35,470,045	6.84%	11.47%	313,009,740	-455,715	-0.15%	10.12%	654,066,310	47,958,140	7.91%	143.33%
2016	567,882,380	14,093,375	2.54%	14.30%	312,064,410	-945,330	-0.30%	9.79%	653,445,810	-620,500	-0.09%	143.10%
2017	612,304,985	44,422,605	7.82%	23.24%	311,422,240	-642,170	-0.21%	9.56%	650,635,295	-2,810,515	-0.43%	142.05%
2018	687,202,300	74,897,315	12.23%	38.32%	351,204,640	39,782,400	12.77%	23.56%	601,414,935	-49,220,360	-7.56%	123.74%
2019	709,944,440	22,742,140	3.31%	42.90%	376,996,323	25,791,683	7.34%	32.63%	556,725,815	-44,689,120	-7.43%	107.11%
2020	736,616,190	26,671,750	3.76%	48.27%	389,298,554	12,302,231	3.26%	36.96%	554,594,585	-2,131,230	-0.38%	106.32%

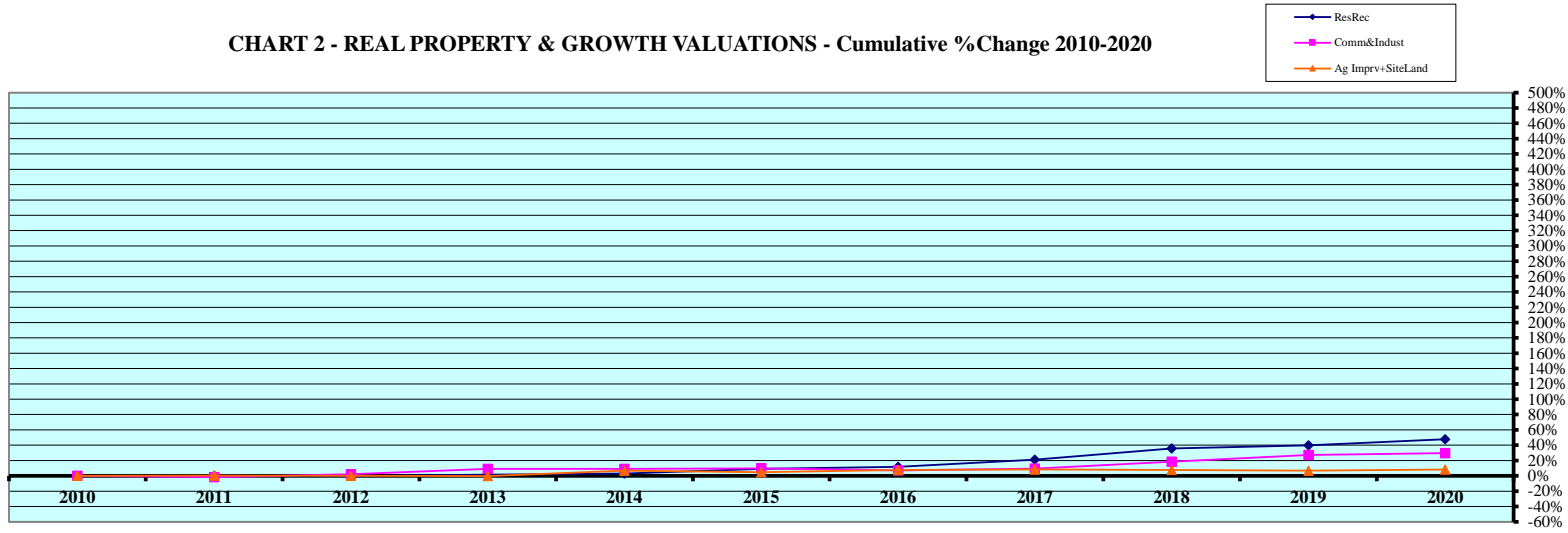
Rate Annual %chg: Residential & Recreational **4.02%** Commercial & Industrial **3.19%** Agricultural Land **7.51%**

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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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	
2010	496,820,940	3,888,371	0.78%	492,932,569	--	--	284,249,075	3,192,875	1.12%	281,056,200	--	--	
2011	501,185,330	3,848,580	0.77%	497,336,750	0.10%	0.10%	291,733,760	12,175,565	4.17%	279,558,195	-1.65%	-1.65%	
2012	502,500,760	6,318,041	1.26%	496,182,719	-1.00%	-0.13%	301,092,850	10,974,769	3.64%	290,118,081	-0.55%	2.06%	
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	1.64%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	9.16%	
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	3.06%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	9.20%	
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	9.13%	313,009,740	814,845	0.26%	312,194,895	-0.41%	9.83%	
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	11.85%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	7.19%	
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	21.13%	311,422,240	266,715	0.09%	311,155,525	-0.29%	9.47%	
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	35.65%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	18.56%	
2019	709,944,440	15,133,610	2.13%	694,810,830	1.11%	39.85%	376,996,323	15,298,864	4.06%	361,697,459	2.99%	27.25%	
2020	736,616,190	2,462,350	0.33%	734,153,840	3.41%	47.77%	389,298,554	20,759,120	5.33%	368,539,434	-2.24%	29.65%	
Rate Ann%chg	4.02%			Resid & Recreat w/o growth			3.19%			C & I w/o growth			0.59%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outblgd & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	26,969,890	8,473,335	35,443,225	729,701	2.06%	34,713,524	--	--
2011	25,705,735	10,675,865	36,381,600	844,585	2.32%	35,537,015	0.26%	0.26%
2012	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	35,439,518	-2.59%	-0.01%
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-5.67%	-0.30%
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.02%	6.70%
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.08%	4.74%
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	-1.75%	7.68%
2017	28,011,895	10,665,165	38,677,060	278,575	0.72%	38,398,485	-0.83%	8.34%
2018	27,448,390	10,967,355	38,415,745	207,840	0.54%	38,207,905	-1.21%	7.80%
2019	27,055,160	10,813,390	37,868,550	0	0.00%	37,868,550	-1.42%	6.84%
2020	27,533,265	10,836,825	38,370,090	0	0.00%	38,370,090	1.32%	8.26%
Rate Ann%chg	0.21%	2.49%	0.80%	Ag Imprv+Site w/o growth			-1.40%	

(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; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

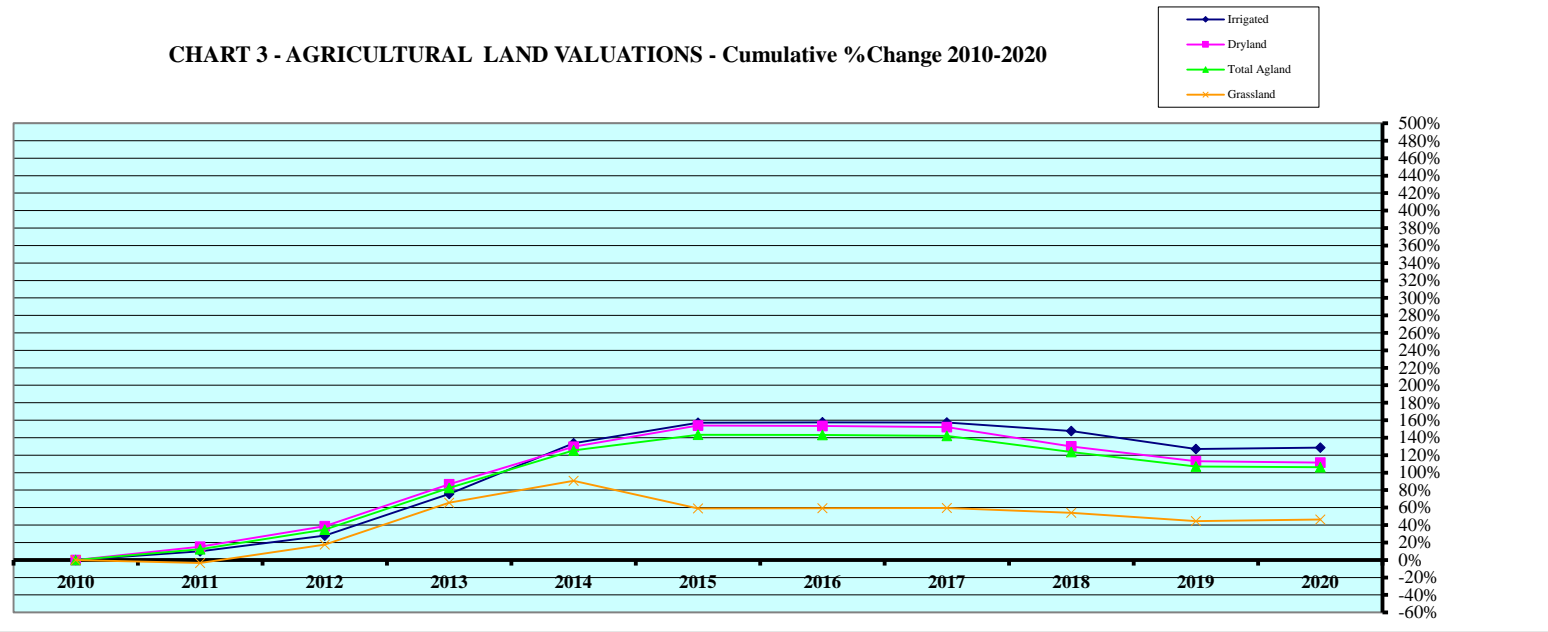
Cnty# 22  
County DAKOTA

CHART 2

NE Dept. of Revenue, Property Assessment Division



CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	40,101,055	--	--	--	197,933,220	--	--	--	29,511,310	--	--	--
2011	44,060,140	3,959,085	9.87%	9.87%	228,102,640	30,169,420	15.24%	15.24%	28,506,499	-1,004,811	-3.40%	-3.40%
2012	51,237,299	7,177,159	16.29%	27.77%	274,295,692	46,193,052	20.25%	38.58%	34,705,386	6,198,887	21.75%	17.60%
2013	70,416,250	19,178,951	37.43%	75.60%	369,407,610	95,111,918	34.67%	86.63%	48,890,870	14,185,484	40.87%	65.67%
2014	93,662,510	23,246,260	33.01%	133.57%	454,763,675	85,356,065	23.11%	129.76%	56,268,770	7,377,900	15.09%	90.67%
2015	103,092,690	9,430,180	10.07%	157.08%	502,647,085	47,883,410	10.53%	153.95%	46,895,545	-9,373,225	-16.66%	58.91%
2016	103,276,295	183,605	0.18%	157.54%	501,723,420	-923,665	-0.18%	153.48%	47,034,510	138,965	0.30%	59.38%
2017	103,190,920	-85,375	-0.08%	157.33%	498,908,185	-2,815,235	-0.56%	152.06%	47,115,285	80,775	0.17%	59.65%
2018	99,357,615	-3,833,305	-3.71%	147.77%	455,224,465	-43,683,720	-8.76%	129.99%	45,481,395	-1,633,890	-3.47%	54.12%
2019	91,048,755	-8,308,860	-8.36%	127.05%	421,593,290	-33,631,175	-7.39%	113.00%	42,662,400	-2,818,995	-6.20%	44.56%
2020	91,646,030	597,275	0.66%	128.54%	418,426,785	-3,166,505	-0.75%	111.40%	43,195,000	532,600	1.25%	46.37%

Rate Ann.%chg: Irrigated **8.62%** Dryland **7.77%** Grassland **3.88%**

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
2010	1,254,965	--	--	--	0	--	--	--	268,800,550	--	--	--
2011	1,264,215	9,250	0.74%	0.74%	0	0			301,933,494	33,132,944	12.33%	12.33%
2012	2,066,502	802,287	63.46%	64.67%	(201,546)	-201,546			362,103,333	60,169,839	19.93%	34.71%
2013	1,941,200	-125,302	-6.06%	54.68%	(458,345)	-256,799			490,197,585	128,094,252	35.38%	82.36%
2014	1,412,635	-528,565	-27.23%	12.56%	580	458,925			606,108,170	115,910,585	23.65%	125.49%
2015	1,430,395	17,760	1.26%	13.98%	595	15	2.59%		654,066,310	47,958,140	7.91%	143.33%
2016	1,410,990	-19,405	-1.36%	12.43%	595	0	0.00%		653,445,810	-620,500	-0.09%	143.10%
2017	1,399,980	-11,010	-0.78%	11.56%	20,925	20,330	3416.81%		650,635,295	-2,810,515	-0.43%	142.05%
2018	1,350,880	-49,100	-3.51%	7.64%	580	-20,345	-97.23%		601,414,935	-49,220,360	-7.56%	123.74%
2019	1,383,680	32,800	2.43%	10.26%	37,690	37,110	6398.28%		556,725,815	-44,689,120	-7.43%	107.11%
2020	1,388,730	5,050	0.36%	10.66%	(61,960)	-99,650	-264.39%		554,594,585	-2,131,230	-0.38%	106.32%

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

Rate Ann.%chg: Total Agric Land **7.51%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020 (from County Abstract Reports)<sup>(1)</sup>

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
2010	40,101,055	16,620	2,413			199,072,985	97,844	2,035			81,700,995	133,333	613		
2011	44,528,985	16,391	2,717	12.59%	12.59%	228,257,800	97,373	2,344	15.21%	15.21%	89,688,965	135,300	663	8.18%	9.46%
2012	51,175,765	14,613	3,502	28.91%	45.15%	274,361,500	96,368	2,847	21.45%	39.93%	89,574,800	130,628	686	3.44%	13.24%
2013	70,402,325	14,614	4,817	37.56%	99.66%	369,040,745	96,151	3,838	34.81%	88.64%	97,239,960	127,646	762	11.09%	25.80%
2014	92,980,020	16,749	5,551	15.23%	130.07%	456,164,085	96,627	4,721	23.00%	132.03%	128,539,130	127,483	1,008	32.36%	66.50%
2015	103,198,255	16,827	6,133	10.47%	154.17%	503,253,555	96,312	5,225	10.68%	156.82%	149,636,865	127,257	1,176	16.62%	94.17%
2016	103,045,205	16,802	6,133	0.00%	154.17%	502,552,035	96,246	5,222	-0.07%	156.64%	164,929,515	127,713	1,291	9.83%	113.25%
2017	103,803,820	16,920	6,135	0.03%	154.25%	501,182,750	95,967	5,222	0.02%	156.68%	174,353,050	127,360	1,369	6.01%	126.06%
2018	99,357,615	16,861	5,893	-3.95%	144.22%	454,456,325	95,673	4,750	-9.04%	133.47%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	91,048,755	16,896	5,389	-8.56%	123.33%	420,832,290	95,909	4,388	-7.63%	115.66%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	91,646,030	16,835	5,444	1.02%	125.61%	418,220,845	96,363	4,340	-1.09%	113.31%	46,143,150	29,289	1,575	22.20%	157.10%

Rate Annual %chg Average Value/Acre:

8.48%

7.87%

9.90%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2010	1,250,395	6,670	187			0	0				269,548,330	150,203	1,795		
2011	1,253,165	6,695	187	-0.15%	-0.15%	0	0				302,595,420	149,786	2,020	12.57%	12.57%
2012	2,069,225	9,284	223	19.07%	18.90%	0	0				362,397,275	149,253	2,428	20.19%	35.30%
2013	1,956,800	9,291	211	-5.51%	12.34%	168,940	266	635			362,397,275	149,066	3,290	35.49%	83.32%
2014	1,411,170	6,697	211	0.05%	12.40%	244,130	348	702	10.58%		606,442,150	149,138	4,066	23.60%	126.59%
2015	1,427,045	6,606	216	2.52%	15.23%	244,145	348	702	0.01%		654,738,355	148,963	4,395	8.09%	144.92%
2016	1,423,035	6,592	216	-0.07%	15.15%	595	3	215	-69.39%		653,855,535	148,842	4,393	-0.05%	144.79%
2017	1,402,790	6,533	215	-0.53%	14.54%	595	3	215	0.00%		653,229,365	148,415	4,401	0.19%	145.26%
2018	1,349,515	6,432	210	-2.29%	11.92%	580	3	209	-2.52%		600,066,815	147,951	4,056	-7.85%	126.01%
2019	1,382,675	6,437	215	2.38%	14.59%	595	3	215	2.59%		555,911,895	148,794	3,736	-7.88%	108.19%
2020	1,386,040	6,447	215	0.08%	14.68%	39,740	185	215	0.08%		557,435,805	149,119	3,738	0.06%	108.31%

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DAKOTA

Rate Annual %chg Average Value/Acre:

7.61%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4

CHART 5 - 2020 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,006	DAKOTA	94,770,549	35,738,538	31,825,218	736,616,190	291,891,414	97,407,140	0	554,594,585	27,533,265	10,836,825	0	1,881,213,724
cnty sectorvalue % of total value:		5.04%	1.90%	1.69%	39.16%	15.52%	5.18%		29.48%	1.46%	0.58%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,919	DAKOTA CITY	1,307,932	654,038	1,096,297	78,088,350	10,691,345	4,905,245	0	1,119,365	0	0	0	97,862,572
9.14%	%sector of county sector	1.38%	1.83%	3.44%	10.60%	3.66%	5.04%		0.20%				5.20%
	%sector of municipality	1.34%	0.67%	1.12%	79.79%	10.92%	5.01%		1.14%				100.00%
840	EMERSON	50,037	101,540	14,307	9,647,315	1,722,400	0	0	0	0	0	0	11,535,599
4.00%	%sector of county sector	0.05%	0.28%	0.04%	1.31%	0.59%							0.61%
	%sector of municipality	0.43%	0.88%	0.12%	83.63%	14.93%							100.00%
549	HOMER	241,880	321,728	612,405	22,223,570	2,255,435	0	0	0	0	0	0	25,655,018
2.61%	%sector of county sector	0.26%	0.90%	1.92%	3.02%	0.77%							1.36%
	%sector of municipality	0.94%	1.25%	2.39%	86.62%	8.79%							100.00%
236	HUBBARD	214,215	0	0	6,748,735	1,101,665	0	0	0	0	0	0	8,064,615
1.12%	%sector of county sector	0.23%			0.92%	0.38%							0.43%
	%sector of municipality	2.66%			83.68%	13.66%							100.00%
223	JACKSON	11,059,258	93,946	23,282	12,187,405	2,505,025	181,330	0	187,405	0	0	0	26,050,246
1.06%	%sector of county sector	11.67%	0.26%	0.07%	1.65%	0.86%	0.19%						1.38%
	%sector of municipality	42.45%	0.36%	0.09%	46.78%	9.62%	0.70%						100.00%
13,353	SOUTH SIOUX CITY	34,494,377	12,318,991	8,025,518	392,625,075	238,088,924	53,434,685	0	780,530	19,095	28,105	0	739,815,300
63.57%	%sector of county sector	36.40%	34.47%	25.22%	53.30%	81.57%	54.86%		0.14%	0.07%	0.26%		39.33%
	%sector of municipality	4.66%	1.67%	1.08%	53.07%	32.18%	7.22%		0.11%	0.00%	0.00%		100.00%
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
0	%sector of county sector	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of municipality	0	0	0	0	0	0	0	0	0	0	0	0
17,120	Total Municipalities	47,367,699	13,490,243	9,771,809	521,520,450	256,364,794	58,521,260	0	1,899,895	19,095	28,105	0	908,983,350
81.50%	%all municip.sectors of cnty	49.98%	37.75%	30.70%	70.80%	87.83%	60.08%		0.34%	0.07%	0.26%		48.32%

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Sources: 2020 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2020 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 5

Source: 2010 - 2020 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 10,058</b>	<b>Value : 1,811,700,879</b>	<b>Growth 5,433,160</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>	496	13,918,935	226	3,551,420	146	3,392,585	868	20,862,940	
<b>02. Res Improve Land</b>	4,245	66,842,130	626	13,251,780	532	15,841,565	5,403	95,935,475	
<b>03. Res Improvements</b>	4,536	472,116,570	841	107,686,590	547	91,340,190	5,924	671,143,350	
<b>04. Res Total</b>	5,032	552,877,635	1,067	124,489,790	693	110,574,340	6,792	787,941,765	704,190
<b>% of Res Total</b>	74.09	70.17	15.71	15.80	10.20	14.03	67.53	43.49	12.96
<b>05. Com UnImp Land</b>	146	7,142,015	37	1,686,769	6	701,125	189	9,529,909	
<b>06. Com Improve Land</b>	611	36,402,180	64	5,960,350	34	4,636,415	709	46,998,945	
<b>07. Com Improvements</b>	614	230,732,980	67	18,611,320	37	7,133,390	718	256,477,690	
<b>08. Com Total</b>	760	274,277,175	104	26,258,439	43	12,470,930	907	313,006,544	4,646,130
<b>% of Com Total</b>	83.79	87.63	11.47	8.39	4.74	3.98	9.02	17.28	85.51
<b>09. Ind UnImp Land</b>	8	1,087,375	9	765,450	0	0	17	1,852,825	
<b>10. Ind Improve Land</b>	16	5,208,120	9	3,466,845	0	0	25	8,674,965	
<b>11. Ind Improvements</b>	16	44,758,360	10	42,198,725	0	0	26	86,957,085	
<b>12. Ind Total</b>	24	51,053,855	19	46,431,020	0	0	43	97,484,875	0
<b>% of Ind Total</b>	55.81	52.37	44.19	47.63	0.00	0.00	0.43	5.38	0.00
<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>	5,032	552,877,635	1,067	124,489,790	693	110,574,340	6,792	787,941,765	704,190
<b>% of Res &amp; Rec Total</b>	74.09	70.17	15.71	15.80	10.20	14.03	67.53	43.49	12.96
<b>Com &amp; Ind Total</b>	784	325,331,030	123	72,689,459	43	12,470,930	950	410,491,419	4,646,130
<b>% of Com &amp; Ind Total</b>	82.53	79.25	12.95	17.71	4.53	3.04	9.45	22.66	85.51
<b>17. Taxable Total</b>	5,816	878,208,665	1,190	197,179,249	736	123,045,270	7,742	1,198,433,184	5,350,320
<b>% of Taxable Total</b>	75.12	73.28	15.37	16.45	9.51	10.27	76.97	66.15	98.48

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	109	5,524,710	9,228,745	0	0	0
19. Commercial	94	27,681,805	20,050,220	2	219,614	821
20. Industrial	6	18,504,405	47,815,510	3	157,370	16,863,645
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	109	5,524,710	9,228,745
19. Commercial	2	54,720	122,060	98	27,956,139	20,173,101
20. Industrial	0	0	0	9	18,661,775	64,679,155
21. Other	0	0	0	0	0	0
22. Total Sch II				216	52,142,624	94,081,001

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	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	306	89	115	510

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	1,261,415	259	46,293,475	1,630	395,692,310	1,901	443,247,200
28. Ag-Improved Land	1	72,415	62	9,664,205	338	106,641,595	401	116,378,215
29. Ag Improvements	2	25,730	64	9,079,205	349	44,537,345	415	53,642,280

30. Ag Total				2,316	613,267,695
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	10,500	
32. HomeSite Improv Land	0	0.00	0	39	40.48	427,140	
33. HomeSite Improvements	0	0.00	0	41	39.48	6,461,630	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	8.00	18,240	
36. FarmSite Improv Land	0	0.00	0	47	124.37	283,565	
37. FarmSite Improvements	2	0.00	25,730	49	0.00	2,617,575	
38. FarmSite Total							
39. Road & Ditches	0	2.34	0	0	189.71	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	12	12.00	128,100	13	13.00	138,600	
32. HomeSite Improv Land	225	231.76	2,443,240	264	272.24	2,870,380	
33. HomeSite Improvements	236	220.76	30,495,525	277	260.24	36,957,155	82,840
34. HomeSite Total				<b>290</b>	<b>285.24</b>	<b>39,966,135</b>	
35. FarmSite UnImp Land	61	113.64	234,180	66	121.64	252,420	
36. FarmSite Improv Land	293	933.15	1,684,270	340	1,057.52	1,967,835	
37. FarmSite Improvements	295	0.00	14,041,820	346	0.00	16,685,125	0
38. FarmSite Total				<b>412</b>	<b>1,179.16</b>	<b>18,905,380</b>	
39. Road & Ditches	0	2,092.15	0	0	2,284.20	0	
40. Other- Non Ag Use	0	10.00	2,150	0	10.00	2,150	
41. Total Section VI				<b>702</b>	<b>3,758.60</b>	<b>58,873,665</b>	<b>82,840</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	13,600	1	40.00	13,600

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	42	1,477.26	6,526,420
44. Market Value	0	0.00	0	42	1,477.26	9,089,390
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	248.90	1,068,730	43	1,726.16	7,595,150
44. Market Value	0	0	0	0	0	0

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,444.83	32.93%	30,436,565	33.69%	5,589.99
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,439.66	32.90%	29,482,965	32.63%	5,420.00
48. 2A	5,145.48	31.12%	27,837,040	30.81%	5,410.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	396.23	2.40%	2,048,510	2.27%	5,170.00
51. 4A1	38.12	0.23%	196,890	0.22%	5,165.01
52. 4A	68.84	0.42%	346,955	0.38%	5,040.02
53. Total	16,533.16	100.00%	90,348,925	100.00%	5,464.71
<b>Dry</b>					
54. 1D1	13,768.89	44.95%	68,500,825	45.78%	4,975.04
55. 1D	515.05	1.68%	2,552,090	1.71%	4,955.03
56. 2D1	7,546.10	24.64%	36,938,195	24.68%	4,895.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	8,185.12	26.72%	39,288,485	26.25%	4,799.99
59. 3D	38.34	0.13%	154,510	0.10%	4,029.99
60. 4D1	247.14	0.81%	957,695	0.64%	3,875.11
61. 4D	329.61	1.08%	1,252,525	0.84%	3,800.02
62. Total	30,630.25	100.00%	149,644,325	100.00%	4,885.51
<b>Grass</b>					
63. 1G1	953.96	40.87%	1,848,700	55.86%	1,937.92
64. 1G	462.30	19.81%	854,565	25.82%	1,848.51
65. 2G1	46.66	2.00%	38,605	1.17%	827.37
66. 2G	49.54	2.12%	37,520	1.13%	757.37
67. 3G1	43.66	1.87%	36,020	1.09%	825.01
68. 3G	89.43	3.83%	51,870	1.57%	580.01
69. 4G1	48.12	2.06%	70,535	2.13%	1,465.81
70. 4G	640.49	27.44%	371,490	11.23%	580.01
71. Total	2,334.16	100.00%	3,309,305	100.00%	1,417.77
<b>Irrigated Total</b>					
Irrigated Total	16,533.16	32.47%	90,348,925	37.09%	5,464.71
<b>Dry Total</b>					
Dry Total	30,630.25	60.16%	149,644,325	61.43%	4,885.51
<b>Grass Total</b>					
Grass Total	2,334.16	4.58%	3,309,305	1.36%	1,417.77
72. Waste	1,211.55	2.38%	260,510	0.11%	215.02
73. Other	205.39	0.40%	44,150	0.02%	214.96
74. Exempt	246.60	0.48%	0	0.00%	0.00
75. Market Area Total	50,914.51	100.00%	243,607,215	100.00%	4,784.63



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	15.33	3.99%	82,630	4.74%	5,390.08
48. 2A	77.59	20.20%	408,510	23.43%	5,264.98
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	54.72	14.24%	242,675	13.92%	4,434.85
52. 4A	236.51	61.57%	1,009,895	57.92%	4,269.99
53. Total	384.15	100.00%	1,743,710	100.00%	4,539.14
<b>Dry</b>					
54. 1D1	1,286.35	1.96%	6,444,610	2.40%	5,010.00
55. 1D	11,133.97	16.96%	55,669,815	20.76%	5,000.00
56. 2D1	4,158.48	6.33%	20,522,130	7.65%	4,935.01
57. 2D	339.66	0.52%	1,657,550	0.62%	4,880.03
58. 3D1	132.33	0.20%	601,450	0.22%	4,545.08
59. 3D	10,014.32	15.26%	40,207,685	15.00%	4,015.02
60. 4D1	2,869.40	4.37%	10,903,735	4.07%	3,800.01
61. 4D	35,708.44	54.40%	132,121,165	49.28%	3,700.00
62. Total	65,642.95	100.00%	268,128,140	100.00%	4,084.64
<b>Grass</b>					
63. 1G1	5,268.31	19.60%	10,221,450	25.69%	1,940.18
64. 1G	4,820.60	17.94%	8,184,850	20.57%	1,697.89
65. 2G1	3,665.56	13.64%	7,054,805	17.73%	1,924.62
66. 2G	4,941.56	18.39%	9,341,530	23.48%	1,890.40
67. 3G1	108.84	0.41%	185,905	0.47%	1,708.06
68. 3G	293.90	1.09%	167,515	0.42%	569.97
69. 4G1	860.42	3.20%	692,635	1.74%	805.00
70. 4G	6,914.46	25.73%	3,941,255	9.91%	570.00
71. Total	26,873.65	100.00%	39,789,945	100.00%	1,480.63
<b>Irrigated Total</b>					
	384.15	0.39%	1,743,710	0.56%	4,539.14
<b>Dry Total</b>					
	65,642.95	66.89%	268,128,140	86.27%	4,084.64
<b>Grass Total</b>					
	26,873.65	27.38%	39,789,945	12.80%	1,480.63
72. Waste	5,229.73	5.33%	1,124,225	0.36%	214.97
73. Other	3.70	0.00%	795	0.00%	214.86
74. Exempt	861.61	0.88%	0	0.00%	0.00
75. Market Area Total	98,134.18	100.00%	310,786,815	100.00%	3,166.96

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	1,392.74	7,615,265	15,524.57	84,477,370	16,917.31	92,092,635
<b>77. Dry Land</b>	271.23	1,321,725	9,301.29	43,384,085	86,700.68	373,066,655	96,273.20	417,772,465
<b>78. Grass</b>	17.84	11,625	2,904.74	4,095,760	26,285.23	38,991,865	29,207.81	43,099,250
<b>79. Waste</b>	0.00	0	559.45	120,300	5,881.83	1,264,435	6,441.28	1,384,735
<b>80. Other</b>	2.24	480	13.15	2,825	193.70	41,640	209.09	44,945
<b>81. Exempt</b>	0.00	0	629.85	0	478.36	0	1,108.21	0
<b>82. Total</b>	<b>291.31</b>	<b>1,333,830</b>	<b>14,171.37</b>	<b>55,218,235</b>	<b>134,586.01</b>	<b>497,841,965</b>	<b>149,048.69</b>	<b>554,394,030</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	16,917.31	11.35%	92,092,635	16.61%	5,443.69
<b>Dry Land</b>	96,273.20	64.59%	417,772,465	75.36%	4,339.45
<b>Grass</b>	29,207.81	19.60%	43,099,250	7.77%	1,475.61
<b>Waste</b>	6,441.28	4.32%	1,384,735	0.25%	214.98
<b>Other</b>	209.09	0.14%	44,945	0.01%	214.96
<b>Exempt</b>	1,108.21	0.74%	0	0.00%	0.00
<b>Total</b>	<b>149,048.69</b>	<b>100.00%</b>	<b>554,394,030</b>	<b>100.00%</b>	<b>3,719.55</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>	
83.1 115	0	0	0	0	1	9,125	1	9,125	0
83.2 18	1	5,095	0	0	0	0	1	5,095	0
83.3 20	1	14,090	2	67,735	4	182,485	5	264,310	0
83.4 Dakcty Broyhill 14	9	124,695	25	482,535	60	4,416,135	69	5,023,365	0
83.5 Dakcty Original 15	53	833,880	533	8,062,010	534	62,312,910	587	71,208,800	0
83.6 Dakcty Rvrfront 17	2	46,110	23	883,130	23	5,650,880	25	6,580,120	0
83.7 Emerson 23	12	105,670	104	1,295,715	104	8,885,460	116	10,286,845	0
83.8 Homer 18	31	436,570	200	3,175,670	202	20,464,855	233	24,077,095	18,085
83.9 Hubbard 23	21	239,125	73	948,205	90	6,110,680	111	7,298,010	0
83.10 Jackson 20	39	350,095	70	1,052,380	73	7,491,890	112	8,894,365	3,805
83.11 Jackson 21	12	248,175	17	366,065	17	3,666,980	29	4,281,220	0
83.12 Rr Sbdv Blff View 56	4	116,930	3	121,955	3	844,990	7	1,083,875	0
83.13 Rr Sbdv Boals 64	0	0	4	50,925	4	403,570	4	454,495	0
83.14 Rr Sbdv Coopers 34	2	28,650	6	83,700	6	822,510	8	934,860	0
83.15 Rr Sbdv Dak Flats 60	5	160,270	16	471,240	16	6,183,520	21	6,815,030	0
83.16 Rr Sbdv Isl Hms 36	5	43,800	38	322,800	38	2,875,125	43	3,241,725	0
83.17 Rr Sbdv L&l Add 49	2	30,000	25	407,400	25	5,075,000	27	5,512,400	0
83.18 Rr Sbdv Lik U Wan 55	2	16,000	14	112,160	14	2,048,650	16	2,176,810	0
83.19 Rr Sbdv Orig Bch 33	31	295,735	90	1,005,360	90	7,675,435	121	8,976,530	0
83.20 Rr Sbdv Rott 1&2 61	7	160,640	27	951,350	27	8,396,445	34	9,508,435	0
83.21 Rr Sbdv Rott 3&4 62	5	240,500	18	679,000	18	6,661,755	23	7,581,255	0
83.22 Rr Sbdv Rott 5&6 63	20	399,455	4	160,750	4	1,197,300	24	1,757,505	0
83.23 Rr Sbdv Ssc Proj 50	3	58,305	32	659,510	32	4,801,040	35	5,518,855	0
83.24 Rr Sbdv Tompkins 42	3	30,750	118	1,895,690	118	19,897,305	121	21,823,745	0
83.25 Rural A1 Hubbard 25	66	440,940	165	4,714,690	354	29,396,910	420	34,552,540	36,620
83.26 Rural A2 Jackson 26	87	1,728,965	126	4,163,395	129	23,560,555	216	29,452,915	621,005
83.27 Rural A3 Homer 27	92	1,654,270	291	7,574,520	299	53,208,540	391	62,437,330	16,710
83.28 Rural A4 Ssc 28	31	1,041,710	144	3,904,790	145	22,092,055	176	27,038,555	7,965
83.29 Rural A5 Rvrfrnt 29	7	508,125	30	1,505,115	31	3,630,230	38	5,643,470	0
83.30 Rural Ag Impvd Mkt2	0	0	1	7,325	1	26,335	1	33,660	0
83.31 Rural Ag Land Only 2	0	0	1	31,210	1	82,875	1	114,085	0
83.32 Ssc 100	131	1,253,135	1,395	14,687,215	1,396	103,792,510	1,527	119,732,860	0
83.33 Ssc 104	18	2,175,570	25	701,170	26	4,969,040	44	7,845,780	0
83.34 Ssc 110	65	1,269,965	1,395	23,858,475	1,395	171,405,375	1,460	196,533,815	0
83.35 Ssc 115	12	1,686,155	383	11,365,460	383	69,950,495	395	83,002,110	0
83.36 Ssc 116	87	5,116,945	5	166,825	242	2,253,700	329	7,537,470	0
83.37 [none]	2	2,620	0	0	19	700,685	21	703,305	0

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	868	20,862,940	5,403	95,935,475	5,924	671,143,350	6,792	787,941,765	704,190

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Rural Ag Land Only 1	0	0	1	477,510	1	90,550	1	568,060	0
85.2	[none]	206	11,382,734	733	55,196,400	743	343,344,225	949	409,923,359	4,646,130
86	Commercial Total	206	11,382,734	734	55,673,910	744	343,434,775	950	410,491,419	4,646,130

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	943.70	68.47%	1,840,230	68.47%	1,950.02
88. 1G	428.03	31.06%	834,690	31.06%	1,950.07
89. 2G1	0.10	0.01%	195	0.01%	1,950.00
90. 2G	6.42	0.47%	12,520	0.47%	1,950.16
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	1,378.25	100.00%	2,687,635	100.00%	1,950.03
<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	10.26	1.07%	8,470	1.36%	825.54
106. 1T	34.27	3.59%	19,875	3.20%	579.95
107. 2T1	46.56	4.87%	38,410	6.18%	824.96
108. 2T	43.12	4.51%	25,000	4.02%	579.78
109. 3T1	43.66	4.57%	36,020	5.79%	825.01
110. 3T	89.43	9.36%	51,870	8.34%	580.01
111. 4T1	48.12	5.03%	70,535	11.35%	1,465.81
112. 4T	640.49	67.00%	371,490	59.76%	580.01
113. Total	955.91	100.00%	621,670	100.00%	650.34
<hr/>					
Grass Total	1,378.25	59.05%	2,687,635	81.21%	1,950.03
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	955.91	40.95%	621,670	18.79%	650.34
<hr/>					
114. Market Area Total	2,334.16	100.00%	3,309,305	100.00%	1,417.77

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	5,223.03	29.74%	10,185,010	29.74%	1,950.02
88. 1G	3,939.71	22.43%	7,682,555	22.43%	1,950.03
89. 2G1	3,584.20	20.41%	6,989,310	20.41%	1,950.03
90. 2G	4,728.09	26.92%	9,219,850	26.92%	1,950.02
91. 3G1	85.84	0.49%	167,390	0.49%	1,950.02
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	17,560.87	100.00%	34,244,115	100.00%	1,950.02
<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	45.28	0.49%	36,440	0.66%	804.77
106. 1T	880.89	9.46%	502,295	9.06%	570.21
107. 2T1	81.36	0.87%	65,495	1.18%	805.00
108. 2T	213.47	2.29%	121,680	2.19%	570.01
109. 3T1	23.00	0.25%	18,515	0.33%	805.00
110. 3T	293.90	3.16%	167,515	3.02%	569.97
111. 4T1	860.42	9.24%	692,635	12.49%	805.00
112. 4T	6,914.46	74.25%	3,941,255	71.07%	570.00
113. Total	9,312.78	100.00%	5,545,830	100.00%	595.51
<hr/>					
Grass Total	17,560.87	65.35%	34,244,115	86.06%	1,950.02
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	9,312.78	34.65%	5,545,830	13.94%	595.51
<hr/>					
114. Market Area Total	26,873.65	100.00%	39,789,945	100.00%	1,480.63

**2021 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

22 Dakota

	2020 CTL County Total	2021 Form 45 County Total	Value Difference (2021 form 45 - 2020 CTL)	Percent Change	2021 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	736,616,190	787,941,765	51,325,575	6.97%	704,190	6.87%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,533,265	39,966,135	12,432,870	45.16%	82,840	44.85%
<b>04. Total Residential (sum lines 1-3)</b>	<b>764,149,455</b>	<b>827,907,900</b>	<b>63,758,445</b>	<b>8.34%</b>	<b>787,030</b>	<b>8.24%</b>
05. Commercial	291,891,414	313,006,544	21,115,130	7.23%	4,646,130	5.64%
06. Industrial	97,407,140	97,484,875	77,735	0.08%	0	0.08%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>389,298,554</b>	<b>410,491,419</b>	<b>21,192,865</b>	<b>5.44%</b>	<b>4,646,130</b>	<b>4.25%</b>
08. Ag-Farmsite Land, Outbuildings	10,834,675	18,905,380	8,070,705	74.49%	0	74.49%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,150	2,150	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>10,836,825</b>	<b>18,907,530</b>	<b>8,070,705</b>	<b>74.47%</b>	<b>0</b>	<b>74.47%</b>
12. Irrigated	91,646,030	92,092,635	446,605	0.49%		
13. Dryland	418,426,785	417,772,465	-654,320	-0.16%		
14. Grassland	43,195,000	43,099,250	-95,750	-0.22%		
15. Wasteland	1,388,730	1,384,735	-3,995	-0.29%		
16. Other Agland	-61,960	44,945	106,905			
<b>17. Total Agricultural Land</b>	<b>554,594,585</b>	<b>554,394,030</b>	<b>-200,555</b>	<b>-0.04%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,718,879,419</b>	<b>1,811,700,879</b>	<b>92,821,460</b>	<b>5.40%</b>	<b>5,433,160</b>	<b>5.08%</b>



## 2021 Assessment Survey for Dakota County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<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>
	\$470,592
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	N/A
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$75,400
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$0
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$14,600
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$700
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$103,000

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan
2.	<b>CAMA software:</b>
	TerraScan
3.	<b>Personal Property software:</b>
	TerraScan
4.	<b>Are cadastral maps currently being used?</b>
	Yes for old project work only.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	Old maps are no longer updated.
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>
	Pictometry
10.	<b>When was the aerial imagery last updated?</b>
	2019

## 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. Cannot confirm small town zoning.
<b>4.</b>	<b>When was zoning implemented?</b>
	1978

**D. Contracted Services**

<b>1.</b>	<b>Appraisal Services:</b>
	TVI, Innovative Appraisal Service, JaG Quality Solutions Inc
<b>2.</b>	<b>GIS Services:</b>
	gWorks
<b>3.</b>	<b>Other services:</b>
	Data Listing by EWDS, Bralda

**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>
	Yes for both appraisal and listing services.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes, we have contracts for both.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	They are required to be compliant with the State Constitution, all applicable Statutes and Title 50, Reg. 50-004. Appraisers will be licensed and in good standing with the NRPAB. We prefer that all data listing providers have a construction or realty background.
<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.

## 2021 Residential Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>																				
	Assessor, Office Staff, EWDS, Bralda and Innovative Appraisal Service.																				
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>																				
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																				
	Sales Comparison, Cost (new construction) and Income Approaches (rental properties) are used to estimate market value per Neb Rev. Stat Section 77-702, 77-1301.01 and 77-1311.03.																				
<b>4.</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>																				
	<p>Local Market Information. Depreciation shall mean the loss of value from deterioration and or obsolescence. Deterioration or physical deterioration is evidenced by wear and tear, decay, dry rot, cracks, incrustations or structural defects. Obsolescence is divisible into two parts:</p> <p>1.) Functional Obsolescence – May be due to poor interior design, mechanical inadequacy or design. It is evidenced by conditions within the property and locational obsolescence is caused by changes external to the property such as changes in the neighborhood, environmental change or use changes.</p>																				

<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group?</b>
	No, some locations may be lumped into the same depreciation table as Market demands.
<b>6.</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>7.</b>	<b>How are rural residential site values developed?</b>
	The current sales market is analyzed.
<b>8.</b>	<b>Are there form 191 applications on file?</b>
	3
<b>9.</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.

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## 2021 Commercial Assessment Survey for Dakota County

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<b>3.</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.																																	
<b>3a.</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>4.</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>																																	
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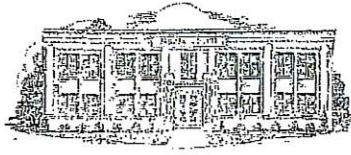
## 2021 Agricultural Assessment Survey for Dakota County

<b>1.</b>	<b>Valuation data collection done by:</b>									
	Contract data listing service and Assessment Office Staff									
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bluff and hill ground on west side of the county.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2017	2	Bluff and hill ground on west side of the county.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2017								
2	Bluff and hill ground on west side of the county.	2017								
<b>3.</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>4.</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.									
<b>5.</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>No, they carry different values as 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 \$5,000/acre.</p> <p>Area 2 -- Neighborhood 26--Northwest portion of the County (T29N R6 &amp; 7E and that part of 8E)--value starts at \$10,000/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 \$12,000/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 \$20,000/acre.</p> <p>Area 5 -- Neighborhood 29--all Rural residential on the River not in a planned development (subdivision)--value starts at \$40,000/acre.</p>									
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>									



	Nothing is identified at this time.
<b>7.</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 PRECIDENT) Cottonwood Flats vs. Dakota County
<b>7a.</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>8a.</b>	<b>How many parcels have a special valuation application on file?</b>
	0. Only one new application has been submitted since 2008. Due to unforeseen water damage in the Assessor's Office, original documentation has been lost.
<b>8b.</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>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	There is a shortage of residential housing and a plan is in the works for a new development along the Missouri River and anticipated commercial and industrial growth coming to areas surrounding the existing commercial/industrial complex in Dakota County.
<b>8d.</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>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Qualified sales in Market Area One of the county 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 75% of Market Value. Reference to Regulation 14-006 Valuation of Agricultural and Horticultural land.

# DAKOTA COUNTY ASSESSMENT OFFICE



## Plan of Assessment for Dakota County Assessment Years 2021 , 2022 and 2023

Date: June 15, 2019

Amended: 10/15/2020

### 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 2020 County Abstract, Dakota County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6728	67.38%	42.55%
Commercial	920	9.21%	17.04%
Industrial	43	0.43%	6.25%
Recreational	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
Agricultural	2294	22.97%	34.16%
Special Value	43	0.42%	0.61%



**Agricultural Land Detail:** The County has a total of **149,118.93** acres. These acres are broke into two market areas; **Area 1** contains **50,975.54** acres and **Area 2** contains **98,143.39** acres. Dakota County has **16,834.93** irrigated acres, **96,362.61** dry acres, **29,289.16** acres of combo/grass, **6,447.37** acres in waste, **184.86** acres of other and the remaining **1,094.33** acres are exempt.

**Building Permit Detail:**

- **2020 Permits: 161 / Est. of Value Reported \$57,950,308**
  - **AG: Count 12 / Est. of Value Reported \$1,026,500**
  - **COM: Count 26 / Est. of Value Reported \$38,265,062**
  - **IND: Count 3 / Est. of Value Reported \$4,875,986**
  - **RES: Count 80 / Est. of Value Reported \$10,615,524**
  - **RRES: Count 35 / Est. of Value Reported \$2,385,036**
  - **XMPT: Count 5 / Est. of Value Reported \$782,200**

**Level of Value, Quality, and Uniformity for assessment year 2020:**

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	93	9.97	100.01
Commercial	96	17.76	107.40
Agricultural Land	69	4.35	100.58
Special Value Ag-land - Insufficient sales to calculate reliable statistics			

**\*COD = coefficient of dispersion:**

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

**\*PRD = price related differential:**

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

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

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

In practice, PRD's have an upward bias. As an estimator of the population mean, the sample mean has a slight upward bias, but the weighted mean does not (except for very small samples). This upward bias reflected in the numerator of the calculation gives the PRD its slight upward bias. Assessment time lags can also contribute. In addition to measurement bias, one must leave a reasonable margin for sampling error in interpreting the PRD. As a general rule, except for small





samples, PRDs should range between 0.98 and 1.03. Lower PRDs suggest significant assessment progressivity; higher ones suggest significant regressivity.

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

## Current Resources

### A. Staff

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

### B. Cadastral Maps & Other Mapping Resources

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

### C. Software for CAMA

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

### D. GIS

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

### E. Website

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

### F. Department of Revenue

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



## PROJECTS FOR THE ASSESSMENT OFFICE

1. FIELD INSPECTION MANUAL – In Process, no budget.
2. OFFICE PROCESS MANUALS – ON HOLD
3. TEMPLATES: TERC, PROTEST, DATA COLLECTION... - IN PROCESS, no budget.
4. SCAN AND STORE PAPER RECORDS INTO DATA SERVER – NOT APPROVED, ON HOLD
5. NEW CAMA SYSTEM IMPLEMENTATION – ON HOLD
6. CLEAN & ORGANIZE STORAGE (BSMNT) OLDER DATA - PENDING



## ACTIONS 2021, 2022 AND 2023

### 2021-23: RESIDENTIAL ANTICIPATED VALUATION ACTIONS:

1. 2021 - WORK TO COMPLETE RURAL RES. PLATTED (4500) SYSTEMATIC REVIEW
2. 2021 - WORK TO COMPLETE RURAL RES UNPLAT (4500) SYSTEMATIC REVIEW
3. (UNDERWAY) 2021 - COMPLETE RURAL RESIDENTIAL (4500) OUTBLDG STUDY (W/AG OUTBLDG PROJ.)
4. 2021-23 - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. SEND SALE QUESTIONNAIRE TO SELLER AND BUYER VIA MAIL
    - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONNAIRES ARE RETURNED.
  - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
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.

**2021-23: ANTICIPATED COMMERCIAL VALUATION ACTIONS:**

1. **2021-23(UNDERWAY)** – Start new six year cycle as ALL PARCELS HAVE BEEN REVIEWED AND NEW VALUES ROLLED IN 2018.
  - a. Loss partial year of review due to termination of contract with TVI, Inc.
2. **2021-23- 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 INFORMAITON
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. SEND SALE QUESTIONAIRE TO SELLER AND BUYER VIA MAIL
    - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONAIRES ARE RETURNED.
  - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.
3. **BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED**
  - a. FIELD INSPECTION-A
    - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM
    - iii. COMPLETE QUALITY AND CONDITION FORM
    - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
  - b. FIELD INSPECTION-B
    - i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
    - ii. COMPLETE DATA COLLECTION FORM





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

**2021-23: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:**

- 1. **2021-23** – WE ARE PLANNING ON CONDUCTING A STUDY TO VERIFY IF WE NOW CAN JUSTIFY THE NEED FOR A RECREATIONAL CLASS OF PROPERTY. The Department provided updated soil information that must be updated in our CAMA System.(COMPLETED) We will test using our new Eagle View to assist with six year review and pickup process.
- 2. **2021-23** - ALL SALES WILL BE REVIEWED AND PROCESSED
  - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
  - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
  - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
  - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
    - i. COMPARED WITH ASSESSED VALUE (RATIOS)
    - ii. ALTERNATE MARKET TRENDING ANALYSIS (SUPPORTIVE)
  - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMAITON
    - i. COMPARED WITH CAMA DATA FILE
  - f. FIELD INSPECTION COMPLETED
    - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
  - g. SEND SALE QUESTIONAIRE TO SELLER AND BUYER VIA MAIL
    - i. PROVIDE POSTAGE PAID RETURN ENVELOPE TO ASSIST IN ENSURING THE QUESTIONAIRES ARE RETURNED.
  - h. FINALIZE SALES QUALIFICATION CODING BASED ON THE RETURN AND REVIEW OF ALL STEPS TAKEN ABOVE.



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

**Annual Assessor Administrative Reports Required by Law/Regulation:**

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

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

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

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

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





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

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

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

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

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

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

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

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

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

Respectfully submitted:

Assessor Signature:



Date:

10/15/20



# 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 the file an application (**form 456**) pursuant to statute **§77-1345** in order for to qualify for special valuation. All of the following criteria shall be met: (a) the land is located outside the corporate boundaries of any sanitary and improvement district, city, or village except as provided for in statute. (b) The land is agricultural or horticultural land. (c) The land is given an estimate of value based on other land in the county, for property tax purposes.

## HISTORY

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

## CALCULATION OF VALUE

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

Best Regards,

Assessor, Dakota County

**O: 402.987.2101**

[jcurry@dakotacountyne.org](mailto:jcurry@dakotacountyne.org)