NEBRASKA
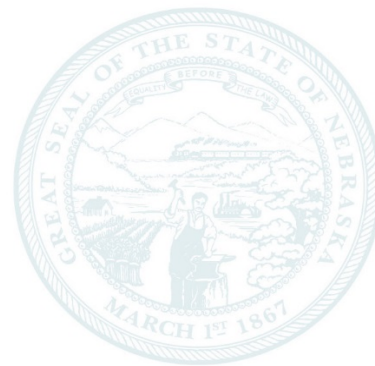## Good Life. Great Service.
DEPARTMENT OF REVENUE

2022 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR

DAKOTA COUNTY

April 7, 2022

Pete Ricketts, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2022 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,

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

cc: Christy Abts, Dakota County Assessor

Property Assessment Division
Ruth A. Sorensen, Administrator
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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

The 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 PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to Neb. Rev. Stat. §77-5023, the acceptable range is 69% to 75% of actual value for agricultural land 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. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The 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:

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

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

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

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

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

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

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

Further information may be found in Exhibit 94

County Overview

With a total area of 264 square miles, Dakota County has 21,582 residents, per the Census Bureau Quick Facts for 2020, a 3% population increase from the 2010 U.S. Census. Reports indicate that 65% of county residents are homeowners and 91% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is $129,858 (2021 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).

County Value Breakdown

COMMERCIAL 22%
OTHER 1%
AG 31%
RESIDENTIAL 46%

DRYLAND 23%
GRASSLAND 3%
IRRIGATED 5%
WASTELAND 0%
AGLAND-OTHER 0%

2021 Certificate of Taxes Levied

NE Dept. of Revenue, Research Division 2022

CITY POPULATION CHANGE			
	2011	2021	*Change*
DAKOTA CITY	1,919	2,081	*8.4%*
EMERSON	840	840	*0.0%*
HOMER	549	532	*6.0%*
HUBBARD	236	153	*-35.2%*
JACKSON	223	207	*-7.2%*
SOUTH SIOUX CITY	13,353	14,043	*5.2%*

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 429 employer establishments with total employment of 11,891, a slight increase since 2019.

Dakota County is included in the Papio-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.

Assessment Actions

For the residential class, parcels located in South Sioux City, and rural residential and outbuildings were reviewed and reappraised. An economic adjustment was applied to increase residential improvement values due to market activity in Dakota City of 6%; Homer of 8%; and Jackson of 10%. A lot study was completed in Homer and Jackson which resulted in an increase to land values in both towns. All pick-up work and building permits were reviewed.

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 sales verification and qualification processes were reviewed. The usability rate for the residential class is lower than what is typical statewide. A trimmed sale analysis was conducted to test for bias in the calculated statistics; the results indicated that excessive trimming did not affect the level of value. Review of the sales comments supported that there was not excessive trimming.

There are nine valuation groups in 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 represents the largest city in the county. Valuation Group 25 consists of the rural parcels and Valuation Group 30 consists of the agricultural homes and outbuildings. Review of the valuation groups was conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The six-year inspection and review cycle is current for the residential class. Aerial imagery is being flown for the first time in the county in 2022 and will be utilized to assist with the rural parcel reviews. The appraisal tables were reviewed to ensure they are current. Costing and depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system are both dated 2016. The county assessor has a written valuation methodology.

2022 Residential Correlation for Dakota County

Description of Analysis

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

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

For the residential class, there were 229 total qualified sales representing all valuation groups. Two of the three measures of the central tendency are within the acceptable range and correlate closely suggesting the statistics are reliable. The COD and PRD are both within the acceptable range. Further analysis of the valuation groups shows seven of the nine valuation groups have medians within the acceptable range. The remaining two valuation groups have unreliably small sample sizes.

Comparison of the valuation changes of the sold parcels and the residential population as reflected on the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the residential class and reflect the reported assessment actions.

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	24	94.41	94.05	97.18	11.93	96.78
5	7	94.39	96.22	100.47	12.46	95.77
10	12	93.63	99.69	97.95	13.49	101.78
15	5	91.84	88.83	89.07	10.65	99.73
16	4	81.80	82.07	79.22	13.40	103.60
17	4	94.44	94.84	94.80	06.59	100.04
20	144	91.89	93.79	92.50	12.29	101.39
25	28	93.53	91.07	85.62	12.32	106.37
30	1	115.81	115.81	115.81	00.00	100.00
_____ALL_____	229	92.64	93.67	92.11	12.29	101.69

Level of Value

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

2022 Commercial Correlation for Dakota County

Assessment Actions

For the commercial class of property, permit and routine commercial review work were completed by Stanard Appraisal for all commercial and industrial parcels.

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 sales verification and qualification processes were reviewed. The usability rate for the commercial class is lower than what is typical statewide. A trimmed sale analysis was conducted to test for bias in the qualification determinations. The results indicated that excessive trimming did not affect the level of value. Review of the sales comments supported that there was not excessive trimming.

There are five valuation groups in the commercial class. Valuation Groups 1, 5 and 10 are small towns and villages. Valuation Group 20 represents the largest city in the county. Valuation Group 25 consists of the rural parcels. Review of the valuation groups was conducted to ensure that the unique characteristics and geographic locations are adequately defined.

The six-year inspection and review cycle is current for the commercial class. The county contracted with Stanard Appraisal and Innovative Appraisal Service to assist with parcel data collection. The appraisal tables were reviewed to ensure they are current. Costing and depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system are both dated 2016. The county assessor has a written valuation methodology on file.

Description of Analysis

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

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

For the commercial class overall, there are 33 qualified sales in the sample. All three measures of central tendency fall within the acceptable range showing uniformity within the statistics. The COD and PRD are within the acceptable IAAO range.

Further analysis of the valuation groups show that Valuation Group 20 represents the majority of the sales in the county. In this valuation group, all three measures of central tendency are within the range, along with the COD and PRD. The remaining valuation groups have unreliable small sample sizes.

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) shows that the population decreased less growth approximately 1% and the sold sample increased approximately 14%. The county assessor reviewed five sold properties which attributed to the sold sample increase of 14%; review of these five sales indicates that these five properties may have been substantially changed and should have been removed from the sample. If these sales are removed, the overall median is still within the range. The Property Assessment Division will work with the county assessor on sales review and qualification processes going forward.

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	5	94.93	100.54	96.47	17.72	104.22
10	2	107.05	107.05	99.61	08.55	107.47
20	26	92.35	93.21	94.35	09.53	98.79
_____ALL_____	33	94.25	95.16	94.73	11.00	100.45

Level of Value

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

2022 Agricultural Correlation for Dakota County

Assessment Actions

For the agricultural class, in Market Area 1, irrigated land in the 1A1 and 2A1 Land Capability Group (LCG's) and dryland in the 1D1 and 2D1 LCG's were increased approximately 7%. In Market Area 2, irrigated land in the LCG 2A was increased approximately 2% and dryland was increased approximately 4% to7%. Agricultural homes and outbuildings were reviewed and reappraised.

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 sales verification and qualification processes were reviewed. The usability rate for the agricultural class was lower than what is typical statewide. A trimmed sale analysis was conducted to test for bias in the qualification determinations with the results indicating that excessive trimming did not affect the level of value.

There are two market areas currently identified. Market Area 1 is the flat-bottom ground located on the east side of the county. Market Area 2 consists of bluffs and hills located on the west side of the county. The county assessor reviews the market to determine if additional market areas are needed. Aerial imagery is being flown for the first time in the county in 2022, which will assist with land use review. The required six-year inspection and review cycle is current for the agricultural class.

Agricultural homes and improvements are valued using the same practices as the rural residential homes. Reappraisal of agricultural homes was last done in 2021 and rural residential in 2020. Costing and depreciation tables utilized from the Computer-Assisted Mass Appraisal (CAMA) system are both dated 2016.

The county assessor has a written valuation methodology on file explaining the assessor's assessment practices. Intensive use in the county has been identified and assigned value.

Description of Analysis

There are two market areas defined by the county used 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.

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 majority of the sales are dryland sales with 11 qualified sales in the study period for both Markets 1 and 2 combined. All three measures of central

tendency are within the acceptable range as well as the COD. The dryland subclasses with sufficient sales are in the acceptable range. There were not a sufficient sample of irrigated sales.

The irrigated land sales are limited and there are no grassland sales, however the average acre comparison chart displays that the values assigned by the county assessor are comparable to the adjoining counties.

Comparison of the 2022 County Abstract of Assessment for Real Property, Form 45 Compared with the 2021 Certificate of Taxes Levied Report (CTL) support that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the County Assessor.

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
_____Irrigated_____						
County	1	59.90	59.90	59.90	00.00	100.00
1	1	59.90	59.90	59.90	00.00	100.00
_____Dry_____						
County	11	71.01	71.59	71.13	12.15	100.65
1	2	60.84	60.84	58.74	05.06	103.58
2	9	74.24	73.98	75.11	10.67	98.50
_____ALL_____	15	70.79	72.25	71.88	13.24	100.51

Level of Value

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

2022 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
Residential Real Property	93	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

**A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2022.

_____
Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2022 Commission Summary

for Dakota County

Residential Real Property - Current

Number of Sales	229	Median	92.64
Total Sales Price	$47,512,025	Mean	93.67
Total Adj. Sales Price	$47,512,025	Wgt. Mean	92.11
Total Assessed Value	$43,765,680	Average Assessed Value of the Base	$124,049
Avg. Adj. Sales Price	$207,476	Avg. Assessed Value	$191,117

Confidence Interval - Current

95% Median C.I	88.91 to 95.02
95% Wgt. Mean C.I	89.11 to 95.12
95% Mean C.I	91.83 to 95.51
% of Value of the Class of all Real Property Value in the County	44.20
% of Records Sold in the Study Period	3.36
% of Value Sold in the Study Period	5.18

Residential Real Property - History

Year	Number of Sales	LOV	Median
2021	240	94	93.90
2020	284	93	93.30
2019	328	94	94.03
2018	291	96	96.29

2022 Commission Summary

for Dakota County

Commercial Real Property - Current

Number of Sales	33	Median	94.25
Total Sales Price	$11,916,732	Mean	95.16
Total Adj. Sales Price	$11,916,732	Wgt. Mean	94.73
Total Assessed Value	$11,288,830	Average Assessed Value of the Base	$448,687
Avg. Adj. Sales Price	$361,113	Avg. Assessed Value	$342,086

Confidence Interval - Current

95% Median C.I	87.84 to 97.80
95% Wgt. Mean C.I	87.88 to 101.59
95% Mean C.I	89.77 to 100.55
% of Value of the Class of all Real Property Value in the County	22.30
% of Records Sold in the Study Period	3.47
% of Value Sold in the Study Period	2.65

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2021	36	94	93.80
2020	49	96	96.08
2019	52	98	98.04
2018	44	98	98.10

22 Dakota

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2021   Posted on: 1/31/2022

RESIDENTIAL

Number of Sales : 229	MEDIAN : 93	COV : 15.17	95% Median C.I. : 88.91 to 95.02
Total Sales Price : 47,512,025	WGT. MEAN : 92	STD : 14.21	95% Wgt. Mean C.I. : 89.11 to 95.12
Total Adj. Sales Price : 47,512,025	MEAN : 94	Avg. Abs. Dev : 11.39	95% Mean C.I. : 91.83 to 95.51
Total Assessed Value : 43,765,680			
Avg. Adj. Sales Price : 207,476	COD : 12.29	MAX Sales Ratio : 137.79	
Avg. Assessed Value : 191,117	PRD : 101.69	MIN Sales Ratio : 56.28	*Printed:3/22/2022 10:16:35AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-19 To 31-DEC-19	30	101.22	99.73	98.87	11.83	100.87	76.15	135.81	88.78 to 106.07	198,681	196,439
01-JAN-20 To 31-MAR-20	20	98.86	99.13	87.44	10.31	113.37	56.28	128.19	94.49 to 106.11	270,203	236,268
01-APR-20 To 30-JUN-20	26	93.65	93.34	93.14	11.62	100.21	73.11	126.09	84.09 to 101.76	196,385	182,918
01-JUL-20 To 30-SEP-20	39	96.31	97.05	96.43	09.64	100.64	68.56	125.30	91.83 to 101.24	195,126	188,158
01-OCT-20 To 31-DEC-20	24	88.27	92.36	92.29	14.33	100.08	71.07	137.79	82.14 to 102.70	206,115	190,223
01-JAN-21 To 31-MAR-21	25	83.64	89.60	89.13	11.96	100.53	66.68	114.69	82.38 to 96.62	208,316	185,672
01-APR-21 To 30-JUN-21	33	86.78	88.82	89.10	09.91	99.69	70.04	121.88	81.69 to 93.34	190,808	170,009
01-JUL-21 To 30-SEP-21	32	86.15	89.88	89.33	13.70	100.62	61.69	126.09	80.95 to 93.11	218,135	194,865
_____Study Yrs_____											
01-OCT-19 To 30-SEP-20	115	96.96	97.27	94.32	11.00	103.13	56.28	135.81	93.94 to 100.93	209,395	197,500
01-OCT-20 To 30-SEP-21	114	86.65	90.03	89.85	12.36	100.20	61.69	137.79	83.64 to 91.27	205,541	184,677
_____Calendar Yrs_____											
01-JAN-20 To 31-DEC-20	109	95.39	95.51	92.71	11.50	103.02	56.28	137.79	92.32 to 98.73	211,621	196,190
_____ALL_____	229	92.64	93.67	92.11	12.29	101.69	56.28	137.79	88.91 to 95.02	207,476	191,117

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	94.41	94.05	97.18	11.93	96.78	72.44	126.09	83.45 to 103.79	222,521	216,251
5	7	94.39	96.22	100.47	12.46	95.77	76.84	116.43	76.84 to 116.43	74,571	74,925
10	12	93.63	99.69	97.95	13.49	101.78	81.75	125.30	87.54 to 117.22	169,496	166,024
15	5	91.84	88.83	89.07	10.65	99.73	71.28	101.70	N/A	134,150	119,488
16	4	81.80	82.07	79.22	13.40	103.60	67.48	97.19	N/A	243,750	193,095
17	4	94.44	94.84	94.80	06.59	100.04	87.98	102.49	N/A	396,500	375,866
20	144	91.89	93.79	92.50	12.29	101.39	61.69	137.79	87.50 to 95.39	192,492	178,054
25	28	93.53	91.07	85.62	12.32	106.37	56.28	128.19	87.45 to 100.93	294,464	252,123
30	1	115.81	115.81	115.81	00.00	100.00	115.81	115.81	N/A	420,000	486,400
_____ALL_____	229	92.64	93.67	92.11	12.29	101.69	56.28	137.79	88.91 to 95.02	207,476	191,117

22 Dakota

PAD 2022 R&O Statistics (Using 2022 Values)

RESIDENTIAL

Qualified

Date Range: 10/1/2019 To 9/30/2021   Posted on: 1/31/2022

Number of Sales : 229	MEDIAN : 93	COV : 15.17	95% Median C.I. : 88.91 to 95.02
Total Sales Price : 47,512,025	WGT. MEAN : 92	STD : 14.21	95% Wgt. Mean C.I. : 89.11 to 95.12
Total Adj. Sales Price : 47,512,025	MEAN : 94	Avg. Abs. Dev : 11.39	95% Mean C.I. : 91.83 to 95.51
Total Assessed Value : 43,765,680			
Avg. Adj. Sales Price : 207,476	COD : 12.29	MAX Sales Ratio : 137.79	
Avg. Assessed Value : 191,117	PRD : 101.69	MIN Sales Ratio : 56.28	*Printed:3/22/2022 10:16:35AM*

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	228	92.88	93.74	92.13	12.24	101.75	56.28	137.79	88.91 to 95.39	208,123	191,753
06											
07	1	76.84	76.84	76.84	00.00	100.00	76.84	76.84	N/A	60,000	46,105
_____ALL_____	229	92.64	93.67	92.11	12.29	101.69	56.28	137.79	88.91 to 95.02	207,476	191,117

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	28,000	34,125
__Ranges Excl. Low $__											
Greater Than 4,999	229	92.64	93.67	92.11	12.29	101.69	56.28	137.79	88.91 to 95.02	207,476	191,117
Greater Than 14,999	229	92.64	93.67	92.11	12.29	101.69	56.28	137.79	88.91 to 95.02	207,476	191,117
Greater Than 29,999	228	92.48	93.55	92.10	12.23	101.57	56.28	137.79	88.86 to 95.02	208,263	191,805
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	121.88	121.88	121.88	00.00	100.00	121.88	121.88	N/A	28,000	34,125
30,000 TO 59,999	13	102.70	101.70	102.12	16.13	99.59	74.93	135.81	79.27 to 118.68	48,500	49,527
60,000 TO 99,999	16	93.12	94.33	93.96	14.60	100.39	72.92	125.30	79.21 to 107.68	79,557	74,749
100,000 TO 149,999	39	87.90	91.38	91.28	11.34	100.11	71.28	116.43	82.62 to 95.54	127,219	116,129
150,000 TO 249,999	94	93.80	94.86	94.55	11.20	100.33	61.69	137.79	88.86 to 96.76	198,683	187,858
250,000 TO 499,999	65	91.89	91.70	92.43	11.42	99.21	67.48	126.09	86.78 to 96.62	312,967	289,285
500,000 TO 999,999											
1,000,000 +	1	56.28	56.28	56.28	00.00	100.00	56.28	56.28	N/A	1,600,000	900,465
_____ALL_____	229	92.64	93.67	92.11	12.29	101.69	56.28	137.79	88.91 to 95.02	207,476	191,117

22 Dakota

COMMERCIAL

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PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021   Posted on: 1/31/2022

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Number of Sales : 33	MEDIAN : 94	COV : 16.59	95% Median C.I. : 87.84 to 97.80
Total Sales Price : 11,916,732	WGT. MEAN : 95	STD : 15.79	95% Wgt. Mean C.I. : 87.88 to 101.59
Total Adj. Sales Price : 11,916,732	MEAN : 95	Avg. Abs. Dev : 10.37	95% Mean C.I. : 89.77 to 100.55
Total Assessed Value : 11,288,830			
Avg. Adj. Sales Price : 361,113	COD : 11.00	MAX Sales Ratio : 148.13	
Avg. Assessed Value : 342,086	PRD : 100.45	MIN Sales Ratio : 72.24	*Printed:3/22/2022 10:16:35AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-18 To 31-DEC-18	1	96.75	96.75	96.75	00.00	100.00	96.75	96.75	N/A	185,000	178,985
01-JAN-19 To 31-MAR-19	2	98.80	98.80	102.55	06.96	96.34	91.92	105.68	N/A	290,500	297,920
01-APR-19 To 30-JUN-19	2	98.16	98.16	96.19	06.37	102.05	91.91	104.40	N/A	950,000	913,775
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	4	89.38	89.60	92.26	08.83	97.12	80.53	99.09	N/A	223,750	206,425
01-JUL-20 To 30-SEP-20	5	92.06	97.89	102.74	14.34	95.28	82.67	139.07	N/A	311,600	320,126
01-OCT-20 To 31-DEC-20	4	89.97	92.79	80.85	15.79	114.77	75.02	116.20	N/A	268,738	217,271
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21	5	97.90	106.33	100.97	15.72	105.31	83.48	148.13	N/A	280,000	282,720
01-JUL-21 To 30-SEP-21	6	91.05	87.51	91.56	08.34	95.58	72.24	96.47	72.24 to 96.47	520,630	476,665
_____Study Yrs_____											
01-OCT-18 To 30-SEP-19	7	99.23	98.67	98.03	04.36	100.65	91.91	105.68	91.91 to 105.68	467,286	458,100
01-OCT-19 To 30-SEP-20	11	88.50	92.87	96.47	10.72	96.27	80.53	139.07	82.67 to 99.09	277,000	267,223
01-OCT-20 To 30-SEP-21	15	94.60	95.19	91.85	12.97	103.64	72.24	148.13	82.14 to 97.90	373,249	342,845
_____Calendar Yrs_____											
01-JAN-19 To 31-DEC-19	8	95.58	95.96	96.22	06.86	99.73	85.28	105.68	85.28 to 105.68	460,000	442,605
01-JAN-20 To 31-DEC-20	13	92.06	93.77	93.41	12.90	100.39	75.02	139.07	82.14 to 99.09	271,381	253,493
_____ALL_____	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	94.93	100.54	96.47	17.72	104.22	79.68	148.13	N/A	161,000	155,311
10	2	107.05	107.05	99.61	08.55	107.47	97.90	116.20	N/A	267,475	266,428
20	26	92.35	93.21	94.35	09.53	98.79	72.24	139.07	85.28 to 96.75	406,799	383,824
_____ALL_____	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086

22 Dakota

COMMERCIAL

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PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

Date Range: 10/1/2018 To 9/30/2021   Posted on: 1/31/2022

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Number of Sales : 33	MEDIAN : 94	COV : 16.59	95% Median C.I. : 87.84 to 97.80
Total Sales Price : 11,916,732	WGT. MEAN : 95	STD : 15.79	95% Wgt. Mean C.I. : 87.88 to 101.59
Total Adj. Sales Price : 11,916,732	MEAN : 95	Avg. Abs. Dev : 10.37	95% Mean C.I. : 89.77 to 100.55
Total Assessed Value : 11,288,830			
Avg. Adj. Sales Price : 361,113	COD : 11.00	MAX Sales Ratio : 148.13	
Avg. Assessed Value : 342,086	PRD : 100.45	MIN Sales Ratio : 72.24	*Printed:3/22/2022 10:16:35AM*

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	32	93.44	95.12	94.48	11.38	100.68	72.24	148.13	85.28 to 97.90	325,155	307,203
04	1	96.47	96.47	96.47	00.00	100.00	96.47	96.47	N/A	1,511,782	1,458,350
_____ALL_____	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low $__											
Greater Than 4,999	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086
Greater Than 14,999	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086
Greater Than 29,999	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	116.20	116.20	116.20	00.00	100.00	116.20	116.20	N/A	49,950	58,040
60,000 TO 99,999	3	82.89	84.47	84.60	02.08	99.85	82.67	87.84	N/A	75,667	64,017
100,000 TO 149,999	4	96.37	108.20	108.39	15.33	99.82	91.92	148.13	N/A	128,000	138,738
150,000 TO 249,999	5	83.01	86.19	86.09	05.45	100.12	80.53	96.75	N/A	191,800	165,118
250,000 TO 499,999	14	96.89	96.59	97.35	10.74	99.22	72.24	139.07	83.48 to 105.68	347,786	338,571
500,000 TO 999,999	4	93.44	91.58	91.05	08.29	100.58	75.02	104.40	N/A	634,500	577,729
1,000,000 TO 1,999,999	2	94.19	94.19	94.41	02.42	99.77	91.91	96.47	N/A	1,380,891	1,303,643
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
_____ALL_____	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086

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22   Dakota

COMMERCIAL

Number of Sales : 33	MEDIAN : 94	COV : 16.59	95% Median C.I. : 87.84 to 97.80
Total Sales Price : 11,916,732	WGT. MEAN : 95	STD : 15.79	95% Wgt. Mean C.I. : 87.88 to 101.59
Total Adj. Sales Price : 11,916,732	MEAN : 95	Avg. Abs. Dev : 10.37	95% Mean C.I. : 89.77 to 100.55
Total Assessed Value : 11,288,830			
Avg. Adj. Sales Price : 361,113	COD : 11.00	MAX Sales Ratio : 148.13	
Avg. Assessed Value : 342,086	PRD : 100.45	MIN Sales Ratio : 72.24	*Printed:3/22/2022 10:16:35AM*

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	139.07	139.07	139.07	00.00	100.00	139.07	139.07	N/A	395,000	549,315
336	1	97.80	97.80	97.80	00.00	100.00	97.80	97.80	N/A	130,000	127,135
344	3	95.87	93.41	92.84	04.80	100.61	85.28	99.09	N/A	330,000	306,357
350	1	94.60	94.60	94.60	00.00	100.00	94.60	94.60	N/A	300,000	283,810
352	11	94.25	92.40	91.42	09.60	101.07	72.24	107.23	75.02 to 105.68	408,000	373,009
353	4	89.88	94.12	88.79	13.74	106.00	80.53	116.20	N/A	157,488	139,833
386	1	82.14	82.14	82.14	00.00	100.00	82.14	82.14	N/A	175,000	143,750
406	2	87.41	87.41	88.79	05.17	98.45	82.89	91.92	N/A	101,000	89,678
444	1	148.13	148.13	148.13	00.00	100.00	148.13	148.13	N/A	130,000	192,565
470	1	79.68	79.68	79.68	00.00	100.00	79.68	79.68	N/A	250,000	199,190
471	1	104.40	104.40	104.40	00.00	100.00	104.40	104.40	N/A	650,000	678,615
472	1	94.93	94.93	94.93	00.00	100.00	94.93	94.93	N/A	120,000	113,915
494	2	94.55	94.55	95.46	02.03	99.05	92.63	96.47	N/A	1,024,891	978,360
528	1	87.84	87.84	87.84	00.00	100.00	87.84	87.84	N/A	82,000	72,030
820	1	82.67	82.67	82.67	00.00	100.00	82.67	82.67	N/A	75,000	62,000
851	1	91.91	91.91	91.91	00.00	100.00	91.91	91.91	N/A	1,250,000	1,148,935
_____ALL_____	33	94.25	95.16	94.73	11.00	100.45	72.24	148.13	87.84 to 97.80	361,113	342,086

Commercial & Industrial Value Change Vs. Net Taxable Sales Change

Sources:
Value; 2011-2021 CTL Report
Growth Value; 2011-2021 Abstract Rpt
Net Taxable Sales; Dept. of Revenue website.
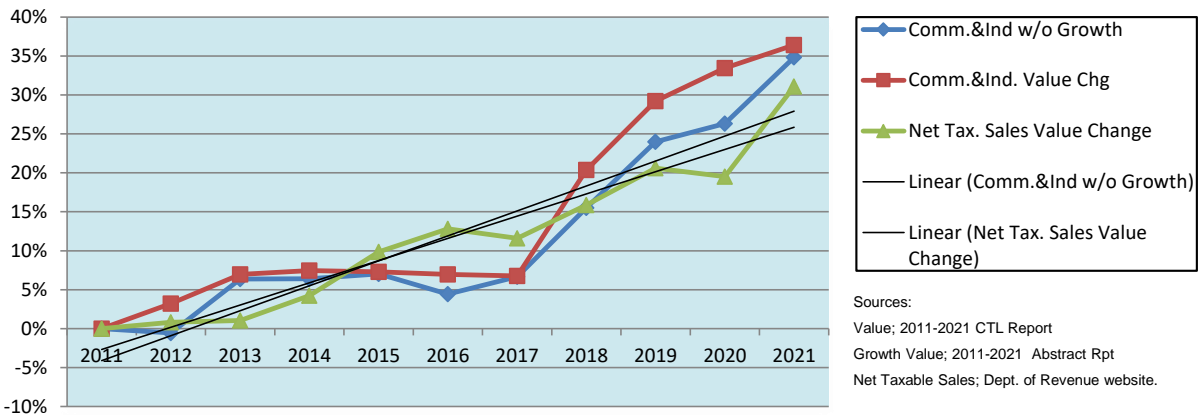
Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2011	$ 291,733,760	$ 12,175,565	4.17%	$ 279,558,195		$ 147,368,764	
2012	$ 301,092,850	$ 10,974,769	3.64%	$ 290,118,081	-0.55%	$ 148,585,727	0.83%
2013	$ 312,057,535	$ 1,758,447	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%
2021	$ 397,979,751	$ 4,646,130	1.17%	$ 393,333,621	1.04%	$ 193,178,484	9.69%
Ann %chg	3.15%			Average	0.86%	2.74%	2.79%

	Cumulative Change		
Tax Year	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2011	-	-	-
2012	-0.55%	3.21%	0.83%
2013	6.36%	6.97%	1.05%
2014	6.40%	7.45%	4.23%
2015	7.01%	7.29%	9.87%
2016	4.44%	6.97%	12.82%
2017	6.66%	6.75%	11.60%
2018	15.51%	20.39%	15.88%
2019	23.98%	29.23%	20.60%
2020	26.33%	33.44%	19.51%
2021	34.83%	36.42%	31.09%

County Number	22
County Name	Dakota

22 Dakota

PAD 2022 R&O Statistics (Using 2022 Values)

AGRICULTURAL LAND

Qualified

Date Range: 10/1/2018 To 9/30/2021   Posted on: 1/31/2022

Number of Sales : 15	MEDIAN : 71	COV : 17.38	95% Median C.I. : 63.10 to 81.70
Total Sales Price : 12,023,040	WGT. MEAN : 72	STD : 12.56	95% Wgt. Mean C.I. : 62.46 to 81.30
Total Adj. Sales Price : 12,023,040	MEAN : 72	Avg. Abs. Dev : 09.37	95% Mean C.I. : 65.29 to 79.21
Total Assessed Value : 8,642,135			
Avg. Adj. Sales Price : 801,536	COD : 13.24	MAX Sales Ratio : 100.09	
Avg. Assessed Value : 576,142	PRD : 100.51	MIN Sales Ratio : 56.78	*Printed:3/22/2022 10:16:36AM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-18 To 31-DEC-18	1	71.01	71.01	71.01	00.00	100.00	71.01	71.01	N/A	534,326	379,400
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	1	81.81	81.81	81.81	00.00	100.00	81.81	81.81	N/A	549,214	449,325
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	3	74.24	70.77	68.80	05.32	102.86	63.10	74.96	N/A	671,703	462,145
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	3	92.96	91.58	89.30	06.59	102.55	81.70	100.09	N/A	1,090,380	973,727
01-OCT-20 To 31-DEC-20	2	63.01	63.01	63.69	09.89	98.93	56.78	69.23	N/A	522,500	332,765
01-JAN-21 To 31-MAR-21	2	60.84	60.84	58.74	05.06	103.58	57.76	63.92	N/A	1,041,000	611,498
01-APR-21 To 30-JUN-21	1	59.90	59.90	59.90	00.00	100.00	59.90	59.90	N/A	1,230,250	736,890
01-JUL-21 To 30-SEP-21	2	68.13	68.13	67.93	03.90	100.29	65.47	70.79	N/A	648,000	440,190
_____Study Yrs_____											
01-OCT-18 To 30-SEP-19	2	76.41	76.41	76.48	07.07	99.91	71.01	81.81	N/A	541,770	414,363
01-OCT-19 To 30-SEP-20	6	78.33	81.18	81.49	13.29	99.62	63.10	100.09	63.10 to 100.09	881,042	717,936
01-OCT-20 To 30-SEP-21	7	63.92	63.41	62.01	06.95	102.26	56.78	70.79	56.78 to 70.79	807,607	500,828
_____Calendar Yrs_____											
01-JAN-19 To 31-DEC-19	1	81.81	81.81	81.81	00.00	100.00	81.81	81.81	N/A	549,214	449,325
01-JAN-20 To 31-DEC-20	8	74.60	76.63	78.55	14.48	97.56	56.78	100.09	56.78 to 100.09	791,406	621,643
_____ALL_____	15	70.79	72.25	71.88	13.24	100.51	56.78	100.09	63.10 to 81.70	801,536	576,142

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	4	61.91	61.76	60.26	04.73	102.49	57.76	65.47	N/A	1,002,063	603,883
2	11	74.24	76.06	77.69	12.32	97.90	56.78	100.09	63.10 to 92.96	728,617	566,055
_____ALL_____	15	70.79	72.25	71.88	13.24	100.51	56.78	100.09	63.10 to 81.70	801,536	576,142

22 Dakota

PAD 2022 R&O Statistics (Using 2022 Values)

Qualified

AGRICULTURAL LAND

Date Range: 10/1/2018 To 9/30/2021   Posted on: 1/31/2022

Number of Sales : 15	MEDIAN : 71	COV : 17.38	95% Median C.I. : 63.10 to 81.70
Total Sales Price : 12,023,040	WGT. MEAN : 72	STD : 12.56	95% Wgt. Mean C.I. : 62.46 to 81.30
Total Adj. Sales Price : 12,023,040	MEAN : 72	Avg. Abs. Dev : 09.37	95% Mean C.I. : 65.29 to 79.21
Total Assessed Value : 8,642,135			
Avg. Adj. Sales Price : 801,536	COD : 13.24	MAX Sales Ratio : 100.09	
Avg. Assessed Value : 576,142	PRD : 100.51	MIN Sales Ratio : 56.78	*Printed:3/22/2022 10:16:36AM*

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	5	63.92	66.01	62.90	07.63	104.94	57.76	74.24	N/A	800,865	503,748
1	2	60.84	60.84	58.74	05.06	103.58	57.76	63.92	N/A	1,041,000	611,498
2	3	71.01	69.45	67.41	05.22	103.03	63.10	74.24	N/A	640,775	431,915
_____ALL_____	15	70.79	72.25	71.88	13.24	100.51	56.78	100.09	63.10 to 81.70	801,536	576,142

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	59.90	59.90	59.90	00.00	100.00	59.90	59.90	N/A	1,230,250	736,890
1	1	59.90	59.90	59.90	00.00	100.00	59.90	59.90	N/A	1,230,250	736,890
_____Dry_____											
County	11	71.01	71.59	71.13	12.15	100.65	56.78	92.96	57.76 to 81.81	778,663	553,870
1	2	60.84	60.84	58.74	05.06	103.58	57.76	63.92	N/A	1,041,000	611,498
2	9	74.24	73.98	75.11	10.67	98.50	56.78	92.96	63.10 to 81.81	720,366	541,063
_____ALL_____	15	70.79	72.25	71.88	13.24	100.51	56.78	100.09	63.10 to 81.70	801,536	576,142

Dakota County 2022 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	6,000	n/a	5,800	5,410	n/a	5,170	5,165	5,040	**5,725**
Thurston	2	6,000	6,000	5,800	5,800	5,599	n/a	4,700	4,290	**5,514**
Burt	1	5,365	5,615	5,017	3,919	n/a	3,258	3,860	3,215	**4,555**
Dakota	2	n/a	n/a	5,390	5,265	n/a	n/a	4,435	4,270	**4,539**
Dixon	2	5,285	5,190	4,930	4,770	4,435	4,115	4,030	3,865	**4,491**
Dixon	1	5,650	5,450	5,175	5,010	5,000	4,500	4,230	4,060	**4,883**
Thurston	1	6,000	6,000	5,800	5,800	5,600	5,600	4,700	4,290	**5,528**
Thurston	2	6,000	6,000	5,800	5,800	5,599	n/a	4,700	4,290	**5,514**

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	5,325	4,955	5,240	n/a	4,800	4,030	3,875	3,800	**5,128**
Thurston	2	4,700	4,700	4,100	4,100	4,000	3,900	3,500	3,400	**3,900**
Burt	1	5,545	5,400	5,009	n/a	3,715	4,215	3,651	2,886	**4,263**
Dakota	2	5,200	5,194	4,950	4,900	4,545	4,295	4,065	3,960	**4,318**
Dixon	2	4,255	3,900	3,900	3,890	3,620	3,515	3,205	3,205	**3,551**
Dixon	1	5,550	5,135	5,010	4,935	4,910	4,410	4,200	3,695	**4,602**
Thurston	1	5,400	5,300	5,000	4,900	4,700	4,600	3,500	3,400	**4,630**
Thurston	2	4,700	4,700	4,100	4,100	4,000	3,900	3,500	3,400	**3,900**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	1,950	1,950	1,950	1,950	n/a	n/a	n/a	n/a	**1,950**
Thurston	2	1,800	1,800	1,600	1,500	1,400	n/a	n/a	n/a	**1,726**
Burt	1	2,562	2,351	2,105	2,080	n/a	1,975	670	1,790	**2,325**
Dakota	2	1,950	1,950	1,950	1,970	1,950	n/a	n/a	n/a	**1,958**
Dixon	2	1,900	1,800	1,700	1,600	1,500	1,500	1,440	1,325	**1,725**
Dixon	1	2,430	2,300	2,030	n/a	1,845	1,720	n/a	n/a	**2,228**
Thurston	1	1,800	1,800	1,700	1,700	1,600	n/a	1,400	n/a	**1,772**
Thurston	2	1,800	1,800	1,600	1,500	1,400	n/a	n/a	n/a	**1,726**

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	0	215
Thurston	2	n/a	n/a	75
Burt	1	3,740	n/a	128
Dakota	2	n/a	0	215
Dixon	2	3,486	0	119
Dixon	1	4,675	0	93
Thurston	1	n/a	n/a	75
Thurston	2	n/a	n/a	75

Source: 2022 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

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

N

693
Ponca
695
697

26_2 22_2

711
709
707
Waterbury
705
South Sioux City
703

Dixon
Jackson

Dakota

963
22_1
Dakota City
965
967

959
961

Hubbard

26_1

985
983
981
979
Homer

Emerson
977
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Thurston

Winnebago
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1237
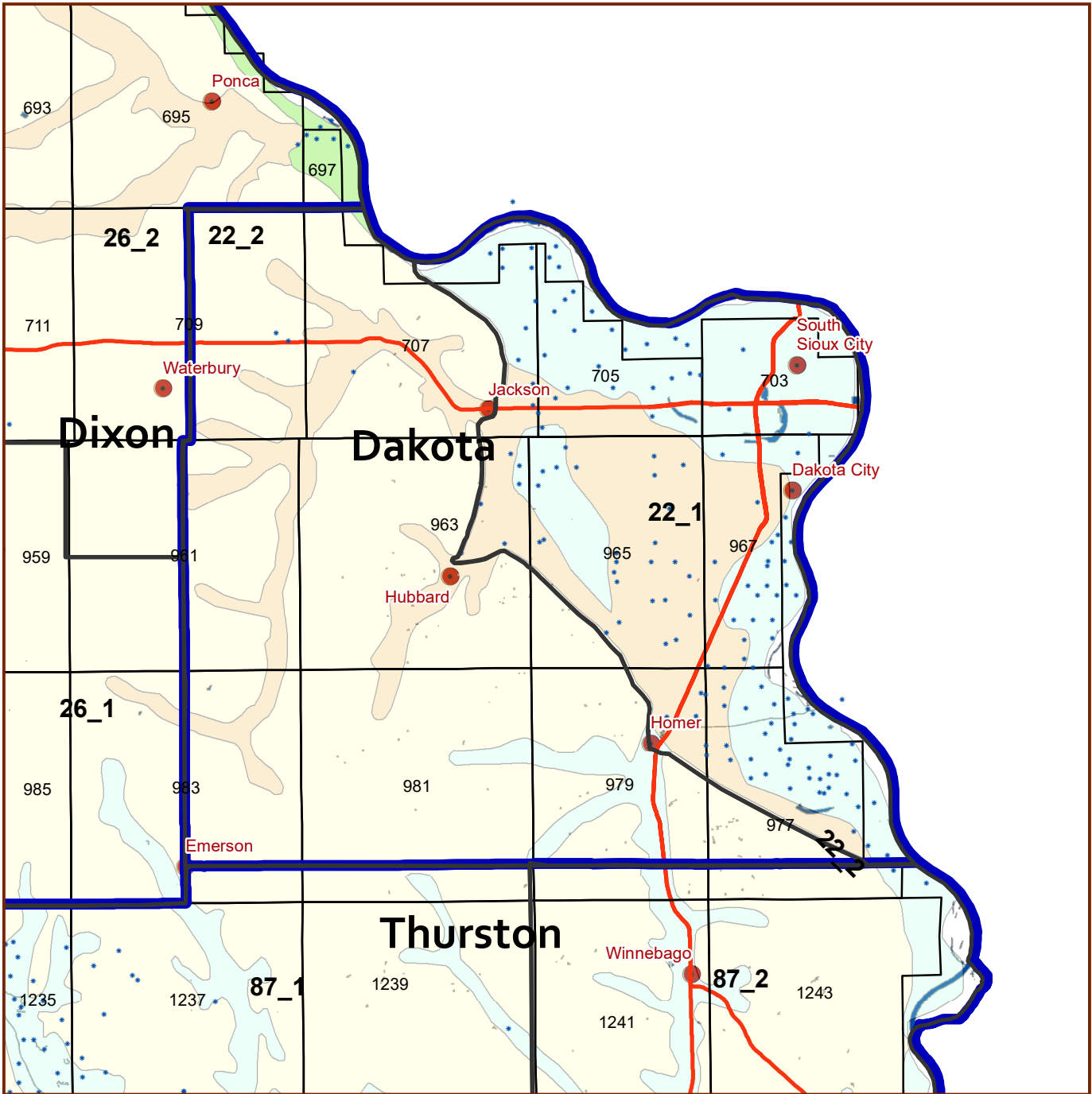
Legend

- Market_Area
- County
- * Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excesssive 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 2011-2021

Legend: ResRec, Comm&Indust, Total Agland
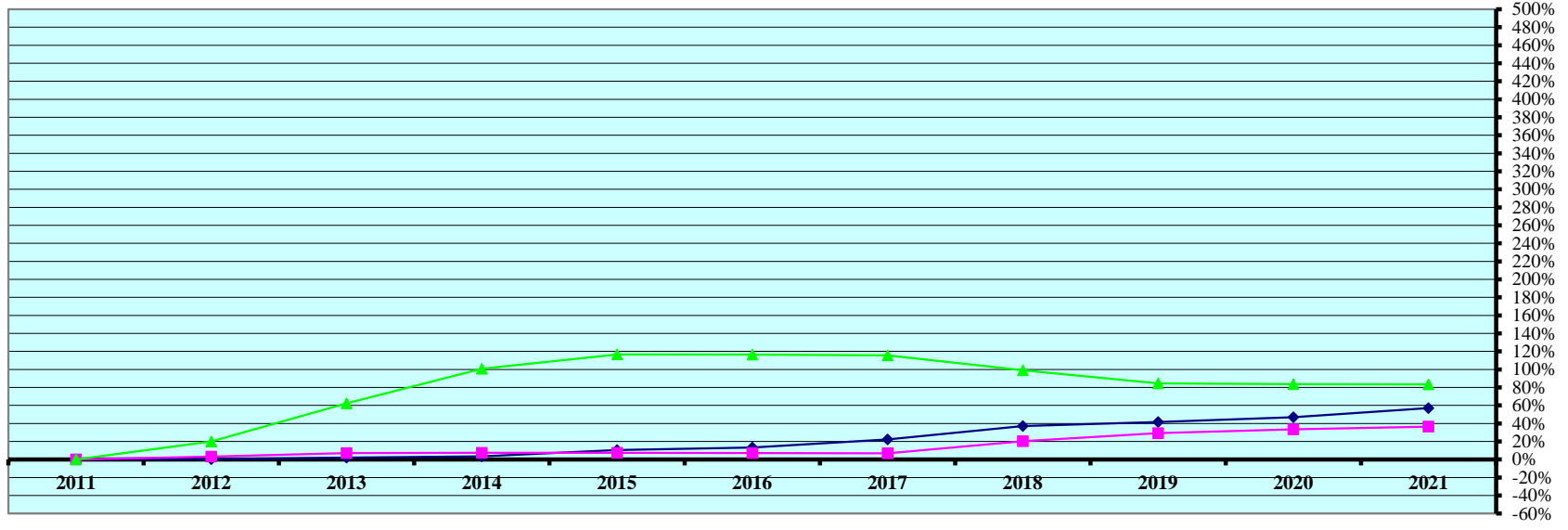
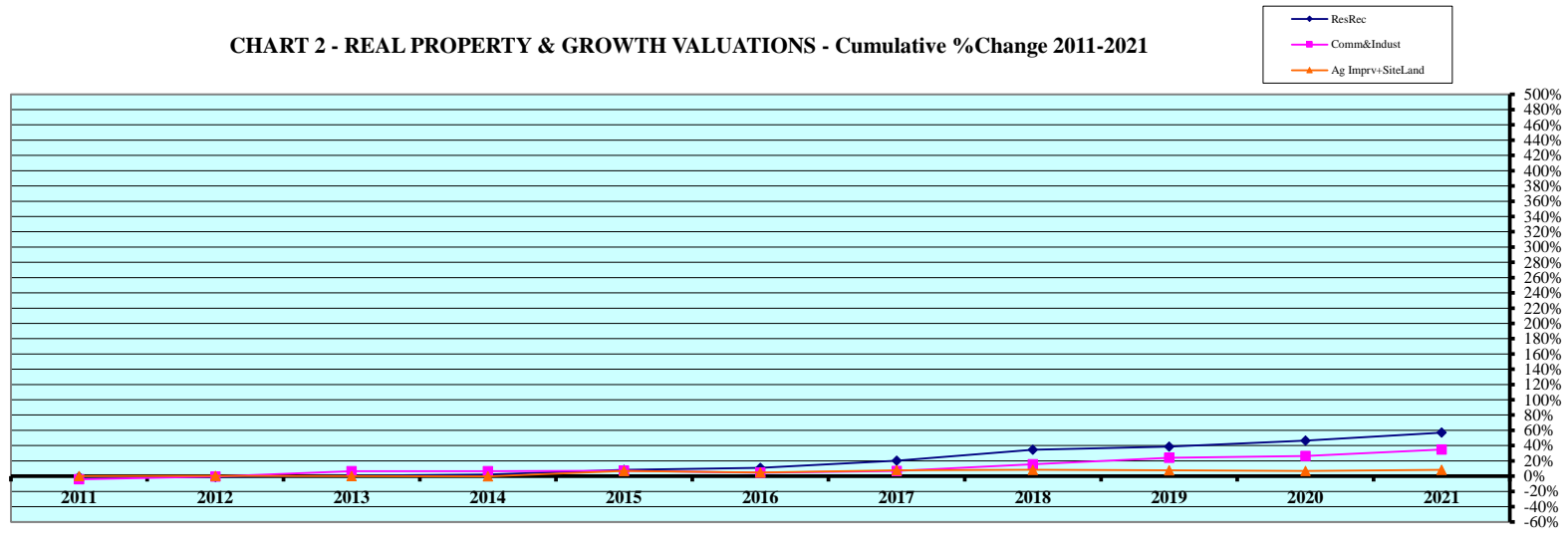| Tax Year	Residential & Recreational [1]				Commercial & Industrial [1]				Total Agricultural Land [1]			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2011	501,185,330	-	-	-	291,733,760	-	-	-	301,933,494	-	-	-
2012	502,500,760	1,315,430	0.26%	0.26%	301,092,850	9,359,090	3.21%	3.21%	362,103,333	60,169,839	19.93%	19.93%
2013	510,940,590	8,439,830	1.68%	1.95%	312,057,535	10,964,685	3.64%	6.97%	490,197,585	128,094,252	35.38%	62.35%
2014	518,318,960	7,378,370	1.44%	3.42%	313,465,455	1,407,920	0.45%	7.45%	606,108,170	115,910,585	23.65%	100.74%
2015	553,789,005	35,470,045	6.84%	10.50%	313,009,740	-455,715	-0.15%	7.29%	654,066,310	47,958,140	7.91%	116.63%
2016	567,882,380	14,093,375	2.54%	13.31%	312,064,410	-945,330	-0.30%	6.97%	653,445,810	-620,500	-0.09%	116.42%
2017	612,304,985	44,422,605	7.82%	22.17%	311,422,240	-642,170	-0.21%	6.75%	650,635,295	-2,810,515	-0.43%	115.49%
2018	687,202,300	74,897,315	12.23%	37.12%	351,204,640	39,782,400	12.77%	20.39%	601,414,935	-49,220,360	-7.56%	99.19%
2019	709,944,440	22,742,140	3.31%	41.65%	376,996,323	25,791,683	7.34%	29.23%	556,725,815	-44,689,120	-7.43%	84.39%
2020	736,616,190	26,671,750	3.76%	46.97%	389,298,554	12,302,231	3.26%	33.44%	554,594,585	-2,131,230	-0.38%	83.68%
2021	787,175,840	50,559,650	6.86%	57.06%	397,979,751	8,681,197	2.23%	36.42%	553,910,440	-684,145	-0.12%	83.45%

Rate Annual %chg: Residential & Recreational **4.62%**   Commercial & Industrial **3.15%**   Agricultural Land **6.26%**

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

CHART 1

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

Source: 2011 - 2021 Certificate of Taxes Levied Reports CTL   NE Dept. of Revenue, Property Assessment Division   Prepared as of 03/01/2022

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2011-2021

Legend: ResRec, Comm&Indust, Ag Imprv+SiteLand

Tax Year	Residential & Recreational [1]						Commercial & Industrial [1]					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2011	501,185,330	3,848,580	0.77%	497,336,750	-	-0.77%	291,733,760	12,175,565	4.17%	279,558,195	-	-4.17%
2012	502,500,760	6,318,041	1.26%	496,182,719	-1.00%	-1.00%	301,092,850	10,974,769	3.64%	290,118,081	-0.55%	-0.55%
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	0.75%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	6.36%
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	2.16%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	6.40%
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	8.18%	313,009,740	814,845	0.26%	312,194,895	-0.41%	7.01%
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	10.87%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	4.44%
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	20.08%	311,422,240	266,715	0.09%	311,155,525	-0.29%	6.66%
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	34.47%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	15.51%
2019	709,944,440	15,133,610	2.13%	694,810,830	1.11%	38.63%	376,996,323	15,298,864	4.06%	361,697,459	2.99%	23.98%
2020	736,616,190	2,462,350	0.33%	734,153,840	3.41%	46.48%	389,298,554	20,759,120	5.33%	368,539,434	-2.24%	26.33%
2021	787,175,840	704,190	0.09%	786,471,650	6.77%	56.92%	397,979,751	4,646,130	1.17%	393,333,621	1.04%	34.83%
Rate Ann%chg	4.62%		Resid & Recreat w/o growth		3.20%		3.15%		C & I w/o growth		0.86%	

| Tax Year	Ag Improvements & Site Land [1]							
	Agric. Dwelling & Homesite Value	Ag Outbldg & 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
2011	26,969,890	8,473,335	35,443,225	729,701	2.06%	34,713,524	'--	'--
2012	25,705,735	10,675,865	36,381,600	844,585	2.32%	35,537,015	0.26%	0.26%
2013	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	35,439,518	-2.59%	-0.01%
2014	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-5.67%	-0.30%
2015	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.02%	6.70%
2016	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.08%	4.74%
2017	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	-1.75%	7.68%
2018	28,011,895	10,665,165	38,677,060	278,575	0.72%	38,398,485	-0.83%	8.34%
2019	27,448,390	10,967,355	38,415,745	207,840	0.54%	38,207,905	-1.21%	7.80%
2020	27,055,160	10,813,390	37,868,550	0	0.00%	37,868,550	-1.42%	6.84%
2021	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; 2011 - 2021 CTL
Growth Value; 2011-2021 Abstract of Asmnt Rpt.

Cnty#	22
County	DAKOTA

NE Dept. of Revenue, Property Assessment Division

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2011-2021
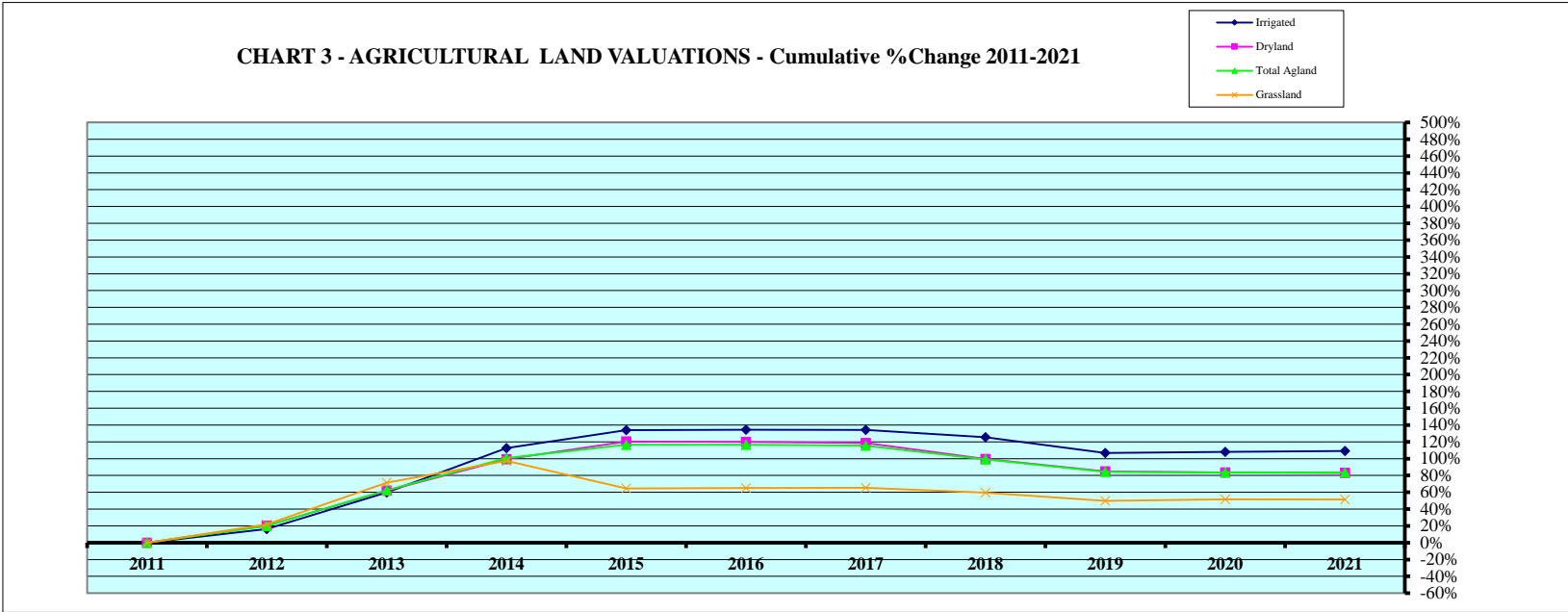
Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2011	44,060,140	-	-	-	228,102,640	-	-	-	28,506,499	-	-	-
2012	51,237,299	7,177,159	16.29%	16.29%	274,295,692	46,193,052	20.25%	20.25%	34,705,386	6,198,887	21.75%	21.75%
2013	70,416,250	19,178,951	37.43%	59.82%	369,407,610	95,111,918	34.67%	61.95%	48,890,870	14,185,484	40.87%	71.51%
2014	93,662,510	23,246,260	33.01%	112.58%	454,763,675	85,356,065	23.11%	99.37%	56,268,770	7,377,900	15.09%	97.39%
2015	103,092,690	9,430,180	10.07%	133.98%	502,647,085	47,883,410	10.53%	120.36%	46,895,545	-9,373,225	-16.66%	64.51%
2016	103,276,295	183,605	0.18%	134.40%	501,723,420	-923,665	-0.18%	119.96%	47,034,510	138,965	0.30%	65.00%
2017	103,190,920	-85,375	-0.08%	134.20%	498,908,185	-2,815,235	-0.56%	118.72%	47,115,285	80,775	0.17%	65.28%
2018	99,357,615	-3,833,305	-3.71%	125.50%	455,224,465	-43,683,720	-8.76%	99.57%	45,481,395	-1,633,890	-3.47%	59.55%
2019	91,048,755	-8,308,860	-8.36%	106.65%	421,593,290	-33,631,175	-7.39%	84.83%	42,662,400	-2,818,995	-6.20%	49.66%
2020	91,646,030	597,275	0.66%	108.00%	418,426,785	-3,166,505	-0.75%	83.44%	43,195,000	532,600	1.25%	51.53%
2021	92,092,635	446,605	0.49%	109.02%	417,296,795	-1,129,990	-0.27%	82.94%	43,124,490	-70,510	-0.16%	51.28%

Rate Ann.%chg:	Irrigated	7.65%		Dryland	6.23%		Grassland	4.23%

Tax Year	Waste Land [1] Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland [1] Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2011	1,264,215	-	-	-	0	-	-	-	301,933,494	-	-	-
2012	2,066,502	802,287	63.46%	63.46%	(201,546)	-201,546			362,103,333	60,169,839	19.93%	19.93%
2013	1,941,200	-125,302	-6.06%	53.55%	(458,345)	-256,799			490,197,585	128,094,252	35.38%	62.35%
2014	1,412,635	-528,565	-27.23%	11.74%	580	458,925			606,108,170	115,910,585	23.65%	100.74%
2015	1,430,395	17,760	1.26%	13.14%	595	15	2.59%		654,066,310	47,958,140	7.91%	116.63%
2016	1,410,990	-19,405	-1.36%	11.61%	595	0	0.00%		653,445,810	-620,500	-0.09%	116.42%
2017	1,399,980	-11,010	-0.78%	10.74%	20,925	20,330	3416.81%		650,635,295	-2,810,515	-0.43%	115.49%
2018	1,350,880	-49,100	-3.51%	6.86%	580	-20,345	-97.23%		601,414,935	-49,220,360	-7.56%	99.19%
2019	1,383,680	32,800	2.43%	9.45%	37,690	37,110	6398.28%		556,725,815	-44,689,120	-7.43%	84.39%
2020	1,388,730	5,050	0.36%	9.85%	(61,960)	-99,650	-264.39%		554,594,585	-2,131,230	-0.38%	83.68%
2021	1,384,755	-3,975	-0.29%	9.53%	11,765	73,725			553,910,440	-684,145	-0.12%	83.45%

Cnty#	22
County	DAKOTA

Rate Ann.%chg:	Total Agric Land	6.26%

Source: 2011 - 2021 Certificate of Taxes Levied Reports CTL   NE Dept. of Revenue, Property Assessment Division   Prepared as of 03/01/2022   CHART 3

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Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	40,101,055	16,620	2,413			199,072,985	97,844	2,035			81,700,995	133,333	613		
2012	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%
2013	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%
2014	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%
2015	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%
2016	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%
2017	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%
2018	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%
2019	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%
2020	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%
2021	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 [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND [1] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2011	1,250,395	6,670	187			0	0				269,548,330	150,203	1,795		
2012	1,253,165	6,695	187	-0.15%	-0.15%	0	0				302,595,420	149,786	2,020	12.57%	12.57%
2013	2,069,225	9,284	223	19.07%	18.90%	0	0				362,397,275	149,253	2,428	20.19%	35.30%
2014	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%
2015	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%
2016	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%
2017	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%
2018	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%
2019	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%
2020	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%
2021	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%

Rate Annual %chg Average Value/Acre: 7.61%

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DAKOTA

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2011 - 2021 County Abstract Reports

Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75%   NE Dept. of Revenue, Property Assessment Division   Prepared as of 03/01/2022   CHART 4

CHART 5 - 2021 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,582	DAKOTA	114,547,315	38,088,130	33,398,064	787,175,840	300,494,876	97,484,875	0	553,910,440	38,991,705	18,712,780	0	1,982,804,025
	cnty sectorvalue % of total value:	5.78%	1.92%	1.68%	39.70%	15.16%	4.92%		27.94%	1.97%	0.94%		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	764,259	661,129	1,122,805	82,761,085	12,398,605	4,956,675	0	1,119,365	0	0	0	103,783,923
8.89%	%sector of county sector	0.67%	1.74%	3.36%	10.51%	4.13%	5.08%		0.20%				5.23%
	%sector of municipality	0.74%	0.64%	1.08%	79.74%	11.95%	4.78%		1.08%				100.00%
840	EMERSON	11,994	111,816	15,005	10,357,485	371,335	0	0	0	0	0	0	10,867,635
3.89%	%sector of county sector	0.01%	0.29%	0.04%	1.32%	0.12%							0.55%
	%sector of municipality	0.11%	1.03%	0.14%	95.31%	3.42%							100.00%
549	HOMER	169,515	351,082	628,450	24,017,685	2,462,145	0	0	0	0	0	0	27,628,877
2.54%	%sector of county sector	0.15%	0.92%	1.88%	3.05%	0.82%							1.39%
	%sector of municipality	0.61%	1.27%	2.27%	86.93%	8.91%							100.00%
236	HUBBARD	487,936	0	0	7,375,400	1,153,160	0	0	4,485	0	263,045	0	9,284,026
1.09%	%sector of county sector	0.43%			0.94%	0.38%			0.00%		1.41%		0.47%
	%sector of municipality	5.26%			79.44%	12.42%			0.05%		2.83%		100.00%
223	JACKSON	31,257,135	103,298	24,600	13,161,325	2,843,715	181,330	0	0	0	0	0	47,571,403
1.03%	%sector of county sector	27.29%	0.27%	0.07%	1.67%	0.95%	0.19%						2.40%
	%sector of municipality	65.71%	0.22%	0.05%	27.67%	5.98%	0.38%						100.00%
13,353	SOUTH SIOUX CITY	38,806,744	12,531,018	8,045,263	413,935,090	248,384,221	53,460,990	0	686,655	19,015	28,115	0	775,897,111
61.87%	%sector of county sector	33.88%	32.90%	24.09%	52.58%	82.66%	54.84%		0.12%	0.05%	0.15%		39.13%
	%sector of municipality	5.00%	1.62%	1.04%	53.35%	32.01%	6.89%		0.09%	0.00%	0.00%		100.00%
0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0	0	0	0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0	0	0	0
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0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
0	0	0	0	0	0	0	0	0	0	0	0	0	0
	%sector of county sector												
	%sector of municipality												
17,120	Total Municipalities	71,497,583	13,758,343	9,836,123	551,608,070	267,613,181	58,598,995	0	1,810,505	19,015	291,160	0	975,032,975
79.33%	%all municip.sectors of cnty	62.42%	36.12%	29.45%	70.07%	89.06%	60.11%		0.33%	0.05%	1.56%		49.17%

22	DAKOTA

Sources: 2021 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2021 Municipality Population per Research Division   NE Dept. of Revenue, Property Assessment Division   Prepared as of 03/01/2022   CHART 5

Total Real Property
Sum Lines 17, 25, & 30   Records : 10,093   Value : 1,911,064,299   Growth   23,179,990   Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	490	14,230,050	171	3,147,350	142	3,258,215	803	20,635,615	
02. Res Improve Land	4,255	68,439,725	634	13,505,705	536	15,899,955	5,425	97,845,385	
03. Res Improvements	4,550	520,356,660	906	113,705,950	551	92,227,555	6,007	726,290,165	
04. Res Total	5,040	603,026,435	1,077	130,359,005	693	111,385,725	6,810	844,771,165	4,840,610
% of Res Total	74.01	71.38	15.81	15.43	10.18	13.19	67.47	44.20	20.88
05. Com UnImp Land	149	7,414,305	34	1,693,449	11	1,022,185	194	10,129,939	
06. Com Improve Land	605	34,830,190	65	5,943,540	33	4,384,990	703	45,158,720	
07. Com Improvements	609	232,681,550	68	18,575,930	36	10,008,400	713	261,265,880	
08. Com Total	758	274,926,045	102	26,212,919	47	15,415,575	907	316,554,539	18,037,785
% of Com Total	83.57	86.85	11.25	8.28	5.18	4.87	8.99	16.56	77.82
09. Ind UnImp Land	8	1,117,545	9	768,845	0	0	17	1,886,390	
10. Ind Improve Land	16	5,248,635	9	3,811,220	0	0	25	9,059,855	
11. Ind Improvements	16	46,766,850	10	51,985,125	0	0	26	98,751,975	
12. Ind Total	24	53,133,030	19	56,565,190	0	0	43	109,698,220	301,595
% of Ind Total	55.81	48.44	44.19	51.56	0.00	0.00	0.43	5.74	1.30
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	5,040	603,026,435	1,077	130,359,005	693	111,385,725	6,810	844,771,165	4,840,610
% of Res & Rec Total	74.01	71.38	15.81	15.43	10.18	13.19	67.47	44.20	20.88
Com & Ind Total	782	328,059,075	121	82,778,109	47	15,415,575	950	426,252,759	18,339,380
% of Com & Ind Total	82.32	76.96	12.74	19.42	4.95	3.62	9.41	22.30	79.12
17. Taxable Total	5,822	931,085,510	1,198	213,137,114	740	126,801,300	7,760	1,271,023,924	23,179,990
% of Taxable Total	75.03	73.25	15.44	16.77	9.54	9.98	76.88	66.51	100.00

Schedule II : Tax Increment Financing (TIF)

	Urban				SubUrban		
	Records	Value Base	Value Excess		Records	Value Base	Value Excess
18. Residential	110	5,557,545	10,951,535		2	14,770	567,545
19. Commercial	97	26,607,435	46,036,605		2	219,614	821
20. Industrial	6	18,504,405	49,832,310		3	157,370	18,691,200
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		112	5,572,315	11,519,080
19. Commercial	2	54,720	130,515		101	26,881,769	46,167,941
20. Industrial	0	0	0		9	18,661,775	68,523,510
21. Other	0	0	0		0	0	0
22. Total Sch II					222	51,115,859	126,210,531

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	317	94	124	535

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	1,201,225	260	47,572,210	1,651	418,203,790	1,923	466,977,225
28. Ag-Improved Land	1	77,255	60	9,980,360	336	110,563,260	397	120,620,875
29. Ag Improvements	2	25,730	62	7,788,130	346	44,628,415	410	52,442,275

2022 County Abstract of Assessment for Real Property, Form 45

30. Ag Total				2,333	640,040,375

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	3.23	17,640	
32. HomeSite Improv Land	0	0.00	0	38	40.23	503,650	
33. HomeSite Improvements	0	0.00	0	40	39.23	5,774,125	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	5	8.00	25,320	
36. FarmSite Improv Land	0	0.00	0	47	124.37	393,645	
37. FarmSite Improvements	2	0.00	25,730	48	0.00	2,014,005	
38. FarmSite Total							
39. Road & Ditches	0	2.34	0	0	186.58	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	

	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	13	13.00	184,625	16	16.23	202,265	
32. HomeSite Improv Land	223	229.76	3,112,515	261	269.99	3,616,165	
33. HomeSite Improvements	237	219.76	30,530,990	277	258.99	36,305,115	0
34. HomeSite Total				293	286.22	40,123,545	
35. FarmSite UnImp Land	63	117.64	335,905	68	125.64	361,225	
36. FarmSite Improv Land	290	925.88	2,309,590	337	1,050.25	2,703,235	
37. FarmSite Improvements	288	0.00	14,097,425	338	0.00	16,137,160	0
38. FarmSite Total				406	1,175.89	19,201,620	
39. Road & Ditches	0	2,090.66	0	0	2,279.58	0	
40. Other- Non Ag Use	0	10.00	3,000	0	10.00	3,000	
41. Total Section VI				699	3,751.69	59,328,165	0

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

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

	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	40.00	22,800	1	40.00	22,800

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail   Market Area   1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,432.86	32.92%	32,597,160	34.50%	6,000.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,434.24	32.93%	31,518,605	33.36%	5,800.00
48. 2A	5,131.87	31.10%	27,763,410	29.39%	5,410.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	396.23	2.40%	2,048,510	2.17%	5,170.00
51. 4A1	38.12	0.23%	196,890	0.21%	5,165.01
52. 4A	68.84	0.42%	346,955	0.37%	5,040.02
53. Total	16,502.16	100.00%	94,471,530	100.00%	5,724.80
Dry					
54. 1D1	13,709.54	44.97%	73,003,930	46.70%	5,325.05
55. 1D	508.75	1.67%	2,520,875	1.61%	4,955.04
56. 2D1	7,520.94	24.67%	39,409,720	25.21%	5,240.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	8,124.62	26.65%	38,998,195	24.95%	4,800.00
59. 3D	38.34	0.13%	154,510	0.10%	4,029.99
60. 4D1	246.65	0.81%	955,795	0.61%	3,875.11
61. 4D	339.04	1.11%	1,288,375	0.82%	3,800.07
62. Total	30,487.88	100.00%	156,331,400	100.00%	5,127.66
Grass					
63. 1G1	950.18	40.23%	1,841,310	55.19%	1,937.85
64. 1G	481.45	20.38%	891,920	26.73%	1,852.57
65. 2G1	55.06	2.33%	54,985	1.65%	998.64
66. 2G	52.96	2.24%	47,120	1.41%	889.73
67. 3G1	43.66	1.85%	36,020	1.08%	825.01
68. 3G	86.16	3.65%	49,975	1.50%	580.03
69. 4G1	55.26	2.34%	45,605	1.37%	825.28
70. 4G	637.08	26.97%	369,510	11.07%	580.01
71. Total	2,361.81	100.00%	3,336,445	100.00%	1,412.66
Irrigated Total	16,502.16	32.50%	94,471,530	37.13%	5,724.80
Dry Total	30,487.88	60.05%	156,331,400	61.44%	5,127.66
Grass Total	2,361.81	4.65%	3,336,445	1.31%	1,412.66
72. Waste	1,216.22	2.40%	261,510	0.10%	215.02
73. Other	205.39	0.40%	44,150	0.02%	214.96
74. Exempt	432.51	0.85%	2,663,080	1.05%	6,157.27
75. Market Area Total	50,773.46	100.00%	254,445,035	100.00%	5,011.38

Schedule IX : Agricultural Records : Ag Land Market Area Detail   Market Area   2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	15.33	3.99%	82,630	4.74%	5,390.08
48. 2A	77.59	20.20%	408,510	23.43%	5,264.98
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	54.72	14.24%	242,675	13.92%	4,434.85
52. 4A	236.51	61.57%	1,009,895	57.92%	4,269.99
53. Total	384.15	100.00%	1,743,710	100.00%	4,539.14
Dry					
54. 1D1	1,285.14	1.96%	6,682,725	2.36%	5,200.00
55. 1D	11,140.91	16.97%	57,867,435	20.41%	5,194.14
56. 2D1	4,143.49	6.31%	20,510,375	7.23%	4,950.02
57. 2D	339.66	0.52%	1,664,340	0.59%	4,900.02
58. 3D1	132.33	0.20%	601,450	0.21%	4,545.08
59. 3D	10,005.82	15.24%	42,975,245	15.16%	4,295.02
60. 4D1	2,873.59	4.38%	11,681,195	4.12%	4,065.02
61. 4D	35,737.57	54.43%	141,520,820	49.92%	3,960.00
62. Total	65,658.51	100.00%	283,503,585	100.00%	4,317.85
Grass					
63. 1G1	2,718.86	10.14%	5,234,435	13.12%	1,925.23
64. 1G	4,470.22	16.68%	7,978,685	20.00%	1,784.85
65. 2G1	3,695.54	13.79%	7,113,270	17.83%	1,924.83
66. 2G	7,449.11	27.79%	14,377,825	36.04%	1,930.14
67. 3G1	126.18	0.47%	202,130	0.51%	1,601.92
68. 3G	295.11	1.10%	168,205	0.42%	569.97
69. 4G1	982.21	3.66%	790,685	1.98%	805.01
70. 4G	7,064.40	26.36%	4,026,735	10.09%	570.00
71. Total	26,801.63	100.00%	39,891,970	100.00%	1,488.42
Irrigated Total	384.15	0.39%	1,743,710	0.53%	4,539.14
Dry Total	65,658.51	66.94%	283,503,585	86.89%	4,317.85
Grass Total	26,801.63	27.32%	39,891,970	12.23%	1,488.42
72. Waste	5,243.14	5.35%	1,127,115	0.35%	214.97
73. Other	3.70	0.00%	795	0.00%	214.86
74. Exempt	862.01	0.88%	4,319,285	1.32%	5,010.71
75. Market Area Total	98,091.13	100.00%	326,267,175	100.00%	3,326.16

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,392.74	7,954,265	15,493.57	88,260,975	16,886.31	96,215,240
77. Dry Land	251.86	1,266,355	9,115.85	44,395,220	86,778.68	394,173,410	96,146.39	439,834,985
78. Grass	17.84	11,625	2,929.26	4,138,210	26,216.34	39,078,580	29,163.44	43,228,415
79. Waste	0.09	20	566.43	121,795	5,892.84	1,266,810	6,459.36	1,388,625
80. Other	2.24	480	13.15	2,825	193.70	41,640	209.09	44,945
81. Exempt	21.81	154,905	717.92	4,200,530	554.79	2,626,930	1,294.52	6,982,365
82. Total	272.03	1,278,480	14,017.43	56,612,315	134,575.13	522,821,415	148,864.59	580,712,210

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,886.31	11.34%	96,215,240	16.57%	5,697.83
Dry Land	96,146.39	64.59%	439,834,985	75.74%	4,574.64
Grass	29,163.44	19.59%	43,228,415	7.44%	1,482.28
Waste	6,459.36	4.34%	1,388,625	0.24%	214.98
Other	209.09	0.14%	44,945	0.01%	214.96
Exempt	1,294.52	0.87%	6,982,365	1.20%	5,393.79
Total	148,864.59	100.00%	580,712,210	100.00%	3,900.94

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land Records	Unimproved Land Value	Improved Land Records	Improved Land Value	Improvements Records	Improvements Value	Total Records	Total Value	Growth
83.1	Dakcty Broyhill 14	9	124,695	25	482,535	60	5,326,920	69	5,934,150	0
83.2	Dakcty Original 15	52	833,880	536	8,088,605	537	67,016,400	589	75,938,885	81,590
83.3	Dakcty Rvrfront 17	2	46,110	23	883,130	23	6,224,975	25	7,154,215	0
83.4	Emerson 23	13	118,510	104	1,295,715	104	9,531,800	117	10,946,025	0
83.5	Homer 18	29	497,250	201	4,120,570	204	22,138,910	233	26,756,730	171,515
83.6	Hubbard 23	19	235,830	72	949,555	89	6,464,425	108	7,649,810	0
83.7	Jackson 20	40	439,055	70	1,427,580	73	8,286,355	113	10,152,990	0
83.8	Jackson 21	11	262,705	18	439,280	18	4,273,770	29	4,975,755	199,060
83.9	Rr Sbdv Blff View 56	2	60,650	5	178,235	5	1,401,840	7	1,640,725	0
83.10	Rr Sbdv Boals 64	0	0	4	50,925	4	454,595	4	505,520	0
83.11	Rr Sbdv Coopers 34	2	28,650	6	83,700	6	836,665	8	949,015	0
83.12	Rr Sbdv Dak Flats 60	3	90,090	18	541,420	18	7,033,085	21	7,664,595	123,395
83.13	Rr Sbdv Isl Hms 36	5	43,800	38	322,800	38	3,118,665	43	3,485,265	0
83.14	Rr Sbdv L&l Add 49	2	30,000	25	407,400	25	5,101,245	27	5,538,645	0
83.15	Rr Sbdv Lik U Wan 55	2	16,000	14	112,160	14	2,121,245	16	2,249,405	0
83.16	Rr Sbdv Orig Bch 33	30	223,555	91	1,083,310	91	7,933,300	121	9,240,165	0
83.17	Rr Sbdv Rott 1&2 61	7	160,640	27	951,350	27	8,364,875	34	9,476,865	0
83.18	Rr Sbdv Rott 3&4 62	3	136,500	20	783,000	20	7,516,790	23	8,436,290	832,780
83.19	Rr Sbdv Rott 5&6 63	16	286,825	8	273,435	8	2,585,800	24	3,146,060	1,383,545
83.20	Rr Sbdv Ssc Proj 50	3	58,305	32	634,995	32	4,994,865	35	5,688,165	0
83.21	Rr Sbdv Tompkins 42	3	30,750	118	1,895,690	118	19,942,710	121	21,869,150	0
83.22	Rural A1 Hubbard 25	17	433,145	165	4,712,220	429	32,099,380	446	37,244,745	6,260
83.23	Rural A2 Jackson 26	87	1,652,630	127	4,186,805	130	23,612,780	217	29,452,215	130,970
83.24	Rural A3 Homer 27	93	1,668,360	290	7,562,620	298	52,926,090	391	62,157,070	0
83.25	Rural A4 Ssc 28	34	1,047,980	145	3,932,385	146	22,920,985	180	27,901,350	0
83.26	Rural A5 Rvrfrnt 29	7	582,125	30	1,505,115	31	3,610,775	38	5,698,015	0
83.27	Rural Ag Impvd Mkt1	0	0	1	31,000	2	139,115	2	170,115	0
83.28	Rural Ag Impvd Mkt2	0	0	2	33,425	2	228,805	2	262,230	0
83.29	Rural Ag Land Only 2	0	0	1	31,210	1	82,875	1	114,085	0
83.30	Ssc 100	129	1,218,140	1,396	14,689,560	1,397	121,388,775	1,526	137,296,475	119,980
83.31	Ssc 104	18	2,156,690	25	701,170	27	5,042,480	45	7,900,340	0
83.32	Ssc 110	65	1,177,630	1,400	23,939,975	1,400	190,057,660	1,465	215,175,265	1,405,160
83.33	Ssc 115	11	1,641,120	384	11,410,495	384	71,152,010	395	84,203,625	230,070
83.34	Ssc 116	89	5,333,995	4	104,015	245	2,314,495	334	7,752,505	156,285
83.35	[none]	0	0	0	0	1	44,705	1	44,705	0

2022 County Abstract of Assessment for Real Property, Form 45

Schedule XI : Residential Records - Assessor Location Detail

Line#	IAssessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
84	Residential Total	803	20,635,615	5,425	97,845,385	6,007	726,290,165	6,810	844,771,165	4,840,610

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Rural A2 Jackson 26	0	0	1	59,070	1	1,531,535	1	1,590,605	0
85.2	Rural Ag Impvd Mkt2	0	0	1	149,710	1	1,431,450	1	1,581,160	1,427,515
85.3	Rural Ag Land Only 1	0	0	1	297,310	1	90,550	1	387,860	0
85.4	Rural Ag Land Only 2	2	278,535	0	0	0	0	2	278,535	0
85.5	Ssc 100	1	7,165	0	0	0	0	1	7,165	137,590
85.6	Ssc 116	2	14,025	0	0	0	0	2	14,025	0
85.7	[none]	206	11,716,604	725	53,712,485	736	356,964,320	942	422,393,409	16,774,275
86	Commercial Total	211	12,016,329	728	54,218,575	739	360,017,855	950	426,252,759	18,339,380

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	939.92	66.78%	1,832,840	66.77%	1,950.00
88. 1G	447.19	31.77%	872,055	31.77%	1,950.08
89. 2G1	8.50	0.60%	16,575	0.60%	1,950.00
90. 2G	11.98	0.85%	23,360	0.85%	1,949.92
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	1,407.59	100.00%	2,744,830	100.00%	1,950.02
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	10.26	1.08%	8,470	1.43%	825.54
106. 1T	34.25	3.59%	19,865	3.36%	580.00
107. 2T1	46.56	4.88%	38,410	6.49%	824.96
108. 2T	40.98	4.29%	23,760	4.02%	579.80
109. 3T1	43.66	4.58%	36,020	6.09%	825.01
110. 3T	86.17	9.03%	49,975	8.45%	579.96
111. 4T1	55.26	5.79%	45,605	7.71%	825.28
112. 4T	637.08	66.76%	369,510	62.46%	580.01
113. Total	954.22	100.00%	591,615	100.00%	620.00
Grass Total	1,407.59	59.60%	2,744,830	82.27%	1,950.02
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	954.22	40.40%	591,615	17.73%	620.00
114. Market Area Total	2,361.81	100.00%	3,336,445	100.00%	1,412.66

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	2,659.99	15.17%	5,187,055	15.11%	1,950.03
88. 1G	3,935.04	22.45%	7,673,445	22.35%	1,950.03
89. 2G1	3,614.18	20.62%	7,047,775	20.53%	1,950.03
90. 2G	7,234.70	41.27%	14,255,615	41.52%	1,970.45
91. 3G1	87.82	0.50%	171,250	0.50%	1,950.01
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	17,531.73	100.00%	34,335,140	100.00%	1,958.46
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	58.87	0.64%	47,380	0.85%	804.82
106. 1T	535.18	5.77%	305,240	5.49%	570.35
107. 2T1	81.36	0.88%	65,495	1.18%	805.00
108. 2T	214.40	2.31%	122,210	2.20%	570.01
109. 3T1	38.36	0.41%	30,880	0.56%	805.01
110. 3T	295.11	3.18%	168,205	3.03%	569.97
111. 4T1	982.21	10.60%	790,685	14.23%	805.01
112. 4T	7,064.40	76.21%	4,026,735	72.46%	570.00
113. Total	9,269.89	100.00%	5,556,830	100.00%	599.45
Grass Total	17,531.73	65.41%	34,335,140	86.07%	1,958.46
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	9,269.89	34.59%	5,556,830	13.93%	599.45
114. Market Area Total	26,801.62	100.00%	39,891,970	100.00%	1,488.42

2022 County Abstract of Assessment for Real Property, Form 45
Compared with the 2021 Certificate of Taxes Levied Report (CTL)

	2021 CTL County Total	2022 Form 45 County Total	Value Difference (2022 form 45 - 2021 CTL)	Percent Change	2022 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	787,175,840	844,771,165	57,595,325	7.32%	4,840,610	6.70%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	38,991,705	40,123,545	1,131,840	2.90%	0	2.90%
04. Total Residential (sum lines 1-3)	**826,167,545**	**884,894,710**	**58,727,165**	**7.11%**	**4,840,610**	**6.52%**
05. Commercial	300,494,876	316,554,539	16,059,663	5.34%	18,037,785	-0.66%
06. Industrial	97,484,875	109,698,220	12,213,345	12.53%	301,595	12.22%
07. Total Commercial (sum lines 5-6)	**397,979,751**	**426,252,759**	**28,273,008**	**7.10%**	**18,339,380**	**2.50%**
08. Ag-Farmsite Land, Outbuildings	18,710,630	19,201,620	490,990	2.62%	0	2.62%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	2,150	3,000	850	39.53%		
11. Total Non-Agland (sum lines 8-10)	**18,712,780**	**19,204,620**	**491,840**	**2.63%**	**0**	**2.63%**
12. Irrigated	92,092,635	96,215,240	4,122,605	4.48%		
13. Dryland	417,296,795	439,834,985	22,538,190	5.40%		
14. Grassland	43,124,490	43,228,415	103,925	0.24%		
15. Wasteland	1,384,755	1,388,625	3,870	0.28%		
16. Other Agland	11,765	44,945	33,180	282.02%		
17. Total Agricultural Land	**553,910,440**	**580,712,210**	**26,801,770**	**4.84%**		
18. Total Value of all Real Property (Locally Assessed)	**1,796,770,516**	**1,911,064,299**	**114,293,783**	**6.36%**	**23,179,990**	**5.07%**

2022 Assessment Survey for Dakota County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	1
2.	**Appraiser(s) on staff:**
	1 (part-time)
3.	**Other full-time employees:**
	0
4.	**Other part-time employees:**
	2
5.	**Number of shared employees:**
	N/A
6.	**Assessor's requested budget for current fiscal year:**
	$369,772.07
7.	**Adopted budget, or granted budget if different from above:**
	N/A
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	$85,675
9.	**If appraisal/reappraisal budget is a separate levied fund, what is that amount:**
	$0
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	$14,325
11.	**Amount of the assessor's budget set aside for education/workshops:**
	$2,000
12.	**Amount of last year's assessor's budget not used:**
	$57,093

B. Computer, Automation Information and GIS

1.	**Administrative software:**
	T2
2.	**CAMA software:**
	T2
3.	**Personal Property software:**
	T2
4.	**Are cadastral maps currently being used?**
	No
5.	**If so, who maintains the Cadastral Maps?**
	N/A
6.	**Does the county have GIS software?**
	gWorks
7.	**Is GIS available to the public? If so, what is the web address?**
	Yes, http://dakota.gworks.com
8.	**Who maintains the GIS software and maps?**
	gWorks
9.	**What type of aerial imagery is used in the cyclical review of properties?**
	Eagleview
10.	**When was the aerial imagery last updated?**
	2021/2022

C. Zoning Information

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

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2022 Residential Assessment Survey for Dakota County

1.	**Valuation data collection done by:**
	Assessor, Office Staff, EWDS, Bralda, Innovative Appraisal Service and Stanard Appraisal Service.
2.	**List the valuation group recognized by the County and describe the unique characteristics of each:**

Valuation Group	Description of unique characteristics
1	Dakota City - Estimated population is 2,032; county seat; access to Highways 20, 35 and 77; Dakota City is neighbors with Tyson and the number one employer in Dakota County.
5	Emerson and Hubbard - Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County. Emerson estimated population is 902. Hubbard estimated population is 181; no major retail or industry in either village.
10	Homer - Estimated population is 502; located on Hwy. 77 in the Southeastern part of the county; reliant on Dakota City and South Sioux City for employment and retail. Also includes the village of Jackson, which is located on Hwy. 20. Jackson estimated population is 140.
15	Platted Rural Subdivisions - Lower Range
16	Platted Rural Subdivision - Middle Range
17	Platted Rural Subdivisions - High Range
20	South Sioux City - Estimated population is 12,896; largest town in Dakota County; location of the majority of retail and employment opportunities in the county; access to Highways. 20, 35, 75,77 and Interstate 29; the city is bordered by the Missouri River along the entirety of its Eastern side.
25	Rural - located more than 2 miles from the nearest city limit and not platted into a subdivision
30	Agricultural Homes and Outbuildings

3.	**List and describe the approach(es) used to estimate the market value of residential properties.**
	Sales Comparison, Cost Approach (new construction) and Income Approaches (rental properties) are used to estimate market value.
4.	**For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?**
	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: 1.) Functional Obsolescence – May be due to poor interior design, mechanical inadequacy or design. It is evidenced by conditions within the property and locational obsolescence is caused by changes external to the property such as changes in the neighborhood, environmental change or use changes.

5.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	No, some locations are combined into the same depreciation table.
6.	**Describe the methodology used to determine the residential lot values?**
	Market sales. We start with vacant land sales and only use improved sales as a supporting indicator if insufficient vacant land sales are available.
7.	**How are rural residential site values developed?**
	The current sales market is analyzed.
8.	**Are there form 191 applications on file?**
	2
9.	**Describe the methodology used to determine value for vacant lots being held for sale or resale?**
	For lots covered by Form 191 Applications, the Assessor must use the income approach, including the use of a discounted cash-flow analysis.

10.	Valuation Group	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
	1	2016	2016	2016	2019
	5	2016	2016	2016	2017
	10	2016	2016	2019	2019
	15	2016	2016	2020	2020
	16	2016	2016	2020	2020
	17	2016	2016	2018	2018
	20	2016	2016	2019	2021
	25	2016	2016	2020	2020
	30	2016	2016	2016	2021

2022 Commercial Assessment Survey for Dakota County

1.	**Valuation data collection done by:**
	Stanard Appraisal
2.	**List the valuation group recognized in the County and describe the unique characteristics of each:**

Valuation Group	Description of unique characteristics
1	Dakota City - County seat, large industrial area between South Sioux City and Dakota City, dependent upon South Sioux City retail and access to retail.
5	Emerson and Hubbard, Small towns, dependent on South Sioux City for retail and employment; the farthest in distance from South Sioux City.
10	Homer and Jackson - Small towns are dependent on South Sioux City for retail and employment; less than 10 miles to retail and employment.
20	South Sioux, the hub for retail and employment in the county.
25	Rural, outside of the city limits and not located in a rural subdivision.

3.	**List and describe the approach(es) used to estimate the market value of commercial properties.**
	The cost, sales and income approaches are all considered in the valuation process.
3a.	**Describe the process used to determine the value of unique commercial properties.**
	Sales and income approach with cost approach. Also search for similar properties across the state.
4.	**For the cost approach does the County develop the deprecation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?**
	Yes depreciation study is based on the local market.
5.	**Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.**
	Yes.
6.	**Describe the methodology used to determine the commercial lot values.**
	Vacant lot sales are reviewed and sales are compared.

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

2022 Agricultural Assessment Survey for Dakota County

1.	**Valuation data collection done by:**
	Contract data listing service and Assessment Office Staff
2.	**List each market area, and describe the location and the specific characteristics that make each unique.**

Market Area	Description of unique characteristics	Year Land Use Completed
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

3.	**Describe the process used to determine and monitor market areas.**
	Monitoring the market via sales, land use studies and keeping communication channels open with our local Agri-business owners.
4.	**Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**
	Review market sales and conduct land use reviews.
5.	**Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?**
	No, they carry different values as determined by the most recent land study. 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. 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: Area 1 – Neighborhood 25--Southwest portion of the County (T28N R6 & 7E and that part of T27N R6 &7E)--value starts at $5,000/acre. Area 2 -- Neighborhood 26--Northwest portion of the County (T29N R6 & 7E and that part of 8E)--value starts at $10,000/acre. Area 3 -- Neighborhood 27--Bordered on the West by Area 1 & 2, the North and East by the Missouri River and to the South by Thurston County excluding the South Sioux City and Dakota City Rural Area 4 (T29N and that part of R8E, T28N R8 & that part of 9E and T27N R8 &9E)--value starts at $12,000/acre. 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. Area 5 – Neighborhood 29--all Rural residential on the River not in a planned development (subdivision)--value starts at $40,000/acre.
6.	**What separate market analysis has been conducted where intensive use is identified in the county?**

	Sales are reviewed to determine if those parcels had a different selling price than the other parcels in the market.
7.	**If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.**
	The county uses current sales in the county for similar properties enrolled in the program and also analyzes sales from outside the county (TERC PRECEDENT) Cottonwood Flats vs. Dakota County
7a.	**Are any other agricultural subclasses used? If yes, please explain.**
	No
	If your county has special value applications, please answer the following
8a.	**How many parcels have a special valuation application on file?**
	43
8b.	**What process was used to determine if non-agricultural influences exist in the county?**
	Market analysis and review of sales.
	If your county recognizes a special value, please answer the following
8c.	**Describe the non-agricultural influences recognized within the county.**
	There is a shortage of residential housing with planned residential development along the Missouri River and anticipated commercial and industrial growth to areas surrounding the existing commercial/industrial complexes in Dakota County.
8d.	**Where is the influenced area located within the county?**
	Land one-two miles east and west of the commercial/industrial complex running north and south between South Sioux City and Dakota City. Land to the east extends to the Missouri River.
8e.	**Describe in detail how the special values were arrived at in the influenced area(s).**
	Qualified sales in Market Area 1 are analyzed. This Market Area includes all the unsubstantiated Greenbelt Areas. These values are established using Land Capability Groups to develop a value from qualified sales for each LCG. The values established should reflect 69% to 75% of Market Value.

DAKOTA COUNTY ASSESSMENT OFFICE
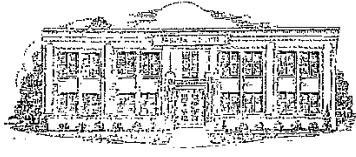
Plan of Assessment for Dakota County
Assessment Years: 2022, 2023 and 2024

Amended: As Needed

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

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

General Description of Real Property in Dakota County

Per the 2021 County Abstract, Dakota County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	6792	67.53%
Commercial	907	09.01%
Industrial	43	0.043%
Agricultural	2316	23.03%
Special Value		No new applications

Level of Value, Quality, and Uniformity for assessment year 2021:

Property Class	Median	COD*	PRD*
Residential	94	9.22	99.07
Commercial	94	14.53	100.65
Agricultural Land	70	10.53	101.97

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 2021 Reports & Opinions.

Current Resources

A. Staff
   a. We currently have an Assessor in the office and no Deputy Assessor in the office at this time. To assist on the data listing side we are working with two part-time data collection specialists. We have 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. Both clerks completed the necessary work to become Assessment Office Clerk II (AOC2).

B.   Cadastral Maps & Other Mapping Resources
   a.   The Cadastral Maps are maintained via a 100% support contract with GWorks.
   b.   We have Eagle View as well as an overlay and resource to locate field work. They will be doing a new flyover in the Spring of 2022 with the change finder as well.

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).
   b.   We are in the process of updating to T2. Training will be started soon.

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

E.   Website
   a.   Our GIS website can be found at: HTTP://Dakota.gworks.com

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

 PROJECTS FOR THE ASSESSMENT OFFICE

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

ACTIONS 2022, 2023 and 2024

2022-24 RESIDENTIAL ANTICIPATED VALUATION ACTIONS:
1.   **2022** – Restart the SSC 6yr. Improvement review cycle. Start the 6yr Land Studies for SSC. A land study may need to be completed. Complete the standard residential annual tasks, see below:
   a.   **Building Permit Final Reviews**

  b.   **Building Permit First Review for new permits**
  c.   **Building Permit Second Review for pending permits**
  d.   **Sales Inspection**
  e.   **Protest Inspection**
  f.   **General Pickup work**

2. **2023 –** Continue 6yr. Improvement cycle review in SSC. Continue 6yr cycle Land Studies in SSC. Start the 6yr Improvement review cycle and Land Studies in Dakota City, Homer and Jackson. Continue the Land Study cycle. Complete the standard residential annual tasks, see below:
  a.   **Building Permit Final Reviews**
  b.   **Building Permit First Review for new permits**
  c.   **Building Permit Second Review for pending permits**
  d.   **Sales Inspection**
  e.   **Protest Inspection**
  f.   **General Pickup work**

3. **2024 –** Initiate analysis on all work started and in progress from 2023-2024 to identify areas of opportunity or mark as complete if ready. Complete the 6yr. Improvement and Land Study for all small towns. Complete the standard residential annual tasks, see below:
  a.   **Building Permit Final Reviews**
  b.   **Building Permit First Review for new permits**
  c.   **Building Permit Second Review for pending permits**
  d.   **Sales Inspection**
  e.   **Protest Inspection**
  f.   **General Pickup work**

4. **2022-24** - 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 ENOGH 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.

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.

2022-24: ANTICIPATED COMMERCIAL VALUATION ACTIONS:
1. **2022-24** – Start new six year cycle as ALL PARCELS HAVE BEEN REVIEWED AND NEW VALUES ROLLED IN 2018. Standard Appraisal will be helping us with our commercial pick-up and sales review work.
2. **2022-24** - 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 ENOGH 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

2022-24: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:

1. **2022-24** – 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 we updated in our CAMA System. We rolled updated soils for our new valuations. We will be using our Eagle View to assist with six year review and pickup process.
2. **2022-24** - 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: _____