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DEPARTMENT OF REVENUE

**2023 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

DAKOTA COUNTY

April 7, 2023



Jim Pillen, Governor

Commissioner Keetle :

The Property Tax Administrator has compiled the 2023 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

Table of Contents

2023 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL)
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

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

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

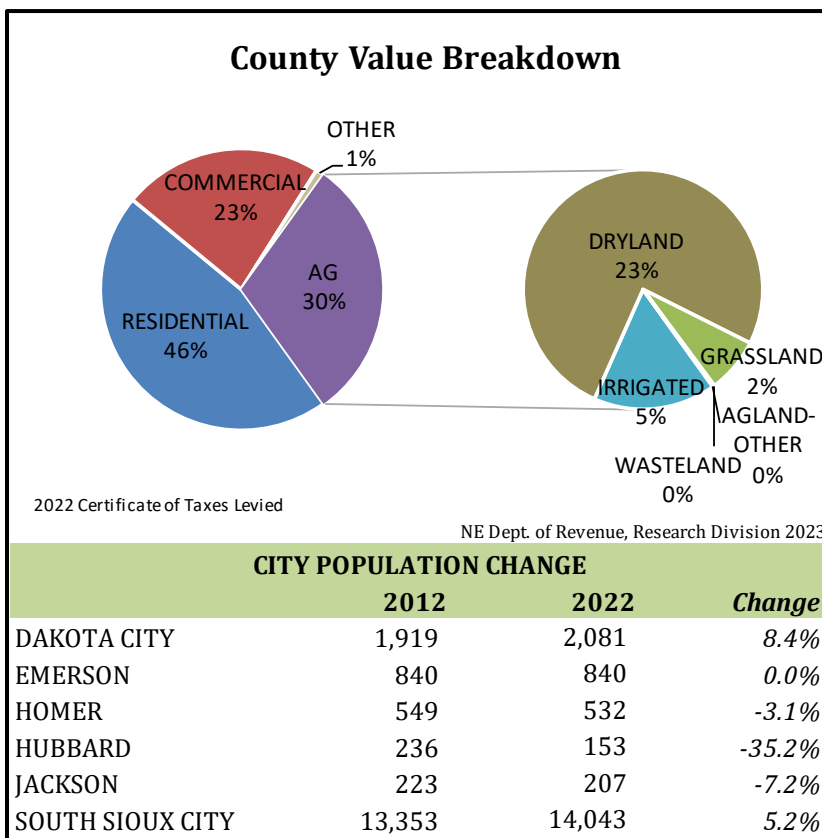
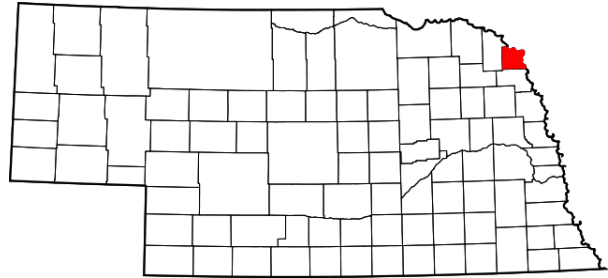
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors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

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

**Further information may be found in Exhibit 94*

County Overview

With a total area of 264 square miles, Dakota County has 21,241 residents, per the Census Bureau Quick Facts for 2020, a 2% population increase from the 2010 U.S. Census. Reports indicate that 65% of county residents are homeowners and 88% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$138,894 (2022 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Dakota County are located in and around South Sioux City. According to the latest information available from the U.S. Census Bureau, there are 425 employer establishments with total employment of 11,862, a slight decrease 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.

2023 Residential Correlation for Dakota County

Assessment Actions

For the residential class South Sioux City westside and partial review of Neighborhood 115 (South Ridge) was completed. Costing was updated and depreciation tables were adjusted on the entire residential class. Pick-up work and general maintenance were completed for the entire residential class.

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 review of sales qualifications indicated that the county assessor qualifies sales at a rate below the state average residential sales. The county has a considerable number of private sales that need to be analyzed further to see if they truly should be disqualified. No bias in the qualification decisions was detected.

There are nine valuation groups identified in the county. Valuation Groups 1, 5 and 10 are the smaller towns, Valuation Groups 15, 16 and 17 are rural platted subdivisions, Valuation Group 20 is the largest city, Valuation Group 25 is rural residential, and Valuation Group 30 is agricultural homes and outbuildings. The county assessor is current on the required six-year inspection and review cycle. Inspection dates range from 2018 to 2023. Lot studies are dated 2018 to 2021. Cost tables are dated 2022 and depreciation tables are dated 2016 but were adjusted this year. The Dakota County Assessor has a written methodology on file.

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

2023 Residential Correlation for Dakota County

For the residential class, there were 209 qualified sales representing eight of the nine valuation groups. All three measures of central tendency are within the acceptable range and correlate closely suggesting the statistics are reliable. The qualitative statistics are within the acceptable range recommended by IAAO.

Each valuation group with a sufficient number of sales have medians within the acceptable range. Valuation Group 16 has a low COD, with a small sample of sales; these properties represent a rural platted subdivision and are more homogenous than the other valuation groups in Dakota County.

A review of the 2023 County Abstract of Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that values were uniformly applied to the residential class of property.

Equalization and Quality of Assessment

A review of the statistics suggests that assessments within the county are valued within the acceptable range, and therefore are equalized. The quality 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	27	94.89	91.45	92.69	10.51	98.66
5	8	94.41	97.03	94.41	16.59	102.78
10	8	95.78	95.49	96.24	06.32	99.22
15	2	86.49	86.49	86.24	02.77	100.29
16	6	92.08	92.68	92.63	01.85	100.05
17	2	97.23	97.23	97.48	01.38	99.74
20	134	94.69	95.27	95.53	10.56	99.73
25	22	92.97	95.18	94.85	06.45	100.35
____ALL____	209	94.33	94.70	94.94	09.91	99.75

Level of Value

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

2023 Commercial Correlation for Dakota County

Assessment Actions

For the commercial class a review, costing update and lot study was completed for all commercial properties. Due to time constraints the commercial reappraisal was not entered into the Computer-Assisted Mass Appraisal (CAMA) system but will be implemented for 2024. Pick-up work and general maintenance were completed on the entire commercial class.

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 review of sales qualifications indicated that the county assessor qualifies sales at a rate below the state average commercial sales. A review of the disqualified sales reveals a considerable number of sales with the comment private sale and no other reason for disqualification. The Property Assessment Division (Division) will work with the county assessor to improve the qualification process and coding. There was no evidence that the qualification determinations were made with a bias.

There are five valuation groups identified in the county that are based on assessor locations in the county. Valuations Groups 1, 5 and 10 are small towns, Valuation Group 20 is the largest town and Valuation Group 25 is the rural commercial property.

Cost tables are dated 2022 and depreciation tables are dated 2016. Lot studies are dated 2022 and 2023. The county assessor is current on the six-year inspection and review cycle, a complete review of commercial properties was done in 2022 and 2023.

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

The statistical sample for the commercial class includes 34 qualified sales, with all valuation groups represented. The median is the only measure of central tendency within the acceptable range. The COD is within the acceptable range and the PRD is only slightly high. The only

2023 Commercial Correlation for Dakota County

valuation group with sufficient sales is within acceptable range for all three measures of central tendency and the qualitative statistics, while the remaining valuation groups are not within the acceptable range, there are few sales. Valuation Group 1 has little correlation in the measures of central tendency, Valuation Group 10 has an extremely high COD indicating dispersion in the small sample, Valuation Groups 5 and 25 have only one or two sales. As indicated, all of these properties will be revalued for 2024.

The statistical sample and the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) indicated the population changed in a similar manner to the sales.

Equalization and Quality of Assessment

The quality of assessment of the commercial class of property complies with the generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	4	88.54	82.67	60.05	15.47	137.67
5	1	106.00	106.00	106.00	00.00	100.00
10	4	79.34	82.13	82.06	31.41	100.09
20	23	92.63	93.51	94.34	09.95	99.12
25	2	77.52	77.52	75.83	02.80	102.23
____ALL____	34	92.42	90.32	86.73	13.05	104.14

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Dakota County is 92%.

2023 Agricultural Correlation for Dakota County

Assessment Actions

For the agricultural class in Market Area 1 irrigated land, dryland, grassland, and timber were increased 10% and in Market Area 2 dryland and grassland were increased 5%. Cost tables were updated for agricultural homes and outbuildings. Pick-up work and general maintenance were completed.

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 review of sales qualifications indicated that the county assessor qualifies sales at a rate lower than the state average agricultural sales. Review of the disqualified sales reveals some questionable disqualification decisions. The Property Assessment Division (Division) will work with the county assessor on coding sales and providing better documentation for the disqualified sales.

There are two market areas defined in the county. Market Area 1 is on the east side of the county which is flat bottom ground along the Missouri River and Market Area 2 is on the west side of the county with bluffs and hilly ground. The county assessor has special value applications on file but does not recognize a difference in value at this time.

The county assessor is current with the required six-year inspection and review cycle. Agricultural homes and outbuildings were inspected in 2021. Costing tables are dated 2022 and depreciation tables are dated 2016 but were adjusted for 2023 assessments. Farm homes sites had no change for 2023 and are valued similar to rural residential.

Description of Analysis

For the agricultural class there were 14 qualified sales. The three measures of central tendency are within acceptable range and correlate closely. The COD is also within the acceptable range indicating the data used for measurement is reliable. Review of the 80% Majority Land Use (MLU), indicates that there are insufficient samples for measurement. However, the values assigned by the county assessor are comparable to adjoining counties.

Comparison of the 2023 County Abstract of Assessment for Real Property, Form 45 Compared with the 2022 Certificate of Taxes Levied Report (CTL) supports that the values were uniformly applied to the agricultural class and accurately reflect the assessment actions reported by the county assessor.

2023 Agricultural Correlation for Dakota County

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential improvements and are equalized at the statutorily required level.

Agricultural land values are equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Dakota County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	1	65.89	65.89	65.89	00.00	100.00
1	1	65.89	65.89	65.89	00.00	100.00
<u>Dry</u>						
County	9	70.34	70.07	68.85	14.80	101.77
1	2	66.95	66.95	64.63	05.08	103.59
2	7	72.69	70.96	70.86	16.62	100.14
<u>ALL</u>	14	71.18	71.74	70.58	15.27	101.64

Level of Value

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

2023 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	92	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, 2023.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2023 Commission Summary for Dakota County

Residential Real Property - Current

Number of Sales	209	Median	94.33
Total Sales Price	\$46,606,328	Mean	94.70
Total Adj. Sales Price	\$46,606,328	Wgt. Mean	94.94
Total Assessed Value	\$44,246,355	Average Assessed Value of the Base	\$92,700
Avg. Adj. Sales Price	\$222,997	Avg. Assessed Value	\$211,705

Confidence Interval - Current

95% Median C.I	92.56 to 95.89
95% Wgt. Mean C.I	93.40 to 96.48
95% Mean C.I	93.01 to 96.39
% of Value of the Class of all Real Property Value in the County	46.48
% of Records Sold in the Study Period	1.97
% of Value Sold in the Study Period	4.50

Residential Real Property - History

Year	Number of Sales	LOV	Median
2022	229	93	92.64
2021	240	94	93.90
2020	284	93	93.30
2019	328	94	94.03

2023 Commission Summary for Dakota County

Commercial Real Property - Current

Number of Sales	34	Median	92.42
Total Sales Price	\$22,487,732	Mean	90.32
Total Adj. Sales Price	\$22,487,732	Wgt. Mean	86.73
Total Assessed Value	\$19,504,005	Average Assessed Value of the Base	\$478,347
Avg. Adj. Sales Price	\$661,404	Avg. Assessed Value	\$573,647

Confidence Interval - Current

95% Median C.I	83.01 to 96.47
95% Wgt. Mean C.I	76.33 to 97.13
95% Mean C.I	84.69 to 95.95
% of Value of the Class of all Real Property Value in the County	21.37
% of Records Sold in the Study Period	3.60
% of Value Sold in the Study Period	4.31

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2022	33	94	94.25
2021	36	94	93.80
2020	49	96	96.08
2019	52	98	98.04

**22 Dakota
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 209
 Total Sales Price : 46,606,328
 Total Adj. Sales Price : 46,606,328
 Total Assessed Value : 44,246,355
 Avg. Adj. Sales Price : 222,997
 Avg. Assessed Value : 211,705

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 95
 COD : 09.91
 PRD : 99.75

COV : 13.19
 STD : 12.49
 Avg. Abs. Dev : 09.35
 MAX Sales Ratio : 134.14
 MIN Sales Ratio : 59.48

95% Median C.I. : 92.56 to 95.89
 95% Wgt. Mean C.I. : 93.40 to 96.48
 95% Mean C.I. : 93.01 to 96.39

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	20	99.82	104.06	103.57	12.47	100.47	76.04	134.14	95.89 to 114.66	199,300	206,419	
01-JAN-21 To 31-MAR-21	23	99.70	100.25	100.18	08.85	100.07	80.33	124.00	93.07 to 105.62	218,604	218,989	
01-APR-21 To 30-JUN-21	28	98.62	100.61	101.76	08.64	98.87	84.77	123.00	93.70 to 106.34	207,130	210,774	
01-JUL-21 To 30-SEP-21	27	94.89	95.64	95.60	07.61	100.04	72.38	120.27	90.98 to 101.12	245,864	235,038	
01-OCT-21 To 31-DEC-21	37	93.39	91.23	91.37	09.84	99.85	59.48	121.00	89.02 to 96.41	210,676	192,485	
01-JAN-22 To 31-MAR-22	19	89.89	89.22	90.97	09.10	98.08	69.74	107.37	81.00 to 98.59	232,500	211,510	
01-APR-22 To 30-JUN-22	28	91.61	90.40	90.67	08.63	99.70	72.48	111.82	84.92 to 95.57	216,213	196,044	
01-JUL-22 To 30-SEP-22	27	89.01	89.04	90.06	08.70	98.87	67.26	112.09	81.70 to 92.57	255,111	229,766	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	98	97.88	99.86	99.82	09.43	100.04	72.38	134.14	95.61 to 101.06	218,897	218,498	
01-OCT-21 To 30-SEP-22	111	91.31	90.14	90.77	09.34	99.31	59.48	121.00	89.01 to 93.15	226,617	205,707	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	115	95.61	96.35	96.62	09.22	99.72	59.48	124.00	93.65 to 98.29	219,660	212,229	
<u>ALL</u>	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	27	94.89	91.45	92.69	10.51	98.66	72.38	112.47	85.73 to 99.17	229,093	212,347	
5	8	94.41	97.03	94.41	16.59	102.78	67.47	134.14	67.47 to 134.14	169,375	159,900	
10	8	95.78	95.49	96.24	06.32	99.22	82.84	105.62	82.84 to 105.62	199,244	191,756	
15	2	86.49	86.49	86.24	02.77	100.29	84.09	88.89	N/A	72,500	62,528	
16	6	92.08	92.68	92.63	01.85	100.05	90.31	97.63	90.31 to 97.63	286,583	265,463	
17	2	97.23	97.23	97.48	01.38	99.74	95.89	98.56	N/A	403,000	392,848	
20	134	94.69	95.27	95.53	10.56	99.73	59.48	132.36	92.65 to 97.10	206,503	197,264	
25	22	92.97	95.18	94.85	06.45	100.35	84.19	116.00	89.54 to 98.44	324,091	307,399	
<u>ALL</u>	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705	

**22 Dakota
RESIDENTIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2020 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 209
 Total Sales Price : 46,606,328
 Total Adj. Sales Price : 46,606,328
 Total Assessed Value : 44,246,355
 Avg. Adj. Sales Price : 222,997
 Avg. Assessed Value : 211,705

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 95
 COD : 09.91
 PRD : 99.75

COV : 13.19
 STD : 12.49
 Avg. Abs. Dev : 09.35
 MAX Sales Ratio : 134.14
 MIN Sales Ratio : 59.48

95% Median C.I. : 92.56 to 95.89
 95% Wgt. Mean C.I. : 93.40 to 96.48
 95% Mean C.I. : 93.01 to 96.39

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	208	94.18	94.67	94.93	09.95	99.73	59.48	134.14	92.56 to 95.85	223,752	212,404
06											
07	1	100.63	100.63	100.63	00.00	100.00	100.63	100.63	N/A	66,000	66,415
<u>ALL</u>	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705
Greater Than 14,999	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705
Greater Than 29,999	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	6	95.69	98.32	99.21	09.94	99.10	80.33	116.69	80.33 to 116.69	46,667	46,297
60,000 TO 99,999	15	95.08	95.02	95.15	11.38	99.86	72.48	121.59	86.44 to 101.01	78,880	75,051
100,000 TO 149,999	25	91.89	94.06	93.06	12.26	101.07	67.26	134.14	87.07 to 98.62	123,712	115,126
150,000 TO 249,999	87	93.07	93.25	93.13	11.95	100.13	59.48	132.36	88.84 to 95.85	202,249	188,363
250,000 TO 499,999	75	95.32	96.26	96.47	06.61	99.78	72.38	123.00	92.83 to 97.88	318,729	307,489
500,000 TO 999,999	1	93.71	93.71	93.71	00.00	100.00	93.71	93.71	N/A	550,000	515,430
1,000,000 +											
<u>ALL</u>	209	94.33	94.70	94.94	09.91	99.75	59.48	134.14	92.56 to 95.89	222,997	211,705

**22 Dakota
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 34
 Total Sales Price : 22,487,732
 Total Adj. Sales Price : 22,487,732
 Total Assessed Value : 19,504,005
 Avg. Adj. Sales Price : 661,404
 Avg. Assessed Value : 573,647

MEDIAN : 92
 WGT. MEAN : 87
 MEAN : 90
 COD : 13.05
 PRD : 104.14

COV : 18.53
 STD : 16.74
 Avg. Abs. Dev : 12.06
 MAX Sales Ratio : 139.07
 MIN Sales Ratio : 53.64

95% Median C.I. : 83.01 to 96.47
 95% Wgt. Mean C.I. : 76.33 to 97.13
 95% Mean C.I. : 84.69 to 95.95

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
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	4	92.35	101.69	103.75	15.33	98.01	83.01	139.07	N/A	370,750	384,658	
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	4	96.42	95.89	96.14	06.93	99.74	83.48	107.23	N/A	317,500	305,259	
01-JUL-21 To 30-SEP-21	7	94.25	90.75	93.43	09.32	97.13	72.24	110.15	72.24 to 110.15	496,255	463,644	
01-OCT-21 To 31-DEC-21	6	97.95	95.32	91.25	08.16	104.46	75.35	106.00	75.35 to 106.00	1,715,500	1,565,406	
01-JAN-22 To 31-MAR-22												
01-APR-22 To 30-JUN-22	2	58.29	58.29	55.95	04.27	104.18	55.80	60.77	N/A	1,572,000	879,505	
01-JUL-22 To 30-SEP-22	1	53.64	53.64	53.64	00.00	100.00	53.64	53.64	N/A	260,000	139,475	
<u>Study Yrs</u>												
01-OCT-19 To 30-SEP-20	10	90.28	93.89	96.82	10.91	96.97	80.53	139.07	82.89 to 99.09	297,200	287,746	
01-OCT-20 To 30-SEP-21	15	94.60	92.66	91.70	10.30	101.05	72.24	116.20	82.14 to 97.90	387,915	355,709	
01-OCT-21 To 30-SEP-22	9	92.21	82.46	82.43	19.13	100.04	53.64	106.00	55.80 to 102.45	1,521,889	1,254,547	
<u>Calendar Yrs</u>												
01-JAN-20 To 31-DEC-20	12	92.35	94.69	93.64	13.08	101.12	75.02	139.07	82.14 to 99.09	287,746	269,451	
01-JAN-21 To 31-DEC-21	17	94.60	93.57	92.17	08.52	101.52	72.24	110.15	83.48 to 102.45	884,517	815,234	
<u>ALL</u>	34	92.42	90.32	86.73	13.05	104.14	53.64	139.07	83.01 to 96.47	661,404	573,647	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	4	88.54	82.67	60.05	15.47	137.67	55.80	97.80	N/A	868,750	521,671	
5	1	106.00	106.00	106.00	00.00	100.00	106.00	106.00	N/A	60,000	63,600	
10	4	79.34	82.13	82.06	31.41	100.09	53.64	116.20	N/A	222,238	182,364	
20	23	92.63	93.51	94.34	09.95	99.12	72.24	139.07	85.28 to 96.47	687,556	648,612	
25	2	77.52	77.52	75.83	02.80	102.23	75.35	79.68	N/A	1,125,000	853,098	
<u>ALL</u>	34	92.42	90.32	86.73	13.05	104.14	53.64	139.07	83.01 to 96.47	661,404	573,647	

**22 Dakota
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 34
 Total Sales Price : 22,487,732
 Total Adj. Sales Price : 22,487,732
 Total Assessed Value : 19,504,005
 Avg. Adj. Sales Price : 661,404
 Avg. Assessed Value : 573,647

MEDIAN : 92
 WGT. MEAN : 87
 MEAN : 90
 COD : 13.05
 PRD : 104.14

COV : 18.53
 STD : 16.74
 Avg. Abs. Dev : 12.06
 MAX Sales Ratio : 139.07
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 95% Wgt. Mean C.I. : 76.33 to 97.13
 95% Mean C.I. : 84.69 to 95.95

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	110.15	110.15	110.15	00.00	100.00	110.15	110.15	N/A	350,000	385,520
03	32	92.14	89.51	85.62	13.15	104.54	53.64	139.07	82.89 to 95.87	644,561	551,879
04	1	96.47	96.47	96.47	00.00	100.00	96.47	96.47	N/A	1,511,782	1,458,350
<u>ALL</u>	<u>34</u>	<u>92.42</u>	<u>90.32</u>	<u>86.73</u>	<u>13.05</u>	<u>104.14</u>	<u>53.64</u>	<u>139.07</u>	<u>83.01 to 96.47</u>	<u>661,404</u>	<u>573,647</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	34	92.42	90.32	86.73	13.05	104.14	53.64	139.07	83.01 to 96.47	661,404	573,647
Greater Than 14,999	34	92.42	90.32	86.73	13.05	104.14	53.64	139.07	83.01 to 96.47	661,404	573,647
Greater Than 29,999	34	92.42	90.32	86.73	13.05	104.14	53.64	139.07	83.01 to 96.47	661,404	573,647
<u>Incremental Ranges</u>											
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	4	85.37	84.38	81.95	14.70	102.97	60.77	106.00	N/A	76,500	62,694
100,000 TO 149,999	2	96.37	96.37	96.42	01.49	99.95	94.93	97.80	N/A	125,000	120,525
150,000 TO 249,999	4	82.58	83.55	83.54	02.68	100.01	80.53	88.50	N/A	193,500	161,651
250,000 TO 499,999	14	95.24	93.70	95.20	14.24	98.42	53.64	139.07	79.68 to 107.23	346,429	329,813
500,000 TO 999,999	4	93.44	91.09	89.81	07.77	101.43	75.02	102.45	N/A	597,000	536,136
1,000,000 TO 1,999,999	2	94.34	94.34	94.72	02.26	99.60	92.21	96.47	N/A	1,284,891	1,216,985
2,000,000 TO 4,999,999	2	65.58	65.58	63.54	14.91	103.21	55.80	75.35	N/A	2,525,000	1,604,445
5,000,000 TO 9,999,999	1	94.44	94.44	94.44	00.00	100.00	94.44	94.44	N/A	6,250,000	5,902,755
10,000,000 +											
<u>ALL</u>	<u>34</u>	<u>92.42</u>	<u>90.32</u>	<u>86.73</u>	<u>13.05</u>	<u>104.14</u>	<u>53.64</u>	<u>139.07</u>	<u>83.01 to 96.47</u>	<u>661,404</u>	<u>573,647</u>

**22 Dakota
COMMERCIAL**

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 34
 Total Sales Price : 22,487,732
 Total Adj. Sales Price : 22,487,732
 Total Assessed Value : 19,504,005
 Avg. Adj. Sales Price : 661,404
 Avg. Assessed Value : 573,647

MEDIAN : 92
 WGT. MEAN : 87
 MEAN : 90
 COD : 13.05
 PRD : 104.14

COV : 18.53
 STD : 16.74
 Avg. Abs. Dev : 12.06
 MAX Sales Ratio : 139.07
 MIN Sales Ratio : 53.64

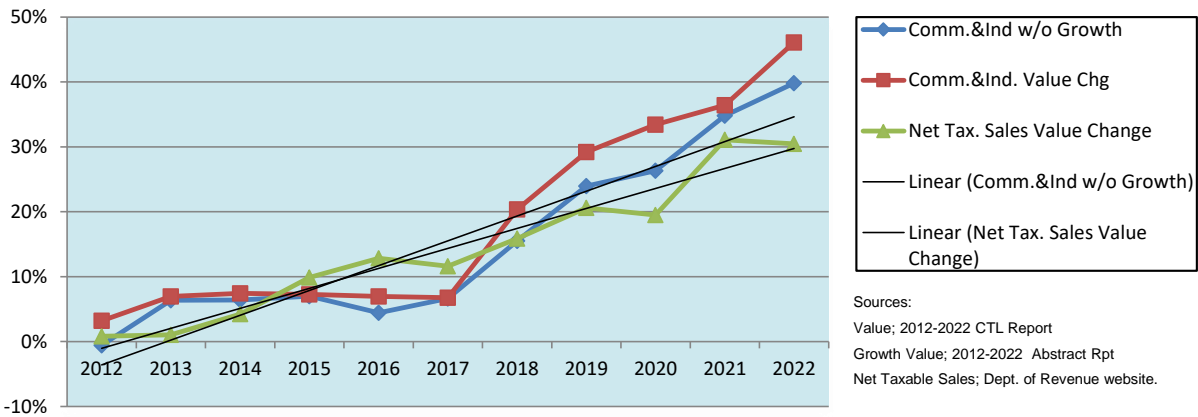
95% Median C.I. : 83.01 to 96.47
 95% Wgt. Mean C.I. : 76.33 to 97.13
 95% Mean C.I. : 84.69 to 95.95

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	102.45	102.45	102.45	00.00	100.00	102.45	102.45	N/A	500,000	512,245
336	2	118.44	118.44	128.85	17.43	91.92	97.80	139.07	N/A	262,500	338,225
343	1	75.35	75.35	75.35	00.00	100.00	75.35	75.35	N/A	2,000,000	1,507,005
344	4	97.48	95.43	95.43	04.98	100.00	85.28	101.46	N/A	353,750	337,570
350	1	94.60	94.60	94.60	00.00	100.00	94.60	94.60	N/A	300,000	283,810
352	12	90.28	86.95	74.88	15.86	116.12	55.80	110.15	72.24 to 106.00	582,333	436,033
353	3	83.01	93.25	85.48	14.32	109.09	80.53	116.20	N/A	148,317	126,782
386	1	82.14	82.14	82.14	00.00	100.00	82.14	82.14	N/A	175,000	143,750
406	2	68.27	68.27	59.85	21.43	114.07	53.64	82.89	N/A	165,000	98,748
446	1	94.44	94.44	94.44	00.00	100.00	94.44	94.44	N/A	6,250,000	5,902,755
470	1	79.68	79.68	79.68	00.00	100.00	79.68	79.68	N/A	250,000	199,190
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
851	1	92.21	92.21	92.21	00.00	100.00	92.21	92.21	N/A	1,058,000	975,620
<u>ALL</u>	<u>34</u>	92.42	90.32	86.73	13.05	104.14	53.64	139.07	83.01 to 96.47	661,404	573,647

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
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%
2022	\$ 426,252,759	\$ 18,339,380	4.30%	\$ 407,913,379	2.50%	\$ 192,280,319	-0.46%
Ann %chg	3.54%			Average	1.01%	2.61%	2.49%

Tax Year	Cumulative Change		
	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%
2022	39.82%	46.11%	30.48%

County Number	22
County Name	Dakota

22 Dakota
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 14
 Total Sales Price : 11,227,087
 Total Adj. Sales Price : 11,227,087
 Total Assessed Value : 7,924,350
 Avg. Adj. Sales Price : 801,935
 Avg. Assessed Value : 566,025

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 72
 COD : 15.27
 PRD : 101.64

COV : 21.73
 STD : 15.59
 Avg. Abs. Dev : 10.87
 MAX Sales Ratio : 104.99
 MIN Sales Ratio : 43.82

95% Median C.I. : 59.64 to 78.73
 95% Wgt. Mean C.I. : 61.03 to 80.13
 95% Mean C.I. : 62.74 to 80.74

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20	3	77.97	74.33	72.26	05.32	102.86	66.28	78.73	N/A	671,703	485,405
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	101.30	101.30	101.85	03.65	99.46	97.60	104.99	N/A	809,750	824,728
01-OCT-20 To 31-DEC-20	2	66.17	66.17	66.88	09.87	98.94	59.64	72.69	N/A	522,500	349,468
01-JAN-21 To 31-MAR-21	2	66.95	66.95	64.63	05.08	103.59	63.55	70.34	N/A	1,041,000	672,838
01-APR-21 To 30-JUN-21	1	65.89	65.89	65.89	00.00	100.00	65.89	65.89	N/A	1,230,250	810,625
01-JUL-21 To 30-SEP-21	2	73.17	73.17	73.08	01.57	100.12	72.02	74.31	N/A	648,000	473,548
01-OCT-21 To 31-DEC-21	1	56.55	56.55	56.55	00.00	100.00	56.55	56.55	N/A	1,307,952	739,700
01-JAN-22 To 31-MAR-22	1	43.82	43.82	43.82	00.00	100.00	43.82	43.82	N/A	631,275	276,650
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
<u>Study Yrs</u>											
01-OCT-19 To 30-SEP-20	5	78.73	85.11	85.45	14.82	99.60	66.28	104.99	N/A	726,922	621,134
01-OCT-20 To 30-SEP-21	7	70.34	68.35	67.26	06.08	101.62	59.64	74.31	59.64 to 74.31	807,607	543,190
01-OCT-21 To 30-SEP-22	2	50.19	50.19	52.41	12.69	95.76	43.82	56.55	N/A	969,614	508,175
<u>Calendar Yrs</u>											
01-JAN-20 To 31-DEC-20	7	77.97	79.70	81.30	15.16	98.03	59.64	104.99	59.64 to 104.99	668,516	543,515
01-JAN-21 To 31-DEC-21	6	68.12	67.11	64.96	07.50	103.31	56.55	74.31	56.55 to 74.31	986,034	640,516
<u>ALL</u>	14	71.18	71.74	70.58	15.27	101.64	43.82	104.99	59.64 to 78.73	801,935	566,025

AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	5	65.89	65.67	63.90	06.75	102.77	56.55	72.02	N/A	1,063,240	679,448
2	9	74.31	75.11	76.59	17.47	98.07	43.82	104.99	59.64 to 97.60	656,765	503,012
<u>ALL</u>	14	71.18	71.74	70.58	15.27	101.64	43.82	104.99	59.64 to 78.73	801,935	566,025

22 Dakota
AGRICULTURAL LAND

PAD 2023 R&O Statistics (Using 2023 Values)

Qualified

Date Range: 10/1/2019 To 9/30/2022 Posted on: 1/31/2023

Number of Sales : 14
 Total Sales Price : 11,227,087
 Total Adj. Sales Price : 11,227,087
 Total Assessed Value : 7,924,350
 Avg. Adj. Sales Price : 801,935
 Avg. Assessed Value : 566,025

MEDIAN : 71
 WGT. MEAN : 71
 MEAN : 72
 COD : 15.27
 PRD : 101.64

COV : 21.73
 STD : 15.59
 Avg. Abs. Dev : 10.87
 MAX Sales Ratio : 104.99
 MIN Sales Ratio : 43.82

95% Median C.I. : 59.64 to 78.73
 95% Wgt. Mean C.I. : 61.03 to 80.13
 95% Mean C.I. : 62.74 to 80.74

Printed:3/27/2023 9:15:04AM

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	66.28	64.39	63.03	12.36	102.16	43.82	77.97	N/A	820,255	516,967
1	2	66.95	66.95	64.63	05.08	103.59	63.55	70.34	N/A	1,041,000	672,838
2	3	66.28	62.69	61.37	17.17	102.15	43.82	77.97	N/A	673,092	413,053
____ALL____	14	71.18	71.74	70.58	15.27	101.64	43.82	104.99	59.64 to 78.73	801,935	566,025

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	65.89	65.89	65.89	00.00	100.00	65.89	65.89	N/A	1,230,250	810,625
1	1	65.89	65.89	65.89	00.00	100.00	65.89	65.89	N/A	1,230,250	810,625
____Dry____											
County	9	70.34	70.07	68.85	14.80	101.77	43.82	97.60	59.64 to 78.73	717,932	494,326
1	2	66.95	66.95	64.63	05.08	103.59	63.55	70.34	N/A	1,041,000	672,838
2	7	72.69	70.96	70.86	16.62	100.14	43.82	97.60	43.82 to 97.60	625,626	443,323
____ALL____	14	71.18	71.74	70.58	15.27	101.64	43.82	104.99	59.64 to 78.73	801,935	566,025

Dakota County 2023 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	6,600	n/a	6,380	5,950	n/a	5,685	5,680	5,545	6,297
Thurston	1	6,060	6,060	5,850	5,850	5,650	5,650	4,750	4,350	5,577
Burt	1	6,500	6,150	5,125	4,823	n/a	4,300	3,860	3,215	5,205
Burt	3	6,650	n/a	6,146	4,766	n/a	4,900	4,300	4,000	5,561
Dakota	2	n/a	n/a	5,390	5,265	n/a	n/a	4,435	4,270	4,539
Dixon	2	6,080	5,970	5,670	5,485	5,100	4,730	4,635	4,445	5,165
Dixon	1	6,780	6,540	6,210	6,010	6,000	5,400	5,075	4,870	5,858
Thurston	1	6,060	6,060	5,850	5,850	5,650	5,650	4,750	4,350	5,577
Thurston	2	6,060	6,060	5,850	5,850	5,650	n/a	4,750	4,350	5,567

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	5,860	5,450	5,765	n/a	5,280	4,435	4,260	4,180	5,641
Thurston	1	5,550	5,450	5,150	5,050	4,850	4,750	3,600	3,500	4,766
Burt	1	6,500	6,150	6,000	n/a	5,657	5,500	5,300	5,000	5,613
Burt	3	6,594	6,250	5,950	n/a	4,575	4,900	4,200	3,803	5,234
Dakota	2	5,460	5,454	5,195	5,145	4,770	4,510	4,270	4,160	4,535
Dixon	2	4,895	4,485	4,485	4,475	4,165	4,040	3,685	3,685	4,082
Dixon	1	6,660	6,420	6,010	5,920	5,890	5,600	5,040	4,620	5,713
Thurston	1	5,550	5,450	5,150	5,050	4,850	4,750	3,600	3,500	4,766
Thurston	2	5,550	5,550	4,825	4,825	4,700	4,700	4,275	4,275	4,727

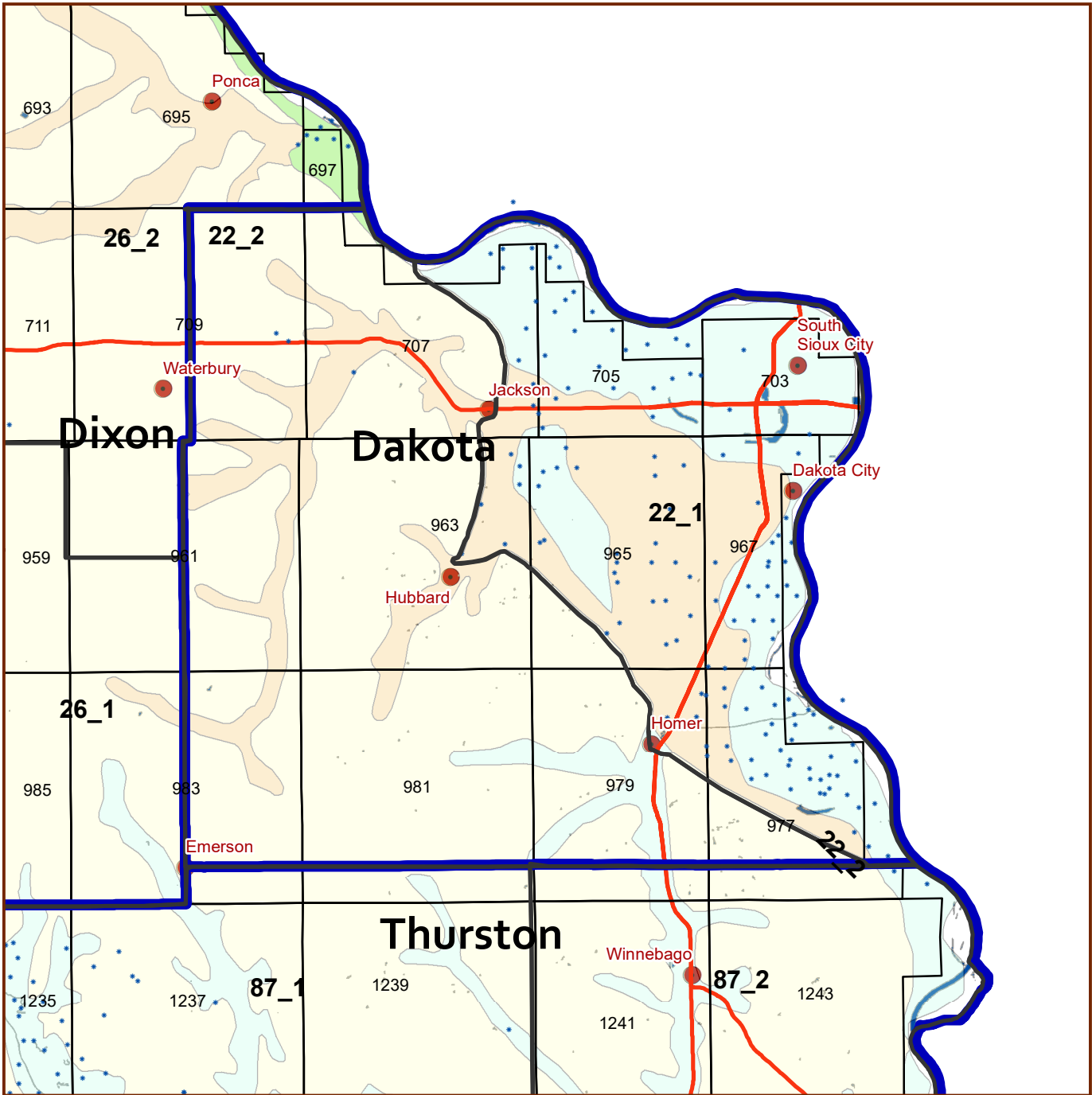
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2,145	2,145	2,145	2,145	n/a	n/a	n/a	n/a	2,145
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872
Burt	1	2,200	2,100	2,000	1,900	n/a	n/a	1,600	1,500	2,088
Burt	3	2,565	2,375	2,105	n/a	n/a	1,975	1,905	1,790	2,374
Dakota	2	2,050	2,050	2,050	2,068	2,050	n/a	n/a	n/a	2,058
Dixon	2	2,185	2,070	1,955	1,840	1,725	1,725	1,655	1,525	1,983
Dixon	1	2,795	2,645	2,335	n/a	2,120	1,980	n/a	n/a	2,562
Thurston	1	1,900	1,900	1,800	1,800	1,700	n/a	1,500	n/a	1,872
Thurston	2	1,950	1,950	1,800	1,700	1,550	n/a	n/a	n/a	1,890

County	Mkt Area	CRP	TIMBER	WASTE
Dakota	1	n/a	682	240
Thurston	1	n/a	500	85
Burt	1	3,872	n/a	263
Burt	3	3,824	n/a	180
Dakota	2	n/a	599	215
Dixon	2	4,010	1,097	121
Dixon	1	5,779	1,506	93
Thurston	1	n/a	500	85
Thurston	2	n/a	525	85

Source: 2023 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

DAKOTA COUNTY



Legend

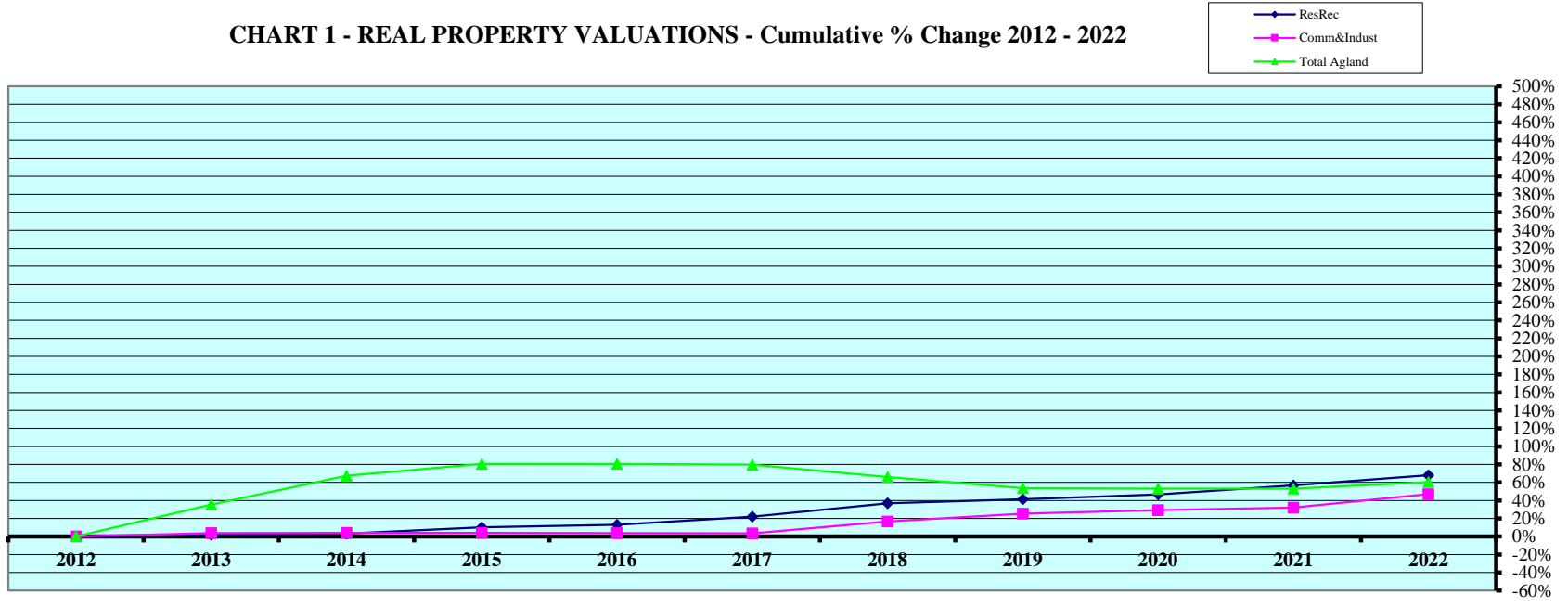
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

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

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2012 - 2022



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
2012	502,500,760	-	-	-	301,092,850	-	-	-	362,103,333	-	-	-
2013	510,940,590	8,439,830	1.68%	1.68%	312,057,535	10,964,685	3.64%	3.64%	490,197,585	128,094,252	35.38%	35.38%
2014	518,318,960	7,378,370	1.44%	3.15%	313,465,455	1,407,920	0.45%	4.11%	606,108,170	115,910,585	23.65%	67.39%
2015	553,789,005	35,470,045	6.84%	10.21%	313,009,740	-455,715	-0.15%	3.96%	654,066,310	47,958,140	7.91%	80.63%
2016	567,882,380	14,093,375	2.54%	13.01%	312,064,410	-945,330	-0.30%	3.64%	653,445,810	-620,500	-0.09%	80.46%
2017	612,304,985	44,422,605	7.82%	21.85%	311,422,240	-642,170	-0.21%	3.43%	650,635,295	-2,810,515	-0.43%	79.68%
2018	687,202,300	74,897,315	12.23%	36.76%	351,204,640	39,782,400	12.77%	16.64%	601,414,935	-49,220,360	-7.56%	66.09%
2019	709,944,440	22,742,140	3.31%	41.28%	376,996,323	25,791,683	7.34%	25.21%	556,725,815	-44,689,120	-7.43%	53.75%
2020	736,616,190	26,671,750	3.76%	46.59%	389,298,554	12,302,231	3.26%	29.30%	554,594,585	-2,131,230	-0.38%	53.16%
2021	787,175,840	50,559,650	6.86%	56.65%	397,979,751	8,681,197	2.23%	32.18%	553,910,440	-684,145	-0.12%	52.97%
2022	844,226,530	57,050,690	7.25%	68.01%	442,786,499	44,806,748	11.26%	47.06%	580,718,870	26,808,430	4.84%	60.37%

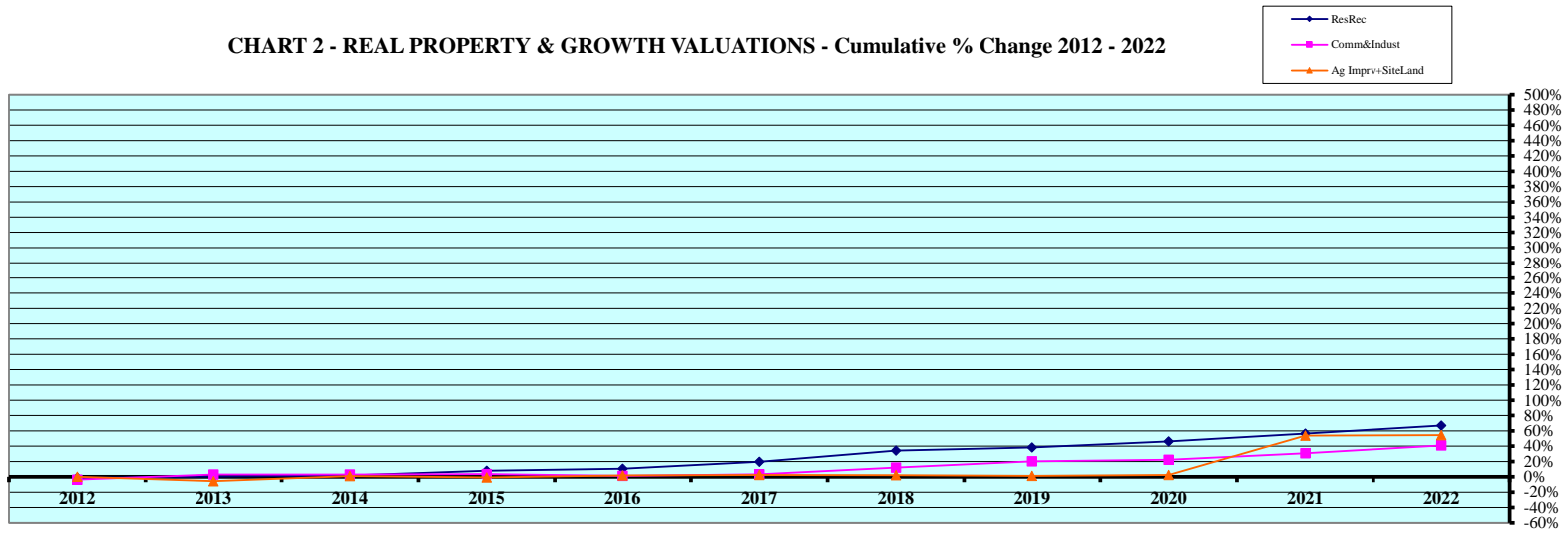
Rate Annual %chg: Residential & Recreational **5.33%** Commercial & Industrial **3.93%** Agricultural Land **4.84%**

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

CHART 1

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2012 - 2022



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		
2012	502,500,760	6,318,041	1.26%	496,182,719	-	-1.26%	301,092,850	10,974,769	3.64%	290,118,081	-	-3.64%		
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	0.49%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	3.06%		
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	1.89%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	3.09%		
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	7.90%	313,009,740	814,845	0.26%	312,194,895	-0.41%	3.69%		
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	10.58%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	1.20%		
2017	612,304,985	10,482,070	1.71%	601,822,915	5.98%	19.77%	311,422,240	266,715	0.09%	311,155,525	-0.29%	3.34%		
2018	687,202,300	13,247,700	1.93%	673,954,600	10.07%	34.12%	351,204,640	14,208,924	4.05%	336,995,716	8.21%	11.92%		
2019	709,944,440	15,133,610	2.13%	694,810,830	1.11%	38.27%	376,996,323	15,298,864	4.06%	361,697,459	2.99%	20.13%		
2020	736,616,190	2,462,350	0.33%	734,153,840	3.41%	46.10%	389,298,554	20,759,120	5.33%	368,539,434	-2.24%	22.40%		
2021	787,175,840	704,190	0.09%	786,471,650	6.77%	56.51%	397,979,751	4,646,130	1.17%	393,333,621	1.04%	30.64%		
2022	844,226,530	4,840,610	0.57%	839,385,920	6.63%	67.04%	442,786,499	18,339,380	4.14%	424,447,119	6.65%	40.97%		
Rate Ann%chg	5.33%			Resid & Recreat w/o growth			3.96%			C & I w/o growth			1.58%	

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		
2012	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	35,439,518	-	-		
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-5.67%	-5.67%		
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.02%	0.96%		
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.08%	-0.89%		
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	-1.75%	1.89%		
2017	28,011,895	10,665,165	38,677,060	278,575	0.72%	38,398,485	-0.83%	2.51%		
2018	27,448,390	10,967,355	38,415,745	207,840	0.54%	38,207,905	-1.21%	2.00%		
2019	27,055,160	10,813,390	37,868,550	0	0.00%	37,868,550	-1.42%	1.09%		
2020	27,533,265	10,836,825	38,370,090	0	0.00%	38,370,090	1.32%	2.43%		
2021	38,991,705	18,712,780	57,704,485	82,840	0.14%	57,621,645	50.17%	53.83%		
2022	39,502,040	18,353,160	57,855,200	0	0.00%	57,855,200	0.26%	54.45%		
Rate Ann%chg	3.38%		7.23%		4.44%		Ag Imprv+Site w/o growth		3.88%	

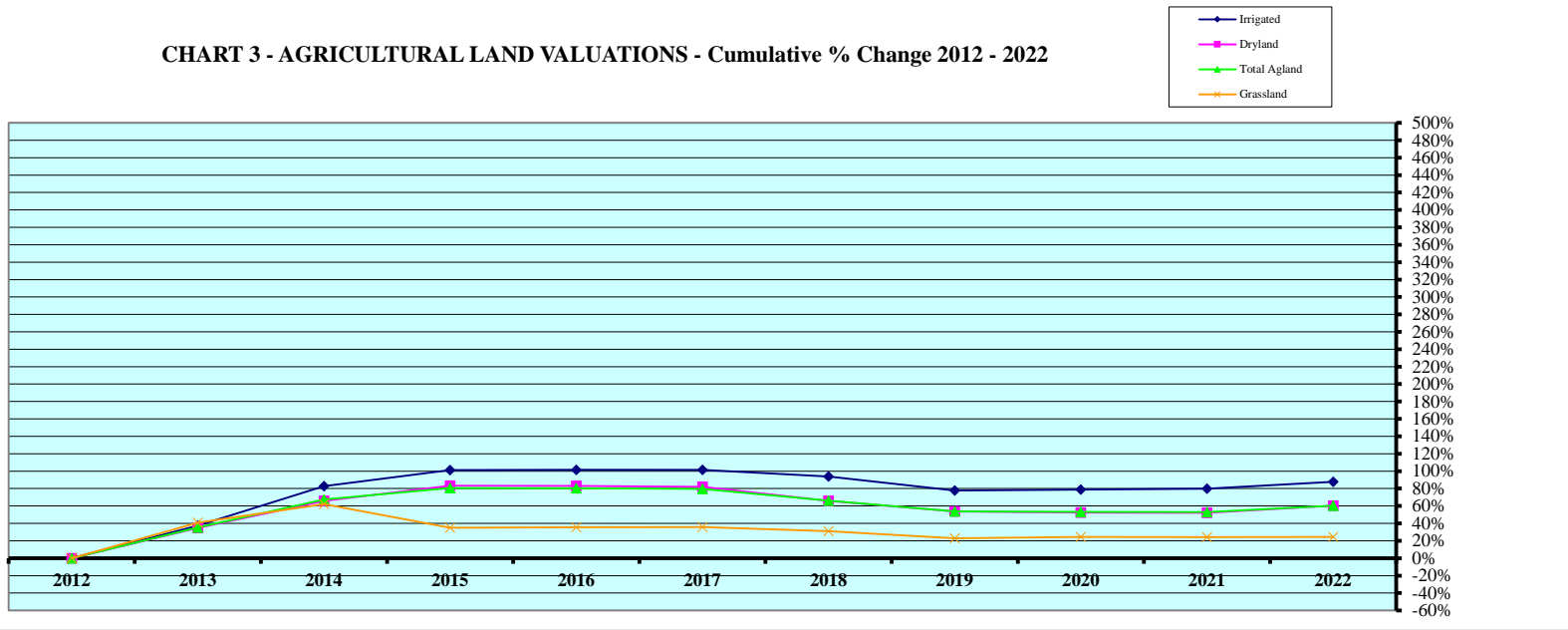
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2012 - 2022 CTL Growth Value; 2012 - 2022 Abstract of Asmnt Rpt. Prepared as of 12/29/2022

Cnty# 22
County DAKOTA

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2012 - 2022



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	51,237,299	-	-	-	274,295,692	-	-	-	34,705,386	-	-	-
2013	70,416,250	19,178,951	37.43%	37.43%	369,407,610	95,111,918	34.67%	34.67%	48,890,870	14,185,484	40.87%	40.87%
2014	93,662,510	23,246,260	33.01%	82.80%	454,763,675	85,356,065	23.11%	65.79%	56,268,770	7,377,900	15.09%	62.13%
2015	103,092,690	9,430,180	10.07%	101.21%	502,647,085	47,883,410	10.53%	83.25%	46,895,545	-9,373,225	-16.66%	35.12%
2016	103,276,295	183,605	0.18%	101.56%	501,723,420	-923,665	-0.18%	82.91%	47,034,510	138,965	0.30%	35.53%
2017	103,190,920	-85,375	-0.08%	101.40%	498,908,185	-2,815,235	-0.56%	81.89%	47,115,285	80,775	0.17%	35.76%
2018	99,357,615	-3,833,305	-3.71%	93.92%	455,224,465	-43,683,720	-8.76%	65.96%	45,481,395	-1,633,890	-3.47%	31.05%
2019	91,048,755	-8,308,860	-8.36%	77.70%	421,593,290	-33,631,175	-7.39%	53.70%	42,662,400	-2,818,995	-6.20%	22.93%
2020	91,646,030	597,275	0.66%	78.87%	418,426,785	-3,166,505	-0.75%	52.55%	43,195,000	532,600	1.25%	24.46%
2021	92,092,635	446,605	0.49%	79.74%	417,296,795	-1,129,990	-0.27%	52.13%	43,124,490	-70,510	-0.16%	24.26%
2022	96,215,240	4,122,605	4.48%	87.78%	439,834,985	22,538,190	5.40%	60.35%	43,231,645	107,155	0.25%	24.57%

Rate Ann.%chg: Irrigated **6.50%** Dryland **4.84%** Grassland **2.22%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2012	2,066,502	-	-	-	(201,546)	-	-	-	362,103,333	-	-	-
2013	1,941,200	-125,302	-6.06%	-6.06%	(458,345)	-256,799	-	-	490,197,585	128,094,252	35.38%	35.38%
2014	1,412,635	-528,565	-27.23%	-31.64%	580	458,925	-	-	606,108,170	115,910,585	23.65%	67.39%
2015	1,430,395	17,760	1.26%	-30.78%	595	15	2.59%	-	654,066,310	47,958,140	7.91%	80.63%
2016	1,410,990	-19,405	-1.36%	-31.72%	595	0	0.00%	-	653,445,810	-620,500	-0.09%	80.46%
2017	1,399,980	-11,010	-0.78%	-32.25%	20,925	20,330	3416.81%	-	650,635,295	-2,810,515	-0.43%	79.68%
2018	1,350,880	-49,100	-3.51%	-34.63%	580	-20,345	-97.23%	-	601,414,935	-49,220,360	-7.56%	66.09%
2019	1,383,680	32,800	2.43%	-33.04%	37,690	37,110	6398.28%	-	556,725,815	-44,689,120	-7.43%	53.75%
2020	1,388,730	5,050	0.36%	-32.80%	(61,960)	5,050	-264.39%	-	554,594,585	-2,131,230	-0.38%	53.16%
2021	1,384,755	-3,975	-0.29%	-32.99%	11,765	73,725	-	-	553,910,440	-684,145	-0.12%	52.97%
2022	1,437,000	52,245	3.77%	-30.46%	0	-11,765	-100.00%	-	580,718,870	26,808,430	4.84%	60.37%

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

Rate Ann.%chg: Total Agric Land **4.84%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2012 - 2022 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	51,175,765	14,613	3,502			274,361,500	96,368	2,847			34,790,785	28,988	1,200		
2013	70,402,325	14,614	4,817	37.56%	37.56%	369,040,745	96,151	3,838	34.81%	34.81%	48,831,685	28,744	1,699	41.55%	41.55%
2014	92,980,020	16,749	5,551	15.23%	58.51%	456,164,085	96,627	4,721	23.00%	65.82%	55,642,745	28,717	1,938	14.06%	61.45%
2015	103,198,255	16,827	6,133	10.47%	75.12%	503,253,555	96,312	5,225	10.68%	83.53%	46,615,355	28,870	1,615	-16.67%	34.54%
2016	103,045,205	16,802	6,133	0.00%	75.11%	502,552,035	96,246	5,222	-0.07%	83.40%	46,834,665	29,198	1,604	-0.66%	33.65%
2017	103,803,820	16,920	6,135	0.03%	75.17%	501,182,750	95,967	5,222	0.02%	83.44%	46,839,410	28,992	1,616	0.72%	34.62%
2018	99,357,615	16,861	5,893	-3.95%	68.26%	454,456,325	95,673	4,750	-9.04%	66.85%	44,902,780	28,982	1,549	-4.10%	29.09%
2019	91,048,755	16,896	5,389	-8.56%	53.87%	420,832,290	95,909	4,388	-7.63%	54.12%	42,647,580	29,549	1,443	-6.85%	20.26%
2020	91,646,030	16,835	5,444	1.02%	55.44%	418,220,845	96,363	4,340	-1.09%	52.44%	46,143,150	29,289	1,575	9.16%	31.27%
2021	92,092,635	16,917	5,444	0.00%	55.44%	417,772,465	96,273	4,339	-0.01%	52.42%	43,099,250	29,208	1,476	-6.34%	22.95%
2022	96,215,240	16,886	5,698	4.67%	62.69%	439,834,985	96,146	4,575	5.42%	60.68%	43,228,415	29,163	1,482	0.45%	23.51%

Rate Annual %chg Average Value/Acre: 4.99%

4.86%

2.13%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2012	2,069,225	9,284	223			0	0				362,397,275	149,253	2,428		
2013	1,956,800	9,291	211	-5.51%	-5.51%	168,940	266	635			490,400,495	149,066	3,290	35.49%	35.49%
2014	1,411,170	6,697	211	0.05%	-5.46%	244,130	348	702	10.58%		606,442,150	149,138	4,066	23.60%	67.47%
2015	1,427,045	6,606	216	2.52%	-3.08%	244,145	348	702	0.01%		654,738,355	148,963	4,395	8.09%	81.02%
2016	1,423,035	6,592	216	-0.07%	-3.15%	595	3	215	-69.39%		653,855,535	148,842	4,393	-0.05%	80.92%
2017	1,402,790	6,533	215	-0.53%	-3.66%	595	3	215	0.00%		653,229,365	148,415	4,401	0.19%	81.27%
2018	1,349,515	6,432	210	-2.29%	-5.87%	580	3	209	-2.52%		600,066,815	147,951	4,056	-7.85%	67.04%
2019	1,382,675	6,437	215	2.38%	-3.62%	595	3	215	2.59%		555,911,895	148,794	3,736	-7.88%	53.87%
2020	1,386,040	6,447	215	0.08%	-3.55%	39,740	185	215	0.08%		557,435,805	149,119	3,738	0.06%	53.96%
2021	1,384,735	6,441	215	0.00%	-3.55%	44,945	209	215	-0.01%		554,394,030	149,049	3,720	-0.50%	53.19%
2022	1,388,625	6,459	215	0.00%	-3.55%	44,945	209	215	0.00%		580,712,210	148,865	3,901	4.88%	60.66%

22
DAKOTA

Rate Annual %chg Average Value/Acre: 4.86%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2012 - 2022 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 4

CHART 5 - 2022 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	223,810,091	38,853,068	34,729,857	844,226,530	313,376,344	129,410,155	0	580,718,870	39,502,040	18,353,160	0	2,222,980,115
cnty sectorvalue % of total value:		10.07%	1.75%	1.56%	37.98%	14.10%	5.82%		26.12%	1.78%	0.83%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,919	DAKOTA CITY	1,142,561	692,983	1,152,293	88,867,125	13,725,275	4,986,845	0	1,154,260	0	0	0	111,721,342
8.89%	%sector of county sector	0.51%	1.78%	3.32%	10.53%	4.38%	3.85%		0.20%				5.03%
	%sector of municipality	1.02%	0.62%	1.03%	79.54%	12.29%	4.46%		1.03%				100.00%
840	EMERSON	8,668	106,504	13,299	11,013,595	373,110	0	0	0	0	0	0	11,515,176
3.89%	%sector of county sector	0.00%	0.27%	0.04%	1.30%	0.12%							0.52%
	%sector of municipality	0.08%	0.92%	0.12%	95.64%	3.24%							100.00%
549	HOMER	349,043	356,774	669,499	26,745,800	2,465,470	0	0	60,440	257,190	2,735	0	30,906,951
2.54%	%sector of county sector	0.16%	0.92%	1.93%	3.17%	0.79%			0.01%	0.65%	0.01%		1.39%
	%sector of municipality	1.13%	1.15%	2.17%	86.54%	7.98%			0.20%	0.83%	0.01%		100.00%
236	HUBBARD	683,995	0	0	7,746,485	1,144,995	0	0	8,385	0	267,560	0	9,851,420
1.09%	%sector of county sector	0.31%			0.92%	0.37%			0.00%		1.46%		0.44%
	%sector of municipality	6.94%			78.63%	11.62%			0.09%		2.72%		100.00%
223	JACKSON	21,816,482	98,610	23,319	15,150,775	2,987,255	21,499,075	0	0	0	0	0	61,575,516
1.03%	%sector of county sector	9.75%	0.25%	0.07%	1.79%	0.95%	16.61%						2.77%
	%sector of municipality	35.43%	0.16%	0.04%	24.61%	4.85%	34.91%						100.00%
13,353	SOUTH SIOUX CITY	160,720,382	12,436,125	8,302,873	451,839,155	255,688,319	54,163,060	0	1,347,395	19,015	28,115	0	944,544,439
61.87%	%sector of county sector	71.81%	32.01%	23.91%	53.52%	81.59%	41.85%		0.23%	0.05%	0.15%		42.49%
	%sector of municipality	17.02%	1.32%	0.88%	47.84%	27.07%	5.73%		0.14%	0.00%	0.00%		100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
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	%sector of municipality												
17,121	Total Municipalities	184,721,132	13,690,996	10,161,283	601,362,940	276,384,426	80,648,981	0	2,570,480	276,205	298,410	0	1,170,114,851
79.33%	%all municip.sectors of cnty	82.53%	35.24%	29.26%	71.23%	88.20%	62.32%		0.44%	0.70%	1.63%		52.64%

22 DAKOTA

Sources: 2022 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2022 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2022

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 13,892	Value : 2,114,807,530	Growth 37,409,061	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	3,051	53,124,985	794	16,095,300	678	19,163,780	4,523	88,384,065	
02. Res Improve Land	1,705	28,140,920	16	429,090	0	0	1,721	28,570,010	
03. Res Improvements	4,557	610,526,615	974	144,835,065	550	110,670,755	6,081	866,032,435	
04. Res Total	7,608	691,792,520	1,768	161,359,455	1,228	129,834,535	10,604	982,986,510	9,953,811
% of Res Total	71.75	70.38	16.67	16.42	11.58	13.21	76.33	46.48	26.61
05. Com UnImp Land	137	6,850,885	38	3,057,324	12	1,049,455	187	10,957,664	
06. Com Improve Land	628	36,715,910	66	5,741,150	35	4,428,620	729	46,885,680	
07. Com Improvements	611	231,346,065	69	18,575,931	37	11,507,570	717	261,429,566	
08. Com Total	748	274,912,860	107	27,374,405	49	16,985,645	904	319,272,910	22,961,095
% of Com Total	82.74	86.11	11.84	8.57	5.42	5.32	6.51	15.10	61.38
09. Ind UnImp Land	7	405,045	8	668,785	0	0	15	1,073,830	
10. Ind Improve Land	17	5,847,025	10	2,955,730	0	0	27	8,802,755	
11. Ind Improvements	16	67,621,505	10	55,266,470	0	0	26	122,887,975	
12. Ind Total	23	73,873,575	18	58,890,985	0	0	41	132,764,560	4,176,705
% of Ind Total	56.10	55.64	43.90	44.36	0.00	0.00	0.30	6.28	11.16
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	7,608	691,792,520	1,768	161,359,455	1,228	129,834,535	10,604	982,986,510	9,953,811
% of Res & Rec Total	71.75	70.38	16.67	16.42	11.58	13.21	76.33	46.48	26.61
Com & Ind Total	771	348,786,435	125	86,265,390	49	16,985,645	945	452,037,470	27,137,800
% of Com & Ind Total	81.59	77.16	13.23	19.08	5.19	3.76	6.80	21.37	72.54
17. Taxable Total	8,379	1,040,578,955	1,893	247,624,845	1,277	146,820,180	11,549	1,435,023,980	37,091,611
% of Taxable Total	72.55	72.51	16.39	17.26	11.06	10.23	83.13	67.86	99.15

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	110	5,557,545	14,151,845	3	84,705	861,990
19. Commercial	94	26,361,390	51,139,713	2	219,614	821
20. Industrial	5	18,323,075	28,386,560	3	157,370	18,691,200
21. Other	11	2,677,522	835,073	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	113	5,642,250	15,013,835
19. Commercial	2	54,720	130,515	98	26,635,724	51,271,049
20. Industrial	0	0	0	8	18,480,445	47,077,760
21. Other	0	0	0	11	2,677,522	835,073
22. Total Sch II				230	53,435,941	114,197,717

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	310	93	124	527

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	1,321,635	262	51,791,860	1,661	449,259,245	1,935	502,372,740
28. Ag-Improved Land	0	0	60	9,577,565	336	115,284,070	396	124,861,635
29. Ag Improvements	1	25,700	62	7,909,800	345	44,613,675	408	52,549,175

30. Ag Total				2,343	679,783,550
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	3	2.25	23,835	
32. HomeSite Improv Land	0	0.00	0	36	38.23	403,305	
33. HomeSite Improvements	0	0.00	0	40	0.00	5,912,500	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	15	24.10	54,940	
36. FarmSite Improv Land	0	0.00	0	37	99.67	224,520	
37. FarmSite Improvements	1	0.00	25,700	47	0.00	1,997,300	
38. FarmSite Total							
39. Road & Ditches	2	2.34	0	129	191.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	22	22.00	234,780	25	24.25	258,615	
32. HomeSite Improv Land	213	217.76	2,320,320	249	255.99	2,723,625	
33. HomeSite Improvements	238	0.00	30,545,360	278	0.00	36,457,860	0
34. HomeSite Total				303	280.24	39,440,100	
35. FarmSite UnImp Land	93	182.54	367,720	108	206.64	422,660	
36. FarmSite Improv Land	259	852.78	1,527,215	296	952.45	1,751,735	
37. FarmSite Improvements	286	0.00	14,068,315	334	0.00	16,091,315	317,450
38. FarmSite Total				442	1,159.09	18,265,710	
39. Road & Ditches	1,182	2,093.87	0	1,313	2,287.97	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				745	3,727.30	57,705,810	317,450

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	5,447.40	32.84%	35,952,845	34.42%	6,600.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	5,485.15	33.07%	34,995,295	33.50%	6,380.01
48. 2A	5,139.96	30.98%	30,582,785	29.28%	5,950.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	409.47	2.47%	2,327,840	2.23%	5,685.01
51. 4A1	38.12	0.23%	216,525	0.21%	5,680.09
52. 4A	68.84	0.41%	381,720	0.37%	5,545.03
53. Total	16,588.94	100.00%	104,457,010	100.00%	6,296.79
Dry					
54. 1D1	13,610.68	44.87%	79,758,570	46.61%	5,860.00
55. 1D	508.75	1.68%	2,772,720	1.62%	5,450.06
56. 2D1	7,497.54	24.72%	43,223,355	25.26%	5,765.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	8,092.74	26.68%	42,729,585	24.97%	5,279.99
59. 3D	38.34	0.13%	170,030	0.10%	4,434.79
60. 4D1	246.65	0.81%	1,050,730	0.61%	4,260.00
61. 4D	339.04	1.12%	1,417,210	0.83%	4,180.07
62. Total	30,333.74	100.00%	171,122,200	100.00%	5,641.32
Grass					
63. 1G1	951.26	40.05%	2,027,815	55.18%	2,131.71
64. 1G	484.27	20.39%	977,505	26.60%	2,018.51
65. 2G1	50.95	2.15%	56,870	1.55%	1,116.19
66. 2G	52.81	2.22%	51,835	1.41%	981.54
67. 3G1	41.15	1.73%	37,450	1.02%	910.09
68. 3G	92.05	3.88%	58,915	1.60%	640.03
69. 4G1	55.26	2.33%	50,290	1.37%	910.06
70. 4G	647.44	27.26%	414,350	11.27%	639.98
71. Total	2,375.19	100.00%	3,675,030	100.00%	1,547.26
Irrigated Total					
	16,588.94	32.70%	104,457,010	37.36%	6,296.79
Dry Total					
	30,333.74	59.79%	171,122,200	61.20%	5,641.32
Grass Total					
	2,375.19	4.68%	3,675,030	1.31%	1,547.26
72. Waste	1,436.35	2.83%	345,320	0.12%	240.41
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	426.71	0.84%	2,073,185	0.74%	4,858.53
75. Market Area Total	50,734.22	100.00%	279,599,560	100.00%	5,511.06

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%	7,016,835	2.35%	5,459.98
55. 1D	11,153.24	16.97%	60,825,405	20.41%	5,453.61
56. 2D1	4,149.51	6.31%	21,556,770	7.23%	5,195.02
57. 2D	339.66	0.52%	1,747,575	0.59%	5,145.07
58. 3D1	132.33	0.20%	631,210	0.21%	4,769.97
59. 3D	10,015.05	15.24%	45,167,845	15.15%	4,510.00
60. 4D1	2,874.07	4.37%	12,272,305	4.12%	4,270.01
61. 4D	35,783.60	54.44%	148,859,730	49.94%	4,160.00
62. Total	65,732.60	100.00%	298,077,675	100.00%	4,534.70
Grass					
63. 1G1	2,723.40	10.18%	5,507,790	13.26%	2,022.39
64. 1G	4,453.06	16.64%	8,339,190	20.08%	1,872.69
65. 2G1	3,684.74	13.77%	7,452,515	17.94%	2,022.53
66. 2G	7,424.80	27.74%	15,033,020	36.19%	2,024.70
67. 3G1	125.60	0.47%	212,225	0.51%	1,689.69
68. 3G	294.58	1.10%	167,905	0.40%	569.98
69. 4G1	971.87	3.63%	782,360	1.88%	805.00
70. 4G	7,086.21	26.48%	4,039,155	9.72%	570.00
71. Total	26,764.26	100.00%	41,534,160	100.00%	1,551.85
Irrigated Total					
Irrigated Total	384.15	0.39%	1,743,710	0.51%	4,539.14
Dry Total					
Dry Total	65,732.60	67.00%	298,077,675	87.04%	4,534.70
Grass Total					
Grass Total	26,764.26	27.28%	41,534,160	12.13%	1,551.85
72. Waste	5,221.32	5.32%	1,122,635	0.33%	215.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	851.09	0.87%	3,148,580	0.92%	3,699.47
75. Market Area Total	98,102.33	100.00%	342,478,180	100.00%	3,491.03

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,404.69	8,828,130	15,568.40	97,372,590	16,973.09	106,200,720
77. Dry Land	237.68	1,310,680	9,000.14	47,390,075	86,828.52	420,499,120	96,066.34	469,199,875
78. Grass	16.24	10,395	2,904.09	4,317,265	26,219.12	40,881,530	29,139.45	45,209,190
79. Waste	2.33	560	563.98	127,355	6,091.36	1,340,040	6,657.67	1,467,955
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	21.82	120,885	706.00	3,101,595	549.98	1,999,285	1,277.80	5,221,765
82. Total	256.25	1,321,635	13,872.90	60,662,825	134,707.40	560,093,280	148,836.55	622,077,740

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,973.09	11.40%	106,200,720	17.07%	6,257.01
Dry Land	96,066.34	64.54%	469,199,875	75.42%	4,884.12
Grass	29,139.45	19.58%	45,209,190	7.27%	1,551.48
Waste	6,657.67	4.47%	1,467,955	0.24%	220.49
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,277.80	0.86%	5,221,765	0.84%	4,086.53
Total	148,836.55	100.00%	622,077,740	100.00%	4,179.60

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1	N/a Or Error	0	0	0	0	76	4,609,865	76	4,609,865	3,845,951
83.2	Dakcty Broyhill 14	45	1,429,205	9	145,120	319	7,998,055	364	9,572,380	0
83.3	Dakcty Original 15	590	8,956,865	0	0	794	78,485,990	1,384	87,442,855	55,275
83.4	Dakcty Rvrfrnt 17	25	929,240	0	0	27	6,810,320	52	7,739,560	0
83.5	Emerson 23	12	105,730	104	1,308,495	104	12,341,025	116	13,755,250	6,145
83.6	Homer 18	229	3,541,070	0	0	201	24,200,620	430	27,741,690	80,245
83.7	Hubbard 23	10	90,885	63	847,210	63	7,581,275	73	8,519,370	23,325
83.8	Jackson 20	39	341,480	70	1,052,610	70	8,783,500	109	10,177,590	0
83.9	Jackson 21	29	614,240	0	0	18	4,805,160	47	5,419,400	0
83.10	Rr Sbdv Blff View 56	7	238,885	0	0	5	1,831,040	12	2,069,925	0
83.11	Rr Sbdv Boals 64	4	50,925	0	0	4	560,150	8	611,075	0
83.12	Rr Sbdv Coopers 34	8	112,350	0	0	6	969,335	14	1,081,685	0
83.13	Rr Sbdv Dak Flats 60	21	631,510	0	0	19	7,805,050	40	8,436,560	334,140
83.14	Rr Sbdv Isl Hms 36	43	366,600	0	0	38	3,882,245	81	4,248,845	0
83.15	Rr Sbdv L&l Add 49	31	678,900	0	0	26	7,449,375	57	8,128,275	0
83.16	Rr Sbdv Lik U Wan 55	16	128,160	0	0	14	2,898,410	30	3,026,570	0
83.17	Rr Sbdv Orig Beh 33	124	1,292,395	0	0	92	9,798,510	216	11,090,905	59,250
83.18	Rr Sbdv Rott 1&2 61	34	1,001,990	0	0	28	9,454,850	62	10,456,840	256,647
83.19	Rr Sbdv Rott 3&4 62	23	730,500	0	0	20	8,299,130	43	9,029,630	0
83.20	Rr Sbdv Rott 5&6 63	24	526,265	0	0	8	3,268,180	32	3,794,445	985
83.21	Rr Sbdv Ssc Proj 50	35	693,300	0	0	32	6,880,820	67	7,574,120	0
83.22	Rr Sbdv Tompkins 42	121	1,926,440	0	0	118	27,457,250	239	29,383,690	98,003
83.23	Rural A1 Hubbard 25	174	4,971,105	0	0	160	30,107,755	334	35,078,860	0
83.24	Rural A2 Jackson 26	215	5,840,905	0	0	130	27,765,320	345	33,606,225	0
83.25	Rural A3 Homer 27	388	9,412,585	0	0	300	63,394,435	688	72,807,020	1,091,110
83.26	Rural A4 Ssc 28	184	5,137,535	0	0	154	28,848,195	338	33,985,730	244,859
83.27	Rural A5 Rvrfrnt 29	37	2,024,540	0	0	31	4,836,365	68	6,860,905	7,445
83.28	Ssc 100	1,496	15,362,690	36	494,425	1,403	140,110,220	2,899	155,967,335	1,205,241
83.29	Ssc 104	41	2,285,315	0	0	24	6,333,405	65	8,618,720	0
83.30	Ssc 110	56	1,197,630	1,422	24,290,755	1,408	223,442,065	1,464	248,930,450	1,238,266
83.31	Ssc 115	392	13,038,515	3	53,595	384	93,580,595	776	106,672,705	218,229
83.32	Ssc 116	70	4,726,310	14	377,800	5	1,443,925	75	6,548,035	1,188,695
84	Residential Total	4,523	88,384,065	1,721	28,570,010	6,081	866,032,435	10,604	982,986,510	9,953,811

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	86	5,974,180	230	20,801,670	226	119,047,963	312	145,823,813	6,320,805
85.2	Dakety Broyhill 14	80	3,588,950	450	27,542,200	438	192,850,817	518	223,981,967	14,146,105
85.3	Dakety Original 15	23	1,547,419	46	5,249,905	48	58,845,831	71	65,643,155	6,397,725
85.4	Dakety Rvrfront 17	8	812,860	9	891,570	10	5,637,285	18	7,341,715	177,130
85.5	Homer 18	1	7,500	1	10,050	1	111,720	2	129,270	96,035
85.6	Hubbard 23	3	31,220	11	88,060	11	719,115	14	838,395	0
85.7	Rr Sbdv Orig Bch 33	0	0	5	665,705	5	5,798,260	5	6,463,965	0
85.8	Rural Ag Impvd Mkt1	0	0	2	328,925	2	251,915	2	580,840	0
85.9	Ssc 100	0	0	1	76,500	1	688,330	1	764,830	0
85.10	Ssc 104	1	69,365	0	0	0	0	1	69,365	0
85.11	Ssc 110	0	0	1	33,850	1	366,305	1	400,155	0
86	Commercial Total	202	12,031,494	756	55,688,435	743	384,317,541	945	452,037,470	27,137,800

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	941.00	66.97%	2,018,475	66.97%	2,145.03
88. 1G	443.57	31.57%	951,465	31.57%	2,145.02
89. 2G1	8.50	0.60%	18,230	0.60%	2,144.71
90. 2G	11.98	0.85%	25,700	0.85%	2,145.24
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	1,405.05	100.00%	3,013,870	100.00%	2,145.03
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	1.06%	9,340	1.41%	910.33
106. 1T	40.70	4.20%	26,040	3.94%	639.80
107. 2T1	42.45	4.38%	38,640	5.84%	910.25
108. 2T	40.83	4.21%	26,135	3.95%	640.09
109. 3T1	41.15	4.24%	37,450	5.66%	910.09
110. 3T	92.05	9.49%	58,915	8.91%	640.03
111. 4T1	55.26	5.70%	50,290	7.61%	910.06
112. 4T	647.44	66.74%	414,350	62.67%	639.98
113. Total	970.14	100.00%	661,160	100.00%	681.51
<hr/>					
Grass Total	1,405.05	59.16%	3,013,870	82.01%	2,145.03
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	970.14	40.84%	661,160	17.99%	681.51
<hr/>					
114. Market Area Total	2,375.19	100.00%	3,675,030	100.00%	1,547.26

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	2,662.99	15.23%	5,459,170	15.18%	2,050.02
88. 1G	3,919.33	22.42%	8,034,775	22.33%	2,050.04
89. 2G1	3,603.38	20.61%	7,387,020	20.53%	2,050.03
90. 2G	7,209.10	41.23%	14,910,070	41.45%	2,068.23
91. 3G1	89.24	0.51%	182,955	0.51%	2,050.15
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	17,484.04	100.00%	35,973,990	100.00%	2,057.53
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	60.41	0.65%	48,620	0.87%	804.83
106. 1T	533.73	5.75%	304,415	5.47%	570.35
107. 2T1	81.36	0.88%	65,495	1.18%	805.00
108. 2T	215.70	2.32%	122,950	2.21%	570.00
109. 3T1	36.36	0.39%	29,270	0.53%	805.01
110. 3T	294.58	3.17%	167,905	3.02%	569.98
111. 4T1	971.87	10.47%	782,360	14.07%	805.00
112. 4T	7,086.21	76.36%	4,039,155	72.64%	570.00
113. Total	9,280.22	100.00%	5,560,170	100.00%	599.14
<hr/>					
Grass Total	17,484.04	65.33%	35,973,990	86.61%	2,057.53
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	9,280.22	34.67%	5,560,170	13.39%	599.14
<hr/>					
114. Market Area Total	26,764.26	100.00%	41,534,160	100.00%	1,551.85

**2023 County Abstract of Assessment for Real Property, Form 45
Compared with the 2022 Certificate of Taxes Levied Report (CTL)**

22 Dakota

	2022 CTL County Total	2023 Form 45 County Total	Value Difference (2023 form 45 - 2022 CTL)	Percent Change	2023 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	844,226,530	982,986,510	138,759,980	16.44%	9,953,811	15.26%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	39,502,040	39,440,100	-61,940	-0.16%	0	-0.16%
04. Total Residential (sum lines 1-3)	883,728,570	1,022,426,610	138,698,040	15.69%	9,953,811	14.57%
05. Commercial	313,376,344	319,272,910	5,896,566	1.88%	22,961,095	-5.45%
06. Industrial	129,410,155	132,764,560	3,354,405	2.59%	4,176,705	-0.64%
07. Total Commercial (sum lines 5-6)	442,786,499	452,037,470	9,250,971	2.09%	27,137,800	-4.04%
08. Ag-Farmsite Land, Outbuildings	18,353,160	18,265,710	-87,450	-0.48%	317,450	-2.21%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	18,353,160	18,265,710	-87,450	-0.48%	317,450	-2.21%
12. Irrigated	96,215,240	106,200,720	9,985,480	10.38%		
13. Dryland	439,834,985	469,199,875	29,364,890	6.68%		
14. Grassland	43,231,645	45,209,190	1,977,545	4.57%		
15. Wasteland	1,437,000	1,467,955	30,955	2.15%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	580,718,870	622,077,740	41,358,870	7.12%		
18. Total Value of all Real Property (Locally Assessed)	1,925,587,099	2,114,807,530	189,220,431	9.83%	37,409,061	7.88%

2023 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 - Seasonal part time
5.	Number of shared employees:
	N/A
6.	Assessor's requested budget for current fiscal year:
	\$615,000
7.	Adopted budget, or granted budget if different from above:
	\$569,864
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$335,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	??
10.	Part of the assessor's budget that is dedicated to the computer system:
	The \$335,000 is for appraisal work & computer system
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	??

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	Yes - sometimes for reference
5.	If so, who maintains the Cadastral Maps?
	They are not maintained
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?
	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 and all small towns
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
	Innovative Appraisal Service, Stanard Appraisal and Data Listing by EWDS, Bralda
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 real estate 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.

2023 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:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>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.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>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.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>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.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Platted Rural Subdivisions - Lower Range</td> </tr> <tr> <td style="text-align: center;">16</td> <td>Platted Rural Subdivision - Middle Range</td> </tr> <tr> <td style="text-align: center;">17</td> <td>Platted Rural Subdivisions - High Range</td> </tr> <tr> <td style="text-align: center;">20</td> <td>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.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural - located more than 2 miles from the nearest city limit and not platted into a subdivision</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	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
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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 depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																				
	Use tables and adjust if necessary																				
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, it is based on Neighborhoods																				
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?

1

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.

<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2016	2022	2021	2020
5	2016	2022	2021	2021
10	2016	2022	2022	2021
15	2016	2022	2018	2020
16	2016	2022	2018	2020
17	2016	2022	2018	2018
20	2016	2022	2019	2022/2023
25	2016	2022	2021	2021
30	2016	2022	2021	2021

2023 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:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Dakota City - County seat, large industrial area between South Sioux City and Dakota City, dependent upon South Sioux City retail and access to retail.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Hubbard, Small towns, dependent on South Sioux City for retail and employment; the farthest in distance from South Sioux City.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Homer and Jackson - Small towns are dependent on South Sioux City for retail and employment; less than 10 miles to retail and employment.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>South Sioux, the hub for retail and employment in the county.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural, outside of the city limits and not located in a rural subdivision.</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	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.
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
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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 but the income approach is most used.												
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 depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?												
	Use the tables and adjust where needed.												
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.												

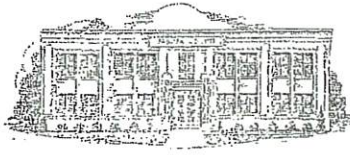
7.	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2016	2022	2022/2023	2022/2023
	5	2016	2022	2022/2023	2022/2023
	10	2016	2022	2022/2023	2022/2023
	20	2016	2022	2022/2023	2022/2023
	25	2016	2022	2022/2023	2022/2023

2023 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.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.</td> <td style="text-align: center;">2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bluff and hill ground on west side of the county.</td> <td style="text-align: center;">2017</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2017	2	Bluff and hill ground on west side of the county.	2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>								
1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2017								
2	Bluff and hill ground on west side of the county.	2017								
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. Generally 15 acres or more is ag if less than 15 acres it is rural residential unless it is contiguous with Ag.									
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?									
	<p>No, they carry different values as determined by the most recent land study.</p> <p>The county has two types of rural residential: 1) rural--outside of the city limits not located in a planned subdivision typically less than 20 acres; 2) rural sub--outside of the city limits located in a planned subdivision.</p> <p>The rural residential parcels are then broken down into five unique market areas for rural residential shown below to analyze the sales in the market to determine market value:</p> <p>Area 1 – Neighborhood 25--Southwest portion of the County (T28N R6 & 7E and that part of T27N R6 &7E)--value starts at \$5,000/acre.</p> <p>Area 2 -- Neighborhood 26--Northwest portion of the County (T29N R6 & 7E and that part of 8E)--value starts at \$10,000/acre.</p> <p>Area 3 -- Neighborhood 27--Bordered on the West by Area 1 & 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.</p> <p>Area 4 -- Neighborhood 28--Northeast corner of the County consisting of South Sioux City and Dakota City surrounding rural areas (That part of T28N R9E and T29N R9E)--value starts at \$20,000/acre.</p> <p>Area 5 – Neighborhood 29--all Rural residential on the River not in a planned development (subdivision)--value starts at \$40,000/acre.</p>									

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
	<i><u>If your county has special value applications, please answer the following</u></i>
8a.	How many parcels have a special valuation application on file?
	43
8b.	What process was used to determine if non-agricultural influences exist in the county?
	Market analysis and review of sales.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
8c.	Describe the non-agricultural influences recognized within the county.
	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: 2023, 2024 and 2025

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 **2022** County Abstract, Dakota County consists of the following real property types:

	Parcels	% of Total Parcels
Residential	6810	67.00%
Commercial	907	09.00%
Industrial	43	0.043%
Agricultural	2333	23.00%
Special Value	No New Applications	



Level of Value, Quality, and Uniformity for assessment year 2022:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	93	12.29	101.69
Commercial	94	11	100.45
Agricultural Land	71	13.24	100.51
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 2022 Reports & Opinions.

Current Resources

A. Staff

- a. We currently have an Assessor in the office and a 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 no Clerks for



the Assessment Office. In addition we contract out our Commercial appraisal work to help mitigate our resource limitations. Training for our staff is conducted if and when time and our budget allow.

B. Cadastral Maps & Other Mapping Resources

- a. The Cadastral Maps are maintained via a 100% support contract with GWorks.
- b. We have Eagle View as well as an overlay and resource to locate field work. The new flyover was done in Spring of 2022 and will utilize the change finder for this program.

C. Software for CAMA

- a. Dakota County uses a CAMA system supplied by Aumentum 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 have updated to T2.

D. GIS

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

E. Website

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

F. Department of Revenue

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



PROJECTS FOR THE ASSESSMENT OFFICE

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

ACTIONS 2023, 2024 and 2025

2023-25 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. 2023-25 - ALL SALES WILL BE REVIEWED AND PROCESSED
- a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION EXISTS ON THE SALE.
 - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
 - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
 - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
 - i. COMPARED WITH ASSESSED VALUE (RATIOS)
 - ii. ALTERNATE MARKET TRENDING ANALYSIS
 - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMATION
 - i. COMPARED WITH CAMA DATA FILE
 - f. FIELD INSPECTION COMPLETED
 - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
 - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
5. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
- a. FIELD INSPECTION-A
 - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM
 - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE



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

2023-25: ANTICIPATED COMMERCIAL VALUATION ACTIONS:

- 1. 2023-25 – Start new six year cycle review. Stanard Appraisal will be helping us with our commercial pick-up and sales review work.
- 2. 2023-25 - ALL SALES WILL BE REVIEWED AND PROCESSED
 - a. REVIEW 521 FOR DATA PROVIDED AND ACCURACY TO ENSURE ALL ENOUGH INFORMATION EXISTS ON THE SALE.
 - b. REVIEW THE DEED FOR DATA PROVIDED AND ACCURACY TO ENSURE ENOUGH INFORMATION ON THE SALE IS PROVIDED
 - c. REVIEW ANY SUPPLEMENTAL DATA PROVIDED i.e. SURVEY TO VERIFY ACCURACY AND ENSURE ENOUGH DATA IS PROVIDED
 - d. REALTOR WEBSITE REVIEWED FOR ASKING \$ VS. SOLD \$
 - i. COMPARED WITH ASSESSED VALUE (RATIOS)
 - ii. ALTERNATE MARKET TRENDING ANALYSIS
 - e. MLS DATA SHEET PULLED TO VERIFY SALE AND PROPERTY INFORMAITON
 - i. COMPARED WITH CAMA DATA FILE
 - f. FIELD INSPECTION COMPLETED
 - i. DISCUSS SALE DETAILS WITH OWNER/SELLER IF PRESENT
 - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
- 3. BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED
 - a. FIELD INSPECTION-A
 - i. GATHER FIRST AVAILABLE DATA FOR THE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM
 - iv. ESTIMATE THE DATE FOR THE FINAL FIELD INSPECTION AND SCHEDULE
 - b. FIELD INSPECTION-B



- i. FINAL PICK-UP GATHER DATA TO COMPLETE CAMA WORKING FILE
 - ii. COMPLETE DATA COLLECTION FORM
 - iii. COMPLETE QUALITY AND CONDITION FORM
 - iv. IF NEW CONSTRUCTION WILL NOT BE COMPLETED ESTIMATE THE % COMPLETE
 - 1. POPULATE THE % COMPLETE FORM AND PROVIDE TO THE ASSESSOR
 - 2. FLAG PARCEL FOR FINAL PICKUP IN NEXT YEAR.
 - 3. ASSESSOR TO REVIEW THE % COMPLETE FORM AND CALCULATE
 - a. NEW VALUE SET
 - b. NEW GROWTH SET
 - v. CLOSE BUILDING PERMIT
 - vi. LET THE ASSESSOR KNOW ALL DATA IS FINALIZED
 - vii. ASSESSOR CALCULATES FOR FINAL VALUATION
 - 1. SET THE NEW GROWTH
4. RATIO STUDIES AND ANALYSIS WILL BE COMPLETED ON ALL 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

2023-25: ANTICIPATED AGRICULTURAL VALUATION ACTIONS:

1. **2023-25** – 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. **2023-25** - 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
 - ii. .
 - g. FINALIZE SALES QUALIFICATION CODING BASED ON THE REVIEW OF ALL STEPS TAKEN ABOVE.
3. **BUILDING PERMITS AND PICK UP WORK WILL BE REVIEWED AND NEW DATA PROCESSED**



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

Annual Assessor Administrative Reports Required by Law/Regulation:

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

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

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

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

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



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

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

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

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

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

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

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

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

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

Respectfully submitted:

Assessor Signature:

Christy A. W. T.

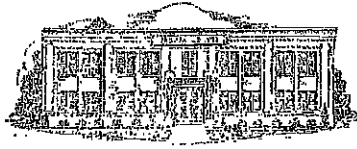
Date:

10/18/22



DAKOTA COUNTY ASSESSOR OFFICE

Christy Abts
ASSESSOR
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Methodology for Special Valuation Area Values in Dakota County

INTRODUCTION

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

HISTORY

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

CALCULATION OF VALUE

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

Dakota County Courthouse
1601 Broadway PO BOX 9
Dakota City, NE 68731