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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

SIOUX COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Sioux 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 Sioux County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Michelle Zimmerman, Sioux County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

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

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

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

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

| <u>Property Class</u> | <u>COD</u> | <u>PRD</u> |
|-----------------------|------------|------------|
| Residential | .05 -.15 | .98-1.03 |
| Newer Residential | .05 -.10 | .98-1.03 |
| Commercial | .05 -.20 | .98-1.03 |
| Agricultural Land | .05 -.25 | .98-1.03 |

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds’ records 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 county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

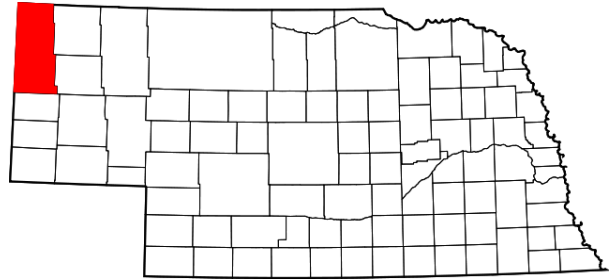
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

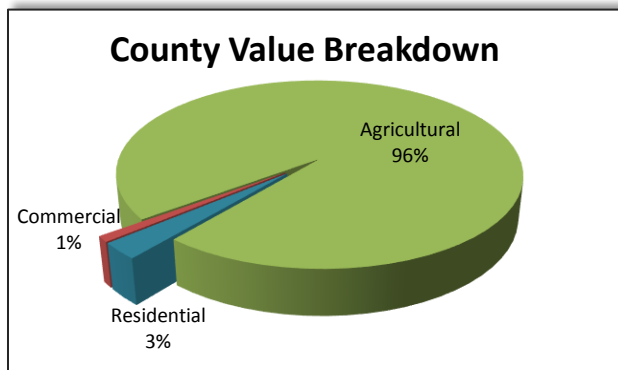
**Further information may be found in Exhibit 94*

County Overview

With a total area of 2,067 square miles, Sioux had 1,260 residents, per the Census Bureau Quick Facts for 2015, reflecting a 3% reduction from the preceding year and an overall population decline from the 2010 US Census of 4%. In a review of the past fifty-five years, Sioux has seen a steady drop in population of 51% (Nebraska Department of Economic Development). Reports indicated that 77% of county residents were homeowners and 95% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Sioux are evenly disbursed around the county. Per the latest information available from the U.S. Census Bureau, there were thirteen employer establishments in Sioux. County-wide employment was at 785 people, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

| U.S. CENSUS POPULATION CHANGE | | | |
|-------------------------------|------|------|--------|
| | 2006 | 2016 | Change |
| HARRISON | 279 | 251 | -10% |

Simultaneously, the agricultural economy has remained another strong anchor for Sioux that has fortified the local rural area economies. Sioux is included in both the Upper Niobrara White and North Platte Natural Resource Districts (NRD). Grassland makes up the majority of the land in the county.

2017 Residential Correlation for Sioux County

Assessment Actions

Actions taken to address the residential property class by the Sioux County Assessor included the routine maintenance of reviewing all pick-up work and the completion of the physical review of rural improvements (Valuation Group 80 and agricultural dwellings). Although the rural review was completed, a new cost index was not implemented.

Description of Analysis

The county assessor has established two valuation groupings based solely on assessor location, and these are described in the table below:

| Valuation Grouping | Description |
|---------------------------|----------------------------------------------------------------------------------------------|
| 10 | Residential parcels within the village of Harrison. |
| 80 | All Rural residential parcels—that is all parcels outside of the village proper of Harrison. |

The residential market within Sioux County is neither active nor viable, as evidenced by the low number of sales that occur during the two-year period coupled with the fact that county real property value consists of 96% agricultural, 3% residential and the remaining 1% commercial. Only 11 qualified residential sales took place during the study period.

A comparison of the difference between the measures of central tendency for the two years of the study period do appear to suggest a decrease in the residential market within the county. It can be argued that this is not a reasonable suggestion taken by itself since there are almost twice as many sales occurring during the first year of the study versus the second. In reality, the residential market may be currently “flat,” as evidence by the 2017 County Abstract of Assessment Form 45 Compared with the 2016 Certificate of Taxes Levied that only indicates an overall increase of 0.76%, despite a completed review and using the last review’s cost index. Therefore, the small sample is not considered a realistic representation of the residential base in the county.

| Study Yrs | | | | | | |
|--------------------------|---|--------|--------|-------|-------|--------|
| 10/01/2014 To 09/30/2015 | 7 | 96.11 | 96.66 | 83.26 | 27.65 | 116.09 |
| 10/01/2015 To 09/30/2016 | 4 | 102.63 | 107.35 | 93.40 | 29.37 | 114.94 |

Assessment Practice Review

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property.

2017 Residential Correlation for Sioux County

One aspect of this review addresses sales qualification and verification. Sioux County's sales verification process consists of a questionnaire mailed to buyers of all residential, commercial and agricultural property within the county (and this is done on a quarterly basis). The response rate is slightly less than 50%, and non-respondents are sent a second questionnaire. The county assessor utilizes information collected from the questionnaires as well as her personal knowledge of the county to enhance the qualification process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. Virtually all but one non-qualified sales were supported and documented (and the exception was an obvious reason). Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

Another important part of the review was the examination of the six-year inspection cycle. Since the county utilized the services of a contracted appraiser review all property during the first six-year cycle, the County Board then recommended that the county assessor and her staff physically review the property in the county for the second cycle. At this point, all but the rural outbuildings have been physically reviewed. The cost index is admittedly older and this was discussed with the county assessor. She believes it is difficult to implement the newest cost index when both residential and commercial property indicates a stagnate climate.

The Division also examined valuation groups to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. The Division's review and analysis indicated the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment for the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

By using the information available, it is confirmed that the Sioux County assessor's assessment practices are reliable and applied consistently and therefore it is believed that residential properties are valued in a uniform and proportionate manner.

Due to the small sample size, the sales are believed to be an unreliable representation of the residential class as a whole. However, all property that is reviewed and updated for pick-up work is valued based on the same (albeit much older) cost index and depreciation schedule. Only one sale is within range, with the lower half ranging in A/S ratios from 42-84%, and the upper half from 108-159%. The county assessor performed a "what-if" utilizing a current cost index, and while the sample is not an exact mirror of the residential base, the eleven hypothetically adjusted sales did not exhibit uniformity or equality.

2017 Residential Correlation for Sioux County

| VALUATION GROUPING | | | | | | | |
|---------------------------|-------|--------|--------|----------|-------|--------|-------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN |
| 10 | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 |
| <u>ALL</u> | | | | | | | |
| 10/01/2014 To 09/30/2016 | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 |

Level of Value

Based on analysis of all available information, Sioux County has achieved the statutory level of value of 100% for the residential property class.

2017 Commercial Correlation for Sioux County

Assessment Actions

Actions taken by the county assessor to address the commercial property class included the routine maintenance of pick-up work. The last complete review for Harrison commercial was in assessment year 2015.

Description of Analysis

Like the residential property class, the county assessor has established two valuation groupings based solely on assessor location, and these are described in the table below:

| Valuation Grouping | Description |
|---------------------------|---------------------------------------------------------------------|
| 10 | Harrison—all commercial property within the city of Harrison. |
| 80 | Rural—all commercial properties outside of the village of Harrison. |

The commercial statistical profile reveals six qualified sales, and thus is too small to represent the commercial base as a whole. Of the six sales, both VG's are represented with five of the six represented by VG 10 (Harrison). According to the 2017 County Abstract Form 45 with the 2016 Certificate of Taxes Levied Report (CTL) the result of the routine maintenance of pick-up work and the change in use of the fish hatchery to agricultural not commercial indicates the commercial property class declined by 7.05%. History chart 2 indicates that this is the fourth year of commercial decline by percent change (excluding growth), and confirms that there is not a viable commercial market in Sioux County.

Assessment Practice Review

The Division conducts an annual comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three classes of property.

One important feature of this review addresses both sales qualification and verification. Sioux County's sales verification process consists of a questionnaire mailed to buyers of all residential, commercial and agricultural property within the county (and this is done on a quarterly basis). The response rate is slightly less than 50%, and non-respondents are sent a second questionnaire. The county assessor utilizes information collected from the questionnaires as well as her personal knowledge of the county to enhance the qualification process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. Virtually all but one non-qualified sales was supported and documented (and the

2017 Commercial Correlation for Sioux County

exception was an obvious reason). Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

Another important part of the review was the examination of the six-year inspection cycle. The last complete physical review for Harrison commercial property was 2015, and the last rural commercial review was conducted in 2011 (this consisted of commercial feedlots). This was discussed with the county assessor and this should have been completed by the current assessment year. Sioux County, along with other Panhandle counties are trying to negotiate with a contracted appraisal firm to do all feedlots in the area for 2018.

The Division also examined commercial valuation groups to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. The Division's review and analysis indicates that the county has adequately identified commercial economic areas. The quality of assessment, based on all relevant information and not just the too small sample, for the commercial class of property adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

By using the information available, it is confirmed that the Sioux County assessor's assessment practices are reliable and applied consistently. Due to the small sample size it is believed to be an unreliable representation of the commercial class as a whole.

| VALUATION GROUPING | | | | | | |
|---------------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| 10 | 5 | 85.13 | 98.85 | 77.12 | 36.51 | 128.18 |
| 80 | 1 | 75.35 | 75.35 | 75.35 | | 100.00 |
| <hr/> | | | | | | |
| ALL | | | | | | |
| 10/01/2013 To 09/30/2016 | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 |

Level of Value

Based on analysis of all available information, Sioux County has achieved the statutory level of 100% for the commercial property class.

2017 Agricultural Correlation for Sioux County

Assessment Actions

Assessment actions taken to address agricultural land for the current assessment year included the review of the statistical profile of the qualified sales and making the overall adjustment to grass by 10.40%. This adjustment affected both market areas: Area 1 received an approximate 10% average increase and Area 2 received an average increase of 8%. These actions were taken to equalize grassland in both areas as much as possible.

Description of Analysis

Agricultural land in Sioux County is defined geographically into two market areas. Market Area 1 comprises the largest portion of land in the county and consists of 91% grass, 3% dry land, only 1% irrigated and the remaining 4% is waste. Area 2 lies in the southwestern portion of the county (bordering Scotts Bluff County) and is only 90,543 acres of agricultural land—that is comprised of 62% grass, 33% irrigated only 1% dry and the remainder waste.

Analysis of the sample reveals thirty-seven qualified sales (twenty-four of which are MLU 80% grass) with two of the three overall measures of central tendency falling within acceptable range. However, only market Area 2 has all three measures within acceptable range. Market Area 1's statistical profile appears to be significantly below range. However, the statistics are not considered reliable for market Area 1. There is too much variability in the ratios when examined by study year. The only way to reach the lowest point of acceptable range would be for the county assessor to raise grass by 25%, and thus it would be 10-30% higher than every similar adjoining county.

Assessment Practice Review

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportionate valuation of all property.

One aspect of this review addresses both sales qualification and verification. Sioux County's sales verification process consists of a questionnaire mailed to buyers of all residential, commercial and agricultural property within the county (and this is done on a quarterly basis). The response rate is slightly less than 50%, and non-respondents are sent a second questionnaire. The assessor utilizes information collected from the questionnaires as well as her personal knowledge of the county to enhance the qualification process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All but four non-qualified sales were supported and documented (and the exceptions were obvious). Further, all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural influences or special factors that would cause a premium to be paid for the land. Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. Land use was updated in 2016 via GIS data compared to each parcel (and this is

2017 Agricultural Correlation for Sioux County

done by the deputy assessor). Agricultural dwellings are reviewed at the same time as the rural residential/suburban parcels. This was last completed during assessment year 2016.

The Division’s review of agricultural market areas within the county was conducted with the county assessor to ensure that the areas defined are equally subject to economic forces that affect the value of land within the delineated areas. In summary, the market area analysis indicates that the county assessor has adequately identified market areas for the agricultural land class.

The final part of the assessment practices review addresses the identification of rural residential and recreational land apart from agricultural land within the county. The county assessor distinguishes among rural residential, recreational and agricultural land by primary use. Land with no primary agricultural use can then be classified as rural residential or recreational. The county assessor applied recreational to accessory land within parcels that contain a hunting lodge or cabin in which the primary purpose of ownership is to provide recreational opportunities.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites.

Only Area 2’s three measures of central tendency are within range. As noted in the “Description of Analysis” section above, Area 1’s twenty-four sales are comprised of nineteen MLU 80% grass sales, and these are within range (as shown in the 80% MLU by Market Area below). The Area 1 ratios show extreme variability: first year ratios of 39% to 89%; second year ratios between 58% to 116%; the third year ratios range from 16% to 99%. In conclusion, the measures of central tendency are not reliable—however the values established for the three land classes are acceptable in relationship to neighboring counties with similar land. It is believed that the quality of assessment of agricultural land within the county is in general compliance with generally accepted mass appraisal standards.

| <u>AREA (MARKET)</u> | | | | | | |
|----------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| 1 | 24 | 63.24 | 67.29 | 64.40 | 25.03 | 104.49 |
| 2 | 13 | 73.85 | 73.19 | 68.96 | 14.95 | 106.13 |

| <u>80%MLU By Market Area</u> | | | | | | |
|------------------------------|-------|--------|-------|-----------|-------|--------|
| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD |
| <u> Irrigated </u> | | | | | | |
| County | 6 | 70.85 | 64.39 | 54.27 | 19.56 | 118.65 |
| 2 | 6 | 70.85 | 64.39 | 54.27 | 19.56 | 118.65 |
| <u> Dry </u> | | | | | | |
| County | 1 | 59.32 | 59.32 | 59.32 | | 100.00 |
| 1 | 1 | 59.32 | 59.32 | 59.32 | | 100.00 |
| <u> Grass </u> | | | | | | |
| County | 24 | 73.38 | 74.20 | 65.77 | 17.35 | 112.82 |
| 1 | 19 | 71.69 | 72.94 | 65.36 | 19.91 | 111.60 |
| 2 | 5 | 73.85 | 79.02 | 76.58 | 08.71 | 103.19 |

2017 Agricultural Correlation for Sioux County

Level of Value

Based on analysis of all available information, Sioux County has achieved the statutory level of value of 75% in the agricultural class.

2017 Opinions of the Property Tax Administrator for Sioux County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). 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 | 100 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Commercial Real Property | 100 | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| Agricultural Land | 75 | Meets generally accepted mass appraisal practices. | 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, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Sioux County

Residential Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 11 | Median | 96.11 |
| Total Sales Price | \$460,810 | Mean | 100.55 |
| Total Adj. Sales Price | \$460,810 | Wgt. Mean | 87.12 |
| Total Assessed Value | \$401,479 | Average Assessed Value of the Base | \$38,192 |
| Avg. Adj. Sales Price | \$41,892 | Avg. Assessed Value | \$36,498 |

Confidence Interval - Current

| | |
|------------------------------------------------------------------|-----------------|
| 95% Median C.I | 71.61 to 151.92 |
| 95% Wgt. Mean C.I | 68.93 to 105.32 |
| 95% Mean C.I | 76.72 to 124.38 |
| % of Value of the Class of all Real Property Value in the County | 2.86 |
| % of Records Sold in the Study Period | 2.48 |
| % of Value Sold in the Study Period | 2.37 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2016 | 21 | 94 | 93.86 |
| 2015 | 29 | 94 | 94.40 |
| 2014 | 24 | 94 | 93.91 |
| 2013 | 22 | 92 | 91.88 |

2017 Commission Summary for Sioux County

Commercial Real Property - Current

| | | | |
|------------------------|-----------|------------------------------------|----------|
| Number of Sales | 6 | Median | 81.23 |
| Total Sales Price | \$743,000 | Mean | 94.93 |
| Total Adj. Sales Price | \$670,500 | Wgt. Mean | 75.90 |
| Total Assessed Value | \$508,910 | Average Assessed Value of the Base | \$80,669 |
| Avg. Adj. Sales Price | \$111,750 | Avg. Assessed Value | \$84,818 |

Confidence Interval - Current

| | |
|------------------------------------------------------------------|-----------------|
| 95% Median C.I | 49.53 to 179.87 |
| 95% Wgt. Mean C.I | 65.65 to 86.15 |
| 95% Mean C.I | 47.71 to 142.15 |
| % of Value of the Class of all Real Property Value in the County | 0.98 |
| % of Records Sold in the Study Period | 8.33 |
| % of Value Sold in the Study Period | 8.76 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2016 | 7 | 100 | 90.64 |
| 2015 | 7 | 100 | 90.64 |
| 2014 | 7 | 100 | 95.66 |
| 2013 | 2 | | 103.54 |

83 Sioux
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 11
Total Sales Price : 460,810
Total Adj. Sales Price : 460,810
Total Assessed Value : 401,479
Avg. Adj. Sales Price : 41,892
Avg. Assessed Value : 36,498

MEDIAN : 96
WGT. MEAN : 87
MEAN : 101
COD : 29.00
PRD : 115.42

COV : 35.28
STD : 35.47
Avg. Abs. Dev : 27.87
MAX Sales Ratio : 159.06
MIN Sales Ratio : 42.00

95% Median C.I. : 71.61 to 151.92
95% Wgt. Mean C.I. : 68.93 to 105.32
95% Mean C.I. : 76.72 to 124.38

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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 |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| Qrtrs | | | | | | | | | | | |
| 01-OCT-14 To 31-DEC-14 | 1 | 116.30 | 116.30 | 116.30 | 00.00 | 100.00 | 116.30 | 116.30 | N/A | 25,000 | 29,075 |
| 01-JAN-15 To 31-MAR-15 | | | | | | | | | | | |
| 01-APR-15 To 30-JUN-15 | 2 | 100.53 | 100.53 | 52.09 | 58.22 | 192.99 | 42.00 | 159.06 | N/A | 29,000 | 15,106 |
| 01-JUL-15 To 30-SEP-15 | 4 | 89.88 | 89.82 | 88.12 | 13.56 | 101.93 | 71.61 | 107.91 | N/A | 50,500 | 44,498 |
| 01-OCT-15 To 31-DEC-15 | | | | | | | | | | | |
| 01-JAN-16 To 31-MAR-16 | | | | | | | | | | | |
| 01-APR-16 To 30-JUN-16 | 2 | 137.49 | 137.49 | 139.32 | 10.50 | 98.69 | 123.05 | 151.92 | N/A | 22,905 | 31,911 |
| 01-JUL-16 To 30-SEP-16 | 2 | 77.21 | 77.21 | 77.21 | 06.46 | 100.00 | 72.22 | 82.20 | N/A | 65,000 | 50,190 |
| Study Yrs | | | | | | | | | | | |
| 01-OCT-14 To 30-SEP-15 | 7 | 96.11 | 96.66 | 83.26 | 27.65 | 116.09 | 42.00 | 159.06 | 42.00 to 159.06 | 40,714 | 33,897 |
| 01-OCT-15 To 30-SEP-16 | 4 | 102.63 | 107.35 | 93.40 | 29.37 | 114.94 | 72.22 | 151.92 | N/A | 43,953 | 41,050 |
| Calendar Yrs | | | | | | | | | | | |
| 01-JAN-15 To 31-DEC-15 | 6 | 89.88 | 93.39 | 80.08 | 30.75 | 116.62 | 42.00 | 159.06 | 42.00 to 159.06 | 43,333 | 34,701 |
| ALL | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 10 | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 |
| ALL | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 01 | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 |
| 06 | | | | | | | | | | | |
| 07 | | | | | | | | | | | |
| ALL | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 |

83 Sioux
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 11
Total Sales Price : 460,810
Total Adj. Sales Price : 460,810
Total Assessed Value : 401,479
Avg. Adj. Sales Price : 41,892
Avg. Assessed Value : 36,498

MEDIAN : 96
WGT. MEAN : 87
MEAN : 101
COD : 29.00
PRD : 115.42

COV : 35.28
STD : 35.47
Avg. Abs. Dev : 27.87
MAX Sales Ratio : 159.06
MIN Sales Ratio : 42.00

95% Median C.I. : 71.61 to 151.92
95% Wgt. Mean C.I. : 68.93 to 105.32
95% Mean C.I. : 76.72 to 124.38

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| ___ Low \$ Ranges ___ | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | 1 | 159.06 | 159.06 | 159.06 | 00.00 | 100.00 | 159.06 | 159.06 | N/A | 5,000 | 7,953 | |
| Less Than 30,000 | 4 | 137.49 | 137.58 | 133.03 | 13.03 | 103.42 | 116.30 | 159.06 | N/A | 18,953 | 25,212 | |
| ___ Ranges Excl. Low \$ ___ | | | | | | | | | | | | |
| Greater Than 4,999 | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 | |
| Greater Than 14,999 | 10 | 89.88 | 94.70 | 86.34 | 27.10 | 109.68 | 42.00 | 151.92 | 71.61 to 123.05 | 45,581 | 39,353 | |
| Greater Than 29,999 | 7 | 82.20 | 79.38 | 78.09 | 17.70 | 101.65 | 42.00 | 107.91 | 42.00 to 107.91 | 55,000 | 42,947 | |
| ___ Incremental Ranges ___ | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 159.06 | 159.06 | 159.06 | 00.00 | 100.00 | 159.06 | 159.06 | N/A | 5,000 | 7,953 | |
| 15,000 TO 29,999 | 3 | 123.05 | 130.42 | 131.19 | 09.65 | 99.41 | 116.30 | 151.92 | N/A | 23,603 | 30,965 | |
| 30,000 TO 59,999 | 4 | 89.88 | 82.42 | 80.75 | 21.81 | 102.07 | 42.00 | 107.91 | N/A | 48,250 | 38,964 | |
| 60,000 TO 99,999 | 3 | 72.22 | 75.34 | 75.40 | 04.89 | 99.92 | 71.61 | 82.20 | N/A | 64,000 | 48,258 | |
| 100,000 TO 149,999 | | | | | | | | | | | | |
| 150,000 TO 249,999 | | | | | | | | | | | | |
| 250,000 TO 499,999 | | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| ___ ALL ___ | 11 | 96.11 | 100.55 | 87.12 | 29.00 | 115.42 | 42.00 | 159.06 | 71.61 to 151.92 | 41,892 | 36,498 | |

83 Sioux
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 6
Total Sales Price : 743,000
Total Adj. Sales Price : 670,500
Total Assessed Value : 508,910
Avg. Adj. Sales Price : 111,750
Avg. Assessed Value : 84,818

MEDIAN : 81
WGT. MEAN : 76
MEAN : 95
COD : 33.89
PRD : 125.07

COV : 47.39
STD : 44.99
Avg. Abs. Dev : 27.53
MAX Sales Ratio : 179.87
MIN Sales Ratio : 49.53

95% Median C.I. : 49.53 to 179.87
95% Wgt. Mean C.I. : 65.65 to 86.15
95% Mean C.I. : 47.71 to 142.15

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DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|----------------------|----------------|
| <u>Qtrts</u> | | | | | | | | | | | |
| 01-OCT-13 To 31-DEC-13 | | | | | | | | | | | |
| 01-JAN-14 To 31-MAR-14 | 1 | 85.13 | 85.13 | 85.13 | 00.00 | 100.00 | 85.13 | 85.13 | N/A | 18,000 | 15,324 |
| 01-APR-14 To 30-JUN-14 | | | | | | | | | | | |
| 01-JUL-14 To 30-SEP-14 | 1 | 49.53 | 49.53 | 49.53 | 00.00 | 100.00 | 49.53 | 49.53 | N/A | 75,000 | 37,146 |
| 01-OCT-14 To 31-DEC-14 | | | | | | | | | | | |
| 01-JAN-15 To 31-MAR-15 | | | | | | | | | | | |
| 01-APR-15 To 30-JUN-15 | | | | | | | | | | | |
| 01-JUL-15 To 30-SEP-15 | 2 | 128.60 | 128.60 | 90.14 | 39.88 | 142.67 | 77.32 | 179.87 | N/A | 40,000 | 36,054 |
| 01-OCT-15 To 31-DEC-15 | | | | | | | | | | | |
| 01-JAN-16 To 31-MAR-16 | | | | | | | | | | | |
| 01-APR-16 To 30-JUN-16 | 1 | 75.35 | 75.35 | 75.35 | 00.00 | 100.00 | 75.35 | 75.35 | N/A | 462,500 | 348,491 |
| 01-JUL-16 To 30-SEP-16 | 1 | 102.40 | 102.40 | 102.40 | 00.00 | 100.00 | 102.40 | 102.40 | N/A | 35,000 | 35,841 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 2 | 67.33 | 67.33 | 56.42 | 26.44 | 119.34 | 49.53 | 85.13 | N/A | 46,500 | 26,235 |
| 01-OCT-14 To 30-SEP-15 | 2 | 128.60 | 128.60 | 90.14 | 39.88 | 142.67 | 77.32 | 179.87 | N/A | 40,000 | 36,054 |
| 01-OCT-15 To 30-SEP-16 | 2 | 88.88 | 88.88 | 77.25 | 15.22 | 115.06 | 75.35 | 102.40 | N/A | 248,750 | 192,166 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 2 | 67.33 | 67.33 | 56.42 | 26.44 | 119.34 | 49.53 | 85.13 | N/A | 46,500 | 26,235 |
| 01-JAN-15 To 31-DEC-15 | 2 | 128.60 | 128.60 | 90.14 | 39.88 | 142.67 | 77.32 | 179.87 | N/A | 40,000 | 36,054 |
| <u>ALL</u> | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 10 | 5 | 85.13 | 98.85 | 77.12 | 36.51 | 128.18 | 49.53 | 179.87 | N/A | 41,600 | 32,084 |
| 80 | 1 | 75.35 | 75.35 | 75.35 | 00.00 | 100.00 | 75.35 | 75.35 | N/A | 462,500 | 348,491 |
| <u>ALL</u> | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|----------------|
| 02 | | | | | | | | | | | |
| 03 | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 |
| 04 | | | | | | | | | | | |
| <u>ALL</u> | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 |

83 Sioux
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 6
Total Sales Price : 743,000
Total Adj. Sales Price : 670,500
Total Assessed Value : 508,910
Avg. Adj. Sales Price : 111,750
Avg. Assessed Value : 84,818

MEDIAN : 81
WGT. MEAN : 76
MEAN : 95
COD : 33.89
PRD : 125.07

COV : 47.39
STD : 44.99
Avg. Abs. Dev : 27.53
MAX Sales Ratio : 179.87
MIN Sales Ratio : 49.53

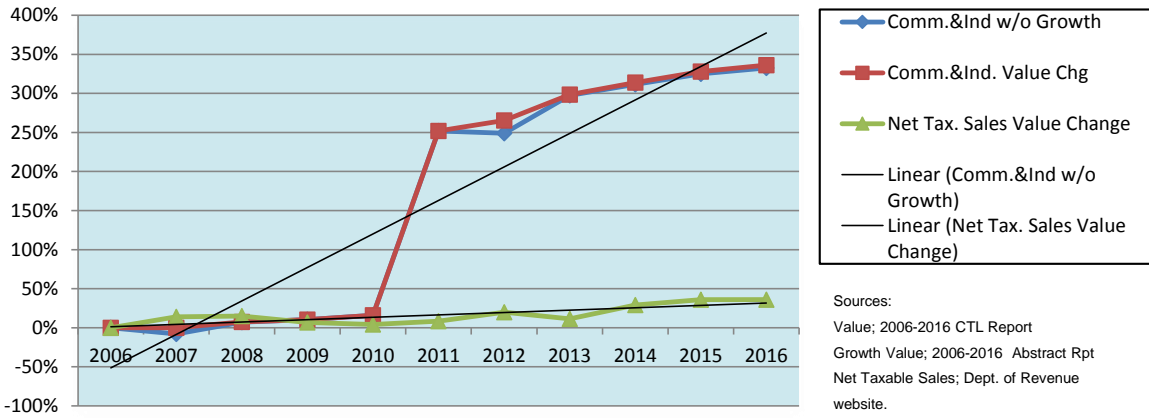
95% Median C.I. : 49.53 to 179.87
95% Wgt. Mean C.I. : 65.65 to 86.15
95% Mean C.I. : 47.71 to 142.15

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| SALE PRICE * | | | | | | | | | | | Avg. Adj. | Avg. |
|----------------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| <u>Low \$ Ranges</u> | | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | | |
| Less Than 15,000 | 1 | 179.87 | 179.87 | 179.87 | 00.00 | 100.00 | 179.87 | 179.87 | N/A | 10,000 | 17,987 | |
| Less Than 30,000 | 2 | 132.50 | 132.50 | 118.97 | 35.75 | 111.37 | 85.13 | 179.87 | N/A | 14,000 | 16,656 | |
| <u>Ranges Excl. Low \$</u> | | | | | | | | | | | | |
| Greater Than 4,999 | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 | |
| Greater Than 14,999 | 5 | 77.32 | 77.95 | 74.33 | 16.21 | 104.87 | 49.53 | 102.40 | N/A | 132,100 | 98,185 | |
| Greater Than 29,999 | 4 | 76.34 | 76.15 | 74.02 | 17.96 | 102.88 | 49.53 | 102.40 | N/A | 160,625 | 118,900 | |
| <u>Incremental Ranges</u> | | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | | |
| 5,000 TO 14,999 | 1 | 179.87 | 179.87 | 179.87 | 00.00 | 100.00 | 179.87 | 179.87 | N/A | 10,000 | 17,987 | |
| 15,000 TO 29,999 | 1 | 85.13 | 85.13 | 85.13 | 00.00 | 100.00 | 85.13 | 85.13 | N/A | 18,000 | 15,324 | |
| 30,000 TO 59,999 | 1 | 102.40 | 102.40 | 102.40 | 00.00 | 100.00 | 102.40 | 102.40 | N/A | 35,000 | 35,841 | |
| 60,000 TO 99,999 | 1 | 49.53 | 49.53 | 49.53 | 00.00 | 100.00 | 49.53 | 49.53 | N/A | 75,000 | 37,146 | |
| 100,000 TO 149,999 | 1 | 77.32 | 77.32 | 77.32 | 00.00 | 100.00 | 77.32 | 77.32 | N/A | 70,000 | 54,121 | |
| 150,000 TO 249,999 | | | | | | | | | | | | |
| 250,000 TO 499,999 | 1 | 75.35 | 75.35 | 75.35 | 00.00 | 100.00 | 75.35 | 75.35 | N/A | 462,500 | 348,491 | |
| 500,000 TO 999,999 | | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | | |
| <u>ALL</u> | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 | |

| OCCUPANCY CODE | | | | | | | | | | | Avg. Adj. | Avg. |
|-----------------------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|------------|-----------|------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val | |
| Blank | 1 | 85.13 | 85.13 | 85.13 | 00.00 | 100.00 | 85.13 | 85.13 | N/A | 18,000 | 15,324 | |
| 300 | 1 | 49.53 | 49.53 | 49.53 | 00.00 | 100.00 | 49.53 | 49.53 | N/A | 75,000 | 37,146 | |
| 340 | 1 | 102.40 | 102.40 | 102.40 | 00.00 | 100.00 | 102.40 | 102.40 | N/A | 35,000 | 35,841 | |
| 344 | 1 | 179.87 | 179.87 | 179.87 | 00.00 | 100.00 | 179.87 | 179.87 | N/A | 10,000 | 17,987 | |
| 351 | 1 | 75.35 | 75.35 | 75.35 | 00.00 | 100.00 | 75.35 | 75.35 | N/A | 462,500 | 348,491 | |
| 442 | 1 | 77.32 | 77.32 | 77.32 | 00.00 | 100.00 | 77.32 | 77.32 | N/A | 70,000 | 54,121 | |
| <u>ALL</u> | 6 | 81.23 | 94.93 | 75.90 | 33.89 | 125.07 | 49.53 | 179.87 | 49.53 to 179.87 | 111,750 | 84,818 | |

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 |
|-----------------|---------------|--------------|-------------------|----------------------|--------------------|-------------------------|----------------------|
| 2006 | \$ 1,432,544 | \$ 18,120 | 1.26% | \$ 1,414,424 | - | \$ 2,803,355 | - |
| 2007 | \$ 1,432,544 | \$ 113,475 | 7.92% | \$ 1,319,069 | -7.92% | \$ 3,195,784 | 14.00% |
| 2008 | \$ 1,538,929 | \$ 3,319 | 0.22% | \$ 1,535,610 | 7.19% | \$ 3,228,296 | 1.02% |
| 2009 | \$ 1,579,801 | \$ - | 0.00% | \$ 1,579,801 | 2.66% | \$ 2,996,313 | -7.19% |
| 2010 | \$ 1,660,176 | \$ - | 0.00% | \$ 1,660,176 | 5.09% | \$ 2,924,221 | -2.41% |
| 2011 | \$ 5,042,626 | \$ - | 0.00% | \$ 5,042,626 | 203.74% | \$ 3,038,079 | 3.89% |
| 2012 | \$ 5,231,969 | \$ 234,484 | 4.48% | \$ 4,997,485 | -0.90% | \$ 3,362,001 | 10.66% |
| 2013 | \$ 5,706,573 | \$ 12,965 | 0.23% | \$ 5,693,608 | 8.82% | \$ 3,121,406 | -7.16% |
| 2014 | \$ 5,929,228 | \$ 32,097 | 0.54% | \$ 5,897,131 | 3.34% | \$ 3,619,765 | 15.97% |
| 2015 | \$ 6,131,210 | \$ 45,141 | 0.74% | \$ 6,086,069 | 2.65% | \$ 3,808,756 | 5.22% |
| 2016 | \$ 6,248,667 | \$ 52,180 | 0.84% | \$ 6,196,487 | 1.06% | \$ 3,814,213 | 0.14% |
| Ann %chg | 15.87% | | | Average | 22.57% | 3.46% | 3.42% |

| Tax Year | Cumulative Change | | |
|----------|---------------------|-----------------|---------------------|
| | Cmltv%chg w/o grwth | Cmltv%chg Value | Cmltv%chg Net Sales |
| 2006 | - | - | - |
| 2007 | -7.92% | 0.00% | 14.00% |
| 2008 | 7.19% | 7.43% | 15.16% |
| 2009 | 10.28% | 10.28% | 6.88% |
| 2010 | 15.89% | 15.89% | 4.31% |
| 2011 | 252.00% | 252.00% | 8.37% |
| 2012 | 248.85% | 265.22% | 19.93% |
| 2013 | 297.45% | 298.35% | 11.35% |
| 2014 | 311.65% | 313.90% | 29.12% |
| 2015 | 324.84% | 327.99% | 35.86% |
| 2016 | 332.55% | 336.19% | 36.06% |

| | |
|---------------|-------|
| County Number | 83 |
| County Name | Sioux |

83 Sioux
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 37
Total Sales Price : 52,383,195
Total Adj. Sales Price : 52,153,195
Total Assessed Value : 34,081,253
Avg. Adj. Sales Price : 1,409,546
Avg. Assessed Value : 921,115

MEDIAN : 72
WGT. MEAN : 65
MEAN : 69
COD : 20.70
PRD : 106.14

COV : 28.07
STD : 19.47
Avg. Abs. Dev : 14.83
MAX Sales Ratio : 116.06
MIN Sales Ratio : 16.07

95% Median C.I. : 59.32 to 78.75
95% Wgt. Mean C.I. : 57.60 to 73.09
95% Mean C.I. : 63.09 to 75.63

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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>Qtrrs</u> | | | | | | | | | | | |
| 01-OCT-13 To 31-DEC-13 | 2 | 71.02 | 71.02 | 65.95 | 25.94 | 107.69 | 52.60 | 89.43 | N/A | 645,813 | 425,883 |
| 01-JAN-14 To 31-MAR-14 | 3 | 83.40 | 75.42 | 66.57 | 10.32 | 113.29 | 58.52 | 84.35 | N/A | 507,594 | 337,900 |
| 01-APR-14 To 30-JUN-14 | 3 | 80.92 | 68.58 | 63.98 | 15.76 | 107.19 | 43.28 | 81.54 | N/A | 2,343,607 | 1,499,500 |
| 01-JUL-14 To 30-SEP-14 | 2 | 55.98 | 55.98 | 44.38 | 30.26 | 126.14 | 39.04 | 72.91 | N/A | 296,800 | 131,725 |
| 01-OCT-14 To 31-DEC-14 | 6 | 63.33 | 67.50 | 62.78 | 14.23 | 107.52 | 58.07 | 83.11 | 58.07 to 83.11 | 558,275 | 350,474 |
| 01-JAN-15 To 31-MAR-15 | 3 | 76.04 | 82.62 | 76.27 | 10.57 | 108.33 | 73.85 | 97.97 | N/A | 704,000 | 536,906 |
| 01-APR-15 To 30-JUN-15 | 5 | 71.69 | 84.56 | 90.36 | 22.10 | 93.58 | 64.31 | 116.06 | N/A | 801,000 | 723,770 |
| 01-JUL-15 To 30-SEP-15 | 1 | 78.75 | 78.75 | 78.75 | 00.00 | 100.00 | 78.75 | 78.75 | N/A | 445,513 | 350,829 |
| 01-OCT-15 To 31-DEC-15 | 1 | 68.74 | 68.74 | 68.74 | 00.00 | 100.00 | 68.74 | 68.74 | N/A | 334,000 | 229,605 |
| 01-JAN-16 To 31-MAR-16 | 1 | 40.97 | 40.97 | 40.97 | 00.00 | 100.00 | 40.97 | 40.97 | N/A | 815,000 | 333,887 |
| 01-APR-16 To 30-JUN-16 | 8 | 64.68 | 62.72 | 67.70 | 28.39 | 92.64 | 16.07 | 98.55 | 16.07 to 98.55 | 2,543,951 | 1,722,181 |
| 01-JUL-16 To 30-SEP-16 | 2 | 57.26 | 57.26 | 52.71 | 08.57 | 108.63 | 52.35 | 62.16 | N/A | 5,150,800 | 2,714,829 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 01-OCT-13 To 30-SEP-14 | 10 | 76.92 | 68.60 | 63.49 | 19.93 | 108.05 | 39.04 | 89.43 | 43.28 to 84.35 | 1,043,883 | 662,742 |
| 01-OCT-14 To 30-SEP-15 | 15 | 73.85 | 76.96 | 77.51 | 16.22 | 99.29 | 58.07 | 116.06 | 64.31 to 83.11 | 660,811 | 512,216 |
| 01-OCT-15 To 30-SEP-16 | 12 | 60.31 | 60.50 | 62.17 | 25.48 | 97.31 | 16.07 | 98.55 | 46.00 to 74.35 | 2,650,184 | 1,647,550 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01-JAN-14 To 31-DEC-14 | 14 | 70.13 | 67.78 | 63.04 | 18.51 | 107.52 | 39.04 | 84.35 | 58.07 to 83.11 | 892,632 | 562,750 |
| 01-JAN-15 To 31-DEC-15 | 10 | 74.95 | 81.81 | 84.25 | 15.70 | 97.10 | 64.31 | 116.06 | 68.74 to 99.08 | 689,651 | 581,000 |
| <u>ALL</u> | 37 | 71.64 | 69.36 | 65.35 | 20.70 | 106.14 | 16.07 | 116.06 | 59.32 to 78.75 | 1,409,546 | 921,115 |

| AREA (MARKET) | | | | | | | | | | Avg. Adj. | Avg. |
|---------------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|------------|-----------|
| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Sale Price | Assd. Val |
| 1 | 24 | 63.24 | 67.29 | 64.40 | 25.03 | 104.49 | 16.07 | 116.06 | 58.07 to 80.92 | 1,720,962 | 1,108,309 |
| 2 | 13 | 73.85 | 73.19 | 68.96 | 14.95 | 106.13 | 40.97 | 99.08 | 67.34 to 84.35 | 834,624 | 575,526 |
| <u>ALL</u> | 37 | 71.64 | 69.36 | 65.35 | 20.70 | 106.14 | 16.07 | 116.06 | 59.32 to 78.75 | 1,409,546 | 921,115 |

83 Sioux
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 37
 Total Sales Price : 52,383,195
 Total Adj. Sales Price : 52,153,195
 Total Assessed Value : 34,081,253
 Avg. Adj. Sales Price : 1,409,546
 Avg. Assessed Value : 921,115

MEDIAN : 72
 WGT. MEAN : 65
 MEAN : 69
 COD : 20.70
 PRD : 106.14

COV : 28.07
 STD : 19.47
 Avg. Abs. Dev : 14.83
 MAX Sales Ratio : 116.06
 MIN Sales Ratio : 16.07

95% Median C.I. : 59.32 to 78.75
 95% Wgt. Mean C.I. : 57.60 to 73.09
 95% Mean C.I. : 63.09 to 75.63

Printed:4/5/2017 9:53:48AM

95%MLU By Market Area

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|----------------------------|-----------|--------------|--------------|--------------|--------------|---------------|--------------|---------------|-----------------------|----------------------|----------------|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 5 | 67.34 | 62.06 | 48.61 | 22.11 | 127.67 | 40.97 | 84.35 | N/A | 982,400 | 477,590 |
| 2 | 5 | 67.34 | 62.06 | 48.61 | 22.11 | 127.67 | 40.97 | 84.35 | N/A | 982,400 | 477,590 |
| _____Dry_____ | | | | | | | | | | | |
| County | 1 | 59.32 | 59.32 | 59.32 | 00.00 | 100.00 | 59.32 | 59.32 | N/A | 380,000 | 225,416 |
| 1 | 1 | 59.32 | 59.32 | 59.32 | 00.00 | 100.00 | 59.32 | 59.32 | N/A | 380,000 | 225,416 |
| _____Grass_____ | | | | | | | | | | | |
| County | 18 | 75.22 | 75.37 | 70.04 | 17.51 | 107.61 | 56.91 | 116.06 | 58.52 to 81.54 | 1,589,149 | 1,113,012 |
| 1 | 15 | 71.69 | 73.89 | 69.80 | 18.93 | 105.86 | 56.91 | 116.06 | 58.46 to 81.54 | 1,862,077 | 1,299,651 |
| 2 | 3 | 78.75 | 82.79 | 80.09 | 11.15 | 103.37 | 71.64 | 97.97 | N/A | 224,504 | 179,816 |
| _____ALL_____ | 37 | 71.64 | 69.36 | 65.35 | 20.70 | 106.14 | 16.07 | 116.06 | 59.32 to 78.75 | 1,409,546 | 921,115 |

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 | 6 | 70.85 | 64.39 | 54.27 | 19.56 | 118.65 | 40.97 | 84.35 | 40.97 to 84.35 | 1,031,167 | 559,570 |
| 2 | 6 | 70.85 | 64.39 | 54.27 | 19.56 | 118.65 | 40.97 | 84.35 | 40.97 to 84.35 | 1,031,167 | 559,570 |
| _____Dry_____ | | | | | | | | | | | |
| County | 1 | 59.32 | 59.32 | 59.32 | 00.00 | 100.00 | 59.32 | 59.32 | N/A | 380,000 | 225,416 |
| 1 | 1 | 59.32 | 59.32 | 59.32 | 00.00 | 100.00 | 59.32 | 59.32 | N/A | 380,000 | 225,416 |
| _____Grass_____ | | | | | | | | | | | |
| County | 24 | 73.38 | 74.20 | 65.77 | 17.35 | 112.82 | 52.35 | 116.06 | 58.52 to 81.54 | 1,704,688 | 1,121,202 |
| 1 | 19 | 71.69 | 72.94 | 65.36 | 19.91 | 111.60 | 52.35 | 116.06 | 58.07 to 83.11 | 2,073,915 | 1,355,472 |
| 2 | 5 | 73.85 | 79.02 | 76.58 | 08.71 | 103.19 | 71.64 | 97.97 | N/A | 301,623 | 230,978 |
| _____ALL_____ | 37 | 71.64 | 69.36 | 65.35 | 20.70 | 106.14 | 16.07 | 116.06 | 59.32 to 78.75 | 1,409,546 | 921,115 |

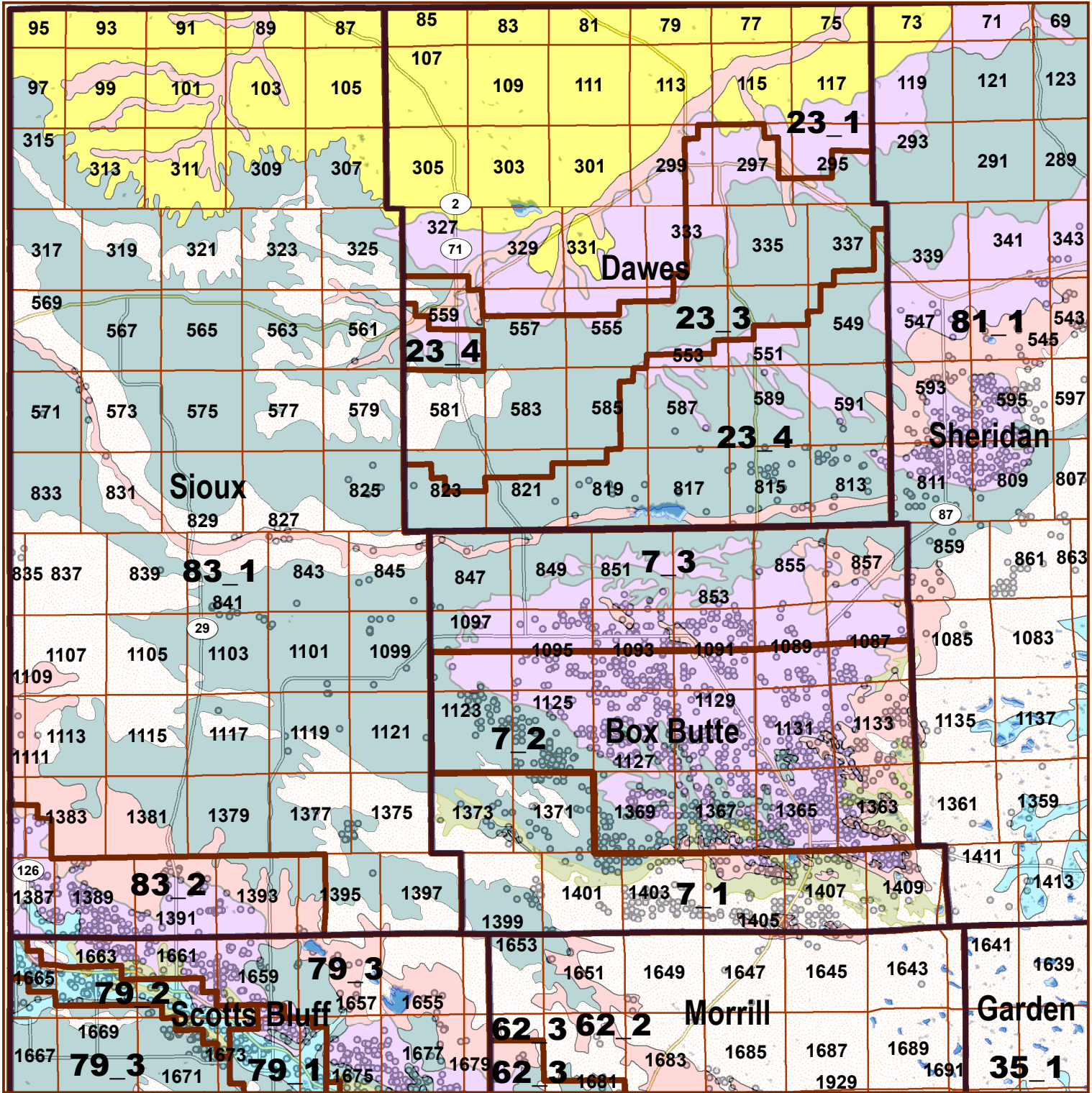
Sioux County 2017 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|-------------|----------|-----|------|------|------|------|------|------|------|------------------|
| Sioux | 1 | n/a | 1350 | 1270 | 1270 | 1220 | 1220 | 1180 | 1180 | 1232 |
| Sioux | 2 | n/a | 2200 | 2190 | 2190 | n/a | 2175 | 2165 | 2165 | 2178 |
| Dawes | 1 | n/a | 1365 | 1260 | 1260 | 1208 | 1208 | 1181 | 1181 | 1226 |
| Dawes | 4 | n/a | 2016 | n/a | 1792 | 1568 | 1568 | 1344 | 1344 | 1731 |
| Box Butte | 1 | n/a | 2974 | 2691 | 2993 | 2609 | 3021 | 3025 | 3031 | 3010 |
| Box Butte | 2 | n/a | 2388 | 2393 | 2384 | 2250 | 2225 | 2200 | 2228 | 2359 |
| Box Butte | 3 | n/a | 1966 | 2075 | 1953 | 1800 | 1754 | 1759 | 1793 | 1943 |
| ScottsBluff | 3 | n/a | n/a | 2675 | 2675 | 2090 | 1630 | 1630 | 1630 | 2297 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|------------------|
| Sioux | 1 | n/a | 600 | 495 | 450 | 435 | 435 | 430 | 410 | 458 |
| Sioux | 2 | n/a | n/a | 390 | 390 | n/a | 380 | 370 | 370 | 383 |
| Dawes | 1 | n/a | 693 | 651 | 651 | 604 | 604 | 551 | 551 | 633 |
| Dawes | 4 | n/a | 825 | n/a | 775 | 719 | 719 | 656 | 656 | 776 |
| Box Butte | 1 | n/a | 415 | n/a | 415 | 415 | 415 | 415 | 415 | 415 |
| Box Butte | 2 | n/a | 800 | 800 | 800 | 770 | 770 | 770 | 770 | 795 |
| Box Butte | 3 | n/a | 720 | 720 | 720 | 650 | 650 | 650 | 650 | 711 |
| ScottsBluff | 3 | n/a | n/a | 465 | 465 | 410 | 385 | 385 | 350 | 427 |
| | | | | | | | | | | |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|-------------|----------|-----|-----|-----|-----|-----|-----|-----|-----|--------------------|
| Sioux | 1 | n/a | 440 | 425 | 425 | 420 | 420 | 400 | 375 | 396 |
| Sioux | 2 | n/a | 440 | 420 | 420 | 410 | 410 | 400 | 400 | 403 |
| Dawes | 1 | n/a | 425 | 400 | 400 | 375 | 375 | 350 | 350 | 360 |
| Dawes | 4 | n/a | 505 | 480 | 480 | 460 | 460 | 430 | 430 | 446 |
| Box Butte | 1 | n/a | 320 | 320 | 320 | 320 | 320 | 320 | 320 | 320 |
| Box Butte | 2 | n/a | 395 | 398 | 396 | 385 | 386 | 385 | 385 | 389 |
| Box Butte | 3 | n/a | 426 | 425 | 425 | 425 | 425 | 425 | 425 | 425 |
| ScottsBluff | 3 | n/a | n/a | 345 | 345 | 340 | 340 | 340 | 340 | 341 |
| | | | | | | | | | | |
| | | | | | | | | | | |

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



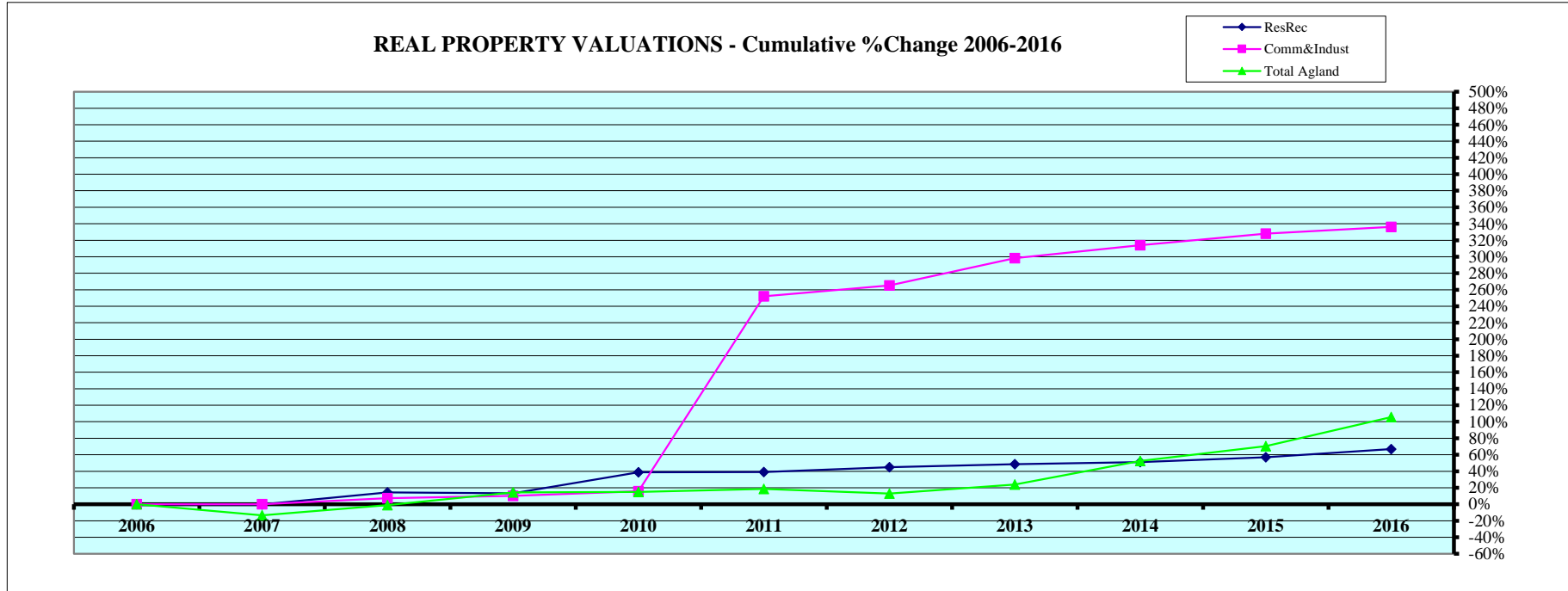
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Sioux County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



| 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 |
| 2006 | 10,109,750 | -- | -- | -- | 1,432,544 | -- | -- | -- | 236,392,479 | -- | -- | -- |
| 2007 | 10,090,515 | -19,235 | -0.19% | -0.19% | 1,432,544 | 0 | 0.00% | 0.00% | 204,588,770 | -31,803,709 | -13.45% | -13.45% |
| 2008 | 11,551,681 | 1,461,166 | 14.48% | 14.26% | 1,538,929 | 106,385 | 7.43% | 7.43% | 234,186,510 | 29,597,740 | 14.47% | -0.93% |
| 2009 | 11,458,853 | -92,828 | -0.80% | 13.34% | 1,579,801 | 40,872 | 2.66% | 10.28% | 270,571,952 | 36,385,442 | 15.54% | 14.46% |
| 2010 | 14,035,727 | 2,576,874 | 22.49% | 38.83% | 1,660,176 | 80,375 | 5.09% | 15.89% | 271,986,459 | 1,414,507 | 0.52% | 15.06% |
| 2011 | 14,058,203 | 22,476 | 0.16% | 39.06% | 5,042,626 | 3,382,450 | 203.74% | 252.00% | 279,960,658 | 7,974,199 | 2.93% | 18.43% |
| 2012 | 14,648,135 | 589,932 | 4.20% | 44.89% | 5,231,969 | 189,343 | 3.75% | 265.22% | 267,318,298 | -12,642,360 | -4.52% | 13.08% |
| 2013 | 15,028,479 | 380,344 | 2.60% | 48.65% | 5,706,573 | 474,604 | 9.07% | 298.35% | 292,653,417 | 25,335,119 | 9.48% | 23.80% |
| 2014 | 15,285,692 | 257,213 | 1.71% | 51.20% | 5,929,228 | 222,655 | 3.90% | 313.90% | 360,346,330 | 67,692,913 | 23.13% | 52.44% |
| 2015 | 15,880,776 | 595,084 | 3.89% | 57.08% | 6,131,210 | 201,982 | 3.41% | 327.99% | 402,591,255 | 42,244,925 | 11.72% | 70.31% |
| 2016 | 16,873,005 | 992,229 | 6.25% | 66.90% | 6,248,667 | 117,457 | 1.92% | 336.19% | 486,123,671 | 83,532,416 | 20.75% | 105.64% |

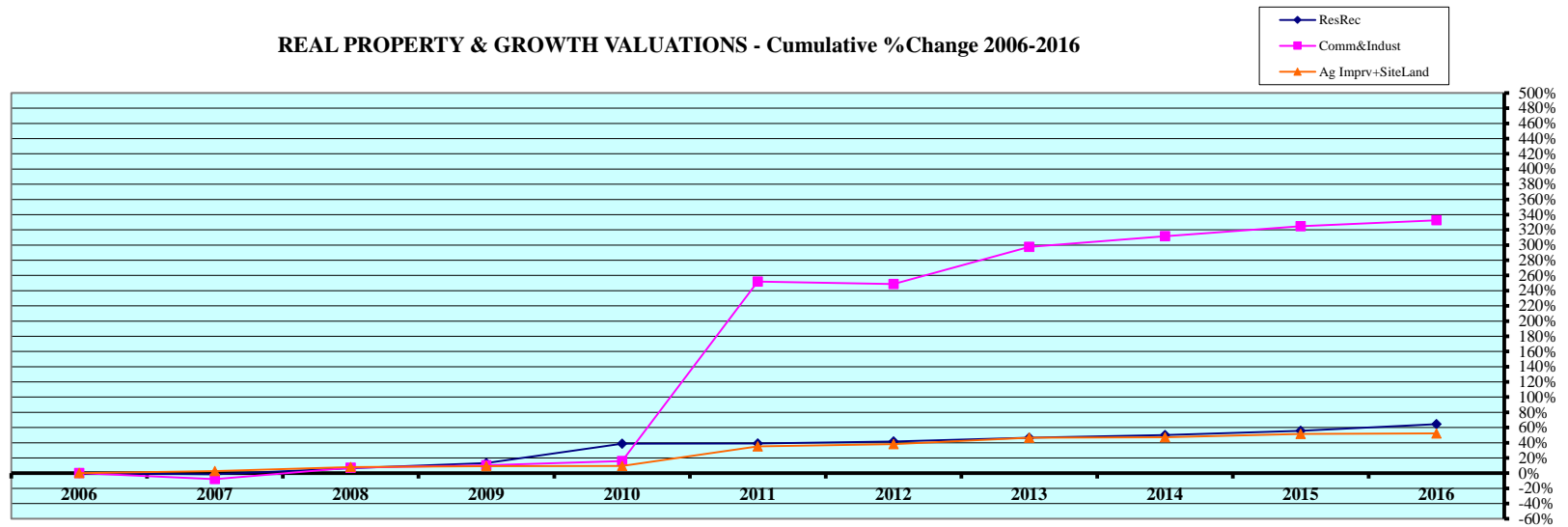
Rate Annual %chg: Residential & Recreational 5.26% Commercial & Industrial 15.87% Agricultural Land 7.48%

Cnty# 83
 County SIOUX

CHART 1 EXHIBIT 83B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



| 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 |
| 2006 | 10,109,750 | 355,650 | 3.52% | 9,754,100 | -- | -- | 1,432,544 | 18,120 | 1.26% | 1,414,424 | -- | -- |
| 2007 | 10,090,515 | 138,715 | 1.37% | 9,951,800 | -1.56% | -1.56% | 1,432,544 | 113,475 | 7.92% | 1,319,069 | -7.92% | -7.92% |
| 2008 | 11,551,681 | 793,401 | 6.87% | 10,758,280 | 6.62% | 6.41% | 1,538,929 | 3,319 | 0.22% | 1,535,610 | 7.19% | 7.19% |
| 2009 | 11,458,853 | 0 | 0.00% | 11,458,853 | -0.80% | 13.34% | 1,579,801 | 0 | 0.00% | 1,579,801 | 2.66% | 10.28% |
| 2010 | 14,035,727 | 0 | 0.00% | 14,035,727 | 22.49% | 38.83% | 1,660,176 | 0 | 0.00% | 1,660,176 | 5.09% | 15.89% |
| 2011 | 14,058,203 | 0 | 0.00% | 14,058,203 | 0.16% | 39.06% | 5,042,626 | 0 | 0.00% | 5,042,626 | 203.74% | 252.00% |
| 2012 | 14,648,135 | 337,376 | 2.30% | 14,310,759 | 1.80% | 41.55% | 5,231,969 | 234,484 | 4.48% | 4,997,485 | -0.90% | 248.85% |
| 2013 | 15,028,479 | 207,004 | 1.38% | 14,821,475 | 1.18% | 46.61% | 5,706,573 | 12,965 | 0.23% | 5,693,608 | 8.82% | 297.45% |
| 2014 | 15,285,692 | 96,952 | 0.63% | 15,188,740 | 1.07% | 50.24% | 5,929,228 | 32,097 | 0.54% | 5,897,131 | 3.34% | 311.65% |
| 2015 | 15,880,776 | 134,572 | 0.85% | 15,746,204 | 3.01% | 55.75% | 6,131,210 | 45,141 | 0.74% | 6,086,069 | 2.65% | 324.84% |
| 2016 | 16,873,005 | 251,571 | 1.49% | 16,621,434 | 4.66% | 64.41% | 6,248,667 | 52,180 | 0.84% | 6,196,487 | 1.06% | 332.55% |
| Rate Ann%chg | 5.26% | | | | | 3.86% | 15.87% | | | | | 22.57% |
| | | | | | | | C & I w/o growth | | | | | |

| Tax Year | Ag Improvements & Site Land ⁽¹⁾ | | | | Ann.%chg w/o grwth | Cmltv%chg w/o grwth |
|--------------|--------------------------------------------|----------------------------|---------------------------|--------------|---------------------------------|---------------------|
| | Agric. Dwelling & Homesite Value | Agoutbldg & Farmsite Value | Ag Imprv&Site Total Value | Growth Value | | |
| 2006 | 21,407,102 | 6,323,252 | 27,730,354 | 720,442 | 2.60% | 27,009,912 |
| 2007 | 22,040,041 | 6,595,960 | 28,636,001 | 126,355 | 0.44% | 28,509,646 |
| 2008 | 22,505,435 | 7,451,241 | 29,956,676 | 0 | 0.00% | 29,956,676 |
| 2009 | 23,146,553 | 7,601,585 | 30,748,138 | 482,172 | 1.57% | 30,265,966 |
| 2010 | 22,220,693 | 8,127,982 | 30,348,675 | 0 | 0.00% | 30,348,675 |
| 2011 | 25,753,076 | 11,707,846 | 37,460,922 | 0 | 0.00% | 37,460,922 |
| 2012 | 28,185,010 | 11,501,626 | 39,686,636 | 1,403,287 | 3.54% | 38,283,349 |
| 2013 | 28,949,564 | 11,819,575 | 40,769,139 | 129,949 | 0.32% | 40,639,190 |
| 2014 | 29,225,482 | 12,635,230 | 41,860,712 | 1,077,271 | 2.57% | 40,783,441 |
| 2015 | 29,515,591 | 12,869,523 | 42,385,114 | 340,114 | 0.80% | 42,045,000 |
| 2016 | 30,537,281 | 13,532,439 | 44,069,720 | 1,849,388 | 4.20% | 42,220,332 |
| Rate Ann%chg | 3.62% | 7.91% | 4.74% | | | 3.53% |
| | | | | | Ag Imprv+Site w/o growth | |

(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.

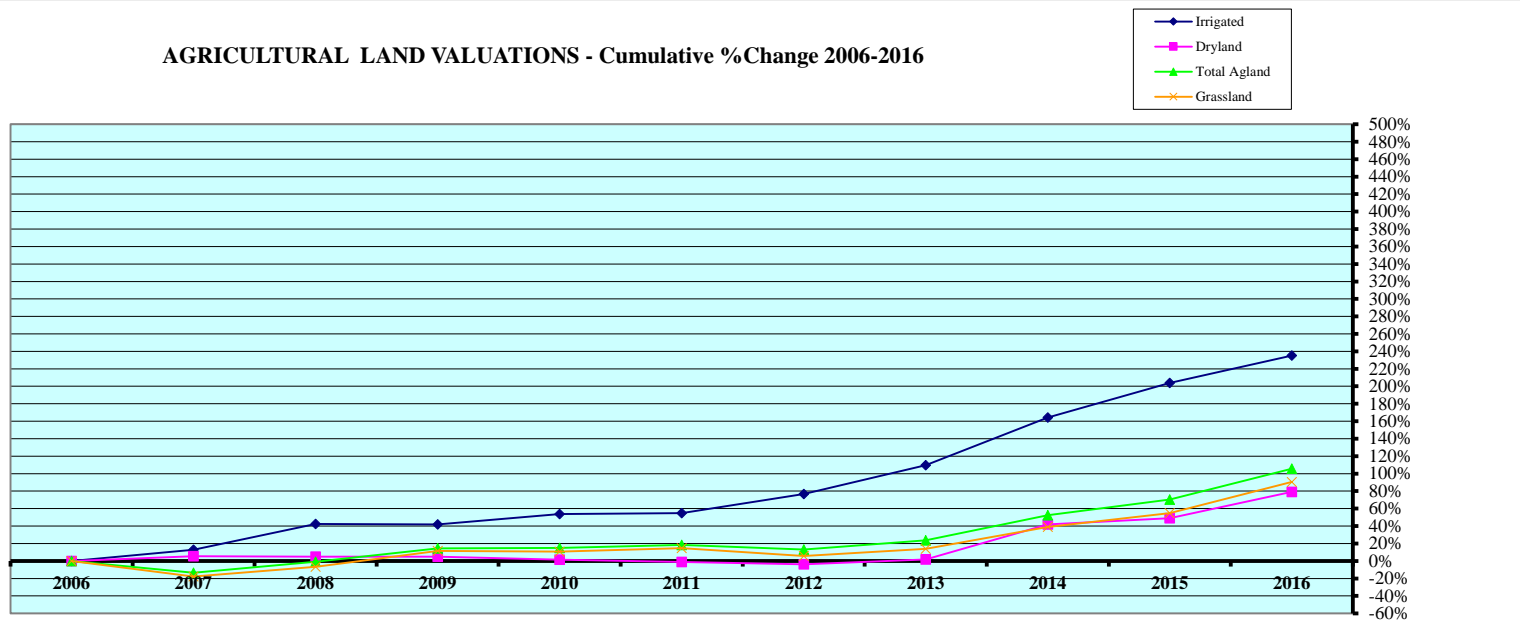
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# 83
County SIOUX

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



| 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 |
| 2006 | 25,284,154 | -- | -- | -- | 9,965,488 | -- | -- | -- | 199,369,483 | -- | -- | -- |
| 2007 | 28,521,231 | 3,237,077 | 12.80% | 12.80% | 10,502,138 | 536,650 | 5.39% | 5.39% | 163,910,508 | -35,458,975 | -17.79% | -17.79% |
| 2008 | 35,981,748 | 7,460,517 | 26.16% | 42.31% | 10,461,531 | -40,607 | -0.39% | 4.98% | 185,971,204 | 22,060,696 | 13.46% | -6.72% |
| 2009 | 35,879,810 | -101,938 | -0.28% | 41.91% | 10,456,255 | -5,276 | -0.05% | 4.92% | 222,141,275 | 36,170,071 | 19.45% | 11.42% |
| 2010 | 38,847,592 | 2,967,782 | 8.27% | 53.64% | 10,122,069 | -334,186 | -3.20% | 1.57% | 220,918,246 | -1,223,029 | -0.55% | 10.81% |
| 2011 | 39,145,872 | 298,280 | 0.77% | 54.82% | 9,844,527 | -277,542 | -2.74% | -1.21% | 228,857,822 | 7,939,576 | 3.59% | 14.79% |
| 2012 | 44,663,087 | 5,517,215 | 14.09% | 76.64% | 9,587,483 | -257,044 | -2.61% | -3.79% | 210,898,787 | -17,959,035 | -7.85% | 5.78% |
| 2013 | 52,990,864 | 8,327,777 | 18.65% | 109.58% | 10,145,131 | 557,648 | 5.82% | 1.80% | 226,971,069 | 16,072,282 | 7.62% | 13.84% |
| 2014 | 66,842,294 | 13,851,430 | 26.14% | 164.36% | 14,150,141 | 4,005,010 | 39.48% | 41.99% | 276,818,442 | 49,847,373 | 21.96% | 38.85% |
| 2015 | 76,801,879 | 9,959,585 | 14.90% | 203.75% | 14,837,552 | 687,411 | 4.86% | 48.89% | 308,424,082 | 31,605,640 | 11.42% | 54.70% |
| 2016 | 84,741,751 | 7,939,872 | 10.34% | 235.16% | 17,854,651 | 3,017,099 | 20.33% | 79.16% | 379,871,815 | 71,447,733 | 23.17% | 90.54% |

Rate Ann.%chg: Irrigated **12.86%** Dryland **6.00%** Grassland **6.66%**

| 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 |
| 2006 | 1,773,354 | -- | -- | -- | 0 | -- | -- | -- | 236,392,479 | -- | -- | -- |
| 2007 | 1,654,893 | -118,461 | -6.68% | -6.68% | 0 | 0 | | | 204,588,770 | -31,803,709 | -13.45% | -13.45% |
| 2008 | 1,772,027 | 117,134 | 7.08% | -0.07% | 0 | 0 | | | 234,186,510 | 29,597,740 | 14.47% | -0.93% |
| 2009 | 2,094,612 | 322,585 | 18.20% | 18.12% | 0 | 0 | | | 270,571,952 | 36,385,442 | 15.54% | 14.46% |
| 2010 | 2,098,552 | 3,940 | 0.19% | 18.34% | 0 | 0 | | | 271,986,459 | 1,414,507 | 0.52% | 15.06% |
| 2011 | 2,112,437 | 13,885 | 0.66% | 19.12% | 0 | 0 | | | 279,960,658 | 7,974,199 | 2.93% | 18.43% |
| 2012 | 2,168,941 | 56,504 | 2.67% | 22.31% | 0 | 0 | | | 267,318,298 | -12,642,360 | -4.52% | 13.08% |
| 2013 | 2,546,353 | 377,412 | 17.40% | 43.59% | 0 | 0 | | | 292,653,417 | 25,335,119 | 9.48% | 23.80% |
| 2014 | 2,535,453 | -10,900 | -0.43% | 42.98% | 0 | 0 | | | 360,346,330 | 67,692,913 | 23.13% | 52.44% |
| 2015 | 2,527,742 | -7,711 | -0.30% | 42.54% | 0 | 0 | | | 402,591,255 | 42,244,925 | 11.72% | 70.31% |
| 2016 | 3,655,454 | 1,127,712 | 44.61% | 106.13% | 0 | 0 | | | 486,123,671 | 83,532,416 | 20.75% | 105.64% |

Cnty# **83**
County **SIOUX**

Rate Ann.%chg: Total Agric Land **7.48%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (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 |
| 2006 | 25,181,000 | 41,087 | 613 | | | 10,088,850 | 42,034 | 240 | | | 199,341,209 | 1,072,478 | 186 | | |
| 2007 | 28,516,836 | 42,580 | 670 | 9.28% | 9.28% | 10,500,684 | 41,163 | 255 | 6.29% | 6.29% | 164,281,536 | 1,071,238 | 153 | -17.49% | -17.49% |
| 2008 | 35,368,122 | 42,965 | 823 | 22.91% | 34.32% | 10,578,269 | 41,299 | 256 | 0.41% | 6.72% | 185,746,944 | 1,069,313 | 174 | 13.27% | -6.54% |
| 2009 | 36,335,308 | 44,130 | 823 | 0.02% | 34.35% | 10,488,043 | 40,759 | 257 | 0.46% | 7.21% | 222,273,327 | 1,070,227 | 208 | 19.56% | 11.74% |
| 2010 | 38,944,992 | 43,711 | 891 | 8.21% | 45.38% | 10,088,200 | 39,173 | 258 | 0.08% | 7.30% | 220,809,446 | 1,064,901 | 207 | -0.16% | 11.56% |
| 2011 | 39,021,892 | 43,245 | 902 | 1.28% | 47.23% | 9,856,405 | 37,888 | 260 | 1.01% | 8.39% | 228,607,125 | 1,064,947 | 215 | 3.53% | 15.49% |
| 2012 | 44,681,885 | 43,797 | 1,020 | 13.06% | 66.46% | 9,522,245 | 36,559 | 260 | 0.12% | 8.52% | 210,561,611 | 1,066,062 | 198 | -7.99% | 6.26% |
| 2013 | 53,072,995 | 45,330 | 1,171 | 14.76% | 91.04% | 10,415,273 | 38,943 | 267 | 2.68% | 11.43% | 226,856,279 | 1,062,734 | 213 | 8.08% | 14.85% |
| 2014 | 66,667,095 | 45,772 | 1,457 | 24.40% | 137.65% | 14,235,353 | 37,892 | 376 | 40.47% | 56.52% | 276,809,068 | 1,063,045 | 260 | 21.98% | 40.09% |
| 2015 | 76,655,080 | 45,606 | 1,681 | 15.40% | 174.25% | 14,812,916 | 38,829 | 381 | 1.55% | 58.94% | 308,455,371 | 1,062,413 | 290 | 11.50% | 56.20% |
| 2016 | 84,849,538 | 45,679 | 1,858 | 10.51% | 203.09% | 17,817,022 | 39,065 | 456 | 19.55% | 90.03% | 379,915,012 | 1,066,397 | 356 | 22.71% | 91.67% |

Rate Annual %chg Average Value/Acre: 11.73%

6.63%

6.72%

| 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 |
| 2006 | 1,773,354 | 45,376 | 39 | | | 0 | 0 | | | | 236,384,413 | 1,200,975 | 197 | | |
| 2007 | 1,655,319 | 45,376 | 36 | -6.66% | -6.66% | 0 | 0 | | | | 204,954,375 | 1,200,356 | 171 | -13.25% | -13.25% |
| 2008 | 1,770,144 | 45,251 | 39 | 7.23% | 0.09% | 0 | 0 | | | | 233,463,479 | 1,198,828 | 195 | 14.06% | -1.06% |
| 2009 | 2,095,463 | 45,485 | 46 | 17.77% | 17.88% | 0 | 0 | | | | 271,192,141 | 1,200,601 | 226 | 15.99% | 14.76% |
| 2010 | 2,095,474 | 45,382 | 46 | 0.23% | 18.15% | 0 | 0 | | | | 271,938,112 | 1,193,167 | 228 | 0.90% | 15.79% |
| 2011 | 2,112,437 | 45,394 | 47 | 0.78% | 19.07% | 0 | 0 | | | | 279,597,859 | 1,191,474 | 235 | 2.96% | 19.22% |
| 2012 | 2,175,103 | 46,140 | 47 | 1.30% | 20.62% | 0 | 0 | | | | 266,940,844 | 1,192,558 | 224 | -4.61% | 13.72% |
| 2013 | 2,547,053 | 46,337 | 55 | 16.60% | 40.65% | 0 | 0 | | | | 292,891,600 | 1,193,344 | 245 | 9.65% | 24.70% |
| 2014 | 2,535,595 | 46,072 | 55 | 0.12% | 40.82% | 0 | 0 | | | | 360,247,111 | 1,192,781 | 302 | 23.05% | 53.45% |
| 2015 | 2,529,928 | 46,075 | 55 | -0.23% | 40.50% | 0 | 0 | | | | 402,453,295 | 1,192,923 | 337 | 11.70% | 71.40% |
| 2016 | 3,652,928 | 45,990 | 79 | 44.66% | 103.24% | 0 | 0 | | | | 486,234,500 | 1,197,130 | 406 | 20.39% | 106.36% |

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SIoux

Rate Annual %chg Average Value/Acre: 7.51%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 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 |
|------------------------------------|-----------------------------|----------------|----------------|---------------|------------------|------------------|------------|------------|-------------|------------|------------|----------|------------------|
| 1,311 | SIOUX | 23,846,202 | 12,721,305 | 44,149,092 | 16,323,132 | 6,248,667 | 0 | 549,873 | 486,123,671 | 30,537,281 | 13,532,439 | 11,360 | 634,043,022 |
| cnty sectorvalue % of total value: | | 3.76% | 2.01% | 6.96% | 2.57% | 0.99% | | 0.09% | 76.67% | 4.82% | 2.13% | 0.00% | 100.00% |
| Pop. | Municipality: | Personal Prop | StateAsd PP | StateAsd Real | Residential | Commercial | Industrial | Recreation | Agland | Agdwell&HS | AgImprv&FS | Minerals | Total Value |
| 251 | HARRISON | 247,382 | 118,122 | 58,595 | 7,324,520 | 1,645,087 | 0 | 0 | 0 | 0 | 0 | 0 | 9,393,706 |
| 19.15% | %sector of county sector | 1.04% | 0.93% | 0.13% | 44.87% | 26.33% | | | | | | | 1.48% |
| | %sector of municipality | 2.63% | 1.26% | 0.62% | 77.97% | 17.51% | | | | | | | 100.00% |
| 251 | Total Municipalities | 247,382 | 118,122 | 58,595 | 7,324,520 | 1,645,087 | 0 | 0 | 0 | 0 | 0 | 0 | 9,393,706 |
| 19.15% | %all municip.sect of cnty | 1.04% | 0.93% | 0.13% | 44.87% | 26.33% | | | | | | | 1.48% |

| | |
|--------------|---------------|
| Cnty# | County |
| 83 | SIOUX |

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

CHART 5

EXHIBIT

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Page 5

| | | | | |
|------------------------------------------------------|------------------------|----------------------------|-----------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 4,429 | Value : 592,926,236 | Growth 164,212 | Sum Lines 17, 25, & 41 |
|------------------------------------------------------|------------------------|----------------------------|-----------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-----------|----------|-----------|---------|-----------|---------|------------|--------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 27 | 70,189 | 95 | 669,548 | 22 | 140,814 | 144 | 880,551 | |
| 02. Res Improve Land | 190 | 733,647 | 74 | 804,650 | 14 | 138,035 | 278 | 1,676,332 | |
| 03. Res Improvements | 191 | 6,653,207 | 80 | 5,720,329 | 22 | 1,483,820 | 293 | 13,857,356 | |
| 04. Res Total | 218 | 7,457,043 | 175 | 7,194,527 | 44 | 1,762,669 | 437 | 16,414,239 | 28,257 |
| % of Res Total | 49.89 | 45.43 | 40.05 | 43.83 | 10.07 | 10.74 | 9.87 | 2.77 | 17.21 |
| 05. Com UnImp Land | 18 | 56,623 | 2 | 8,148 | 5 | 216,006 | 25 | 280,777 | |
| 06. Com Improve Land | 32 | 175,540 | 3 | 54,446 | 8 | 946,415 | 43 | 1,176,401 | |
| 07. Com Improvements | 36 | 1,373,885 | 3 | 451,005 | 8 | 2,526,122 | 47 | 4,351,012 | |
| 08. Com Total | 54 | 1,606,048 | 5 | 513,599 | 13 | 3,688,543 | 72 | 5,808,190 | 0 |
| % of Com Total | 75.00 | 27.65 | 6.94 | 8.84 | 18.06 | 63.51 | 1.63 | 0.98 | 0.00 |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 2 | 78,487 | 2 | 78,487 | |
| 14. Rec Improve Land | 0 | 0 | 3 | 74,555 | 2 | 153,260 | 5 | 227,815 | |
| 15. Rec Improvements | 0 | 0 | 3 | 160,864 | 2 | 75,757 | 5 | 236,621 | |
| 16. Rec Total | 0 | 0 | 3 | 235,419 | 4 | 307,504 | 7 | 542,923 | 0 |
| % of Rec Total | 0.00 | 0.00 | 42.86 | 43.36 | 57.14 | 56.64 | 0.16 | 0.09 | 0.00 |
| Res & Rec Total | 218 | 7,457,043 | 178 | 7,429,946 | 48 | 2,070,173 | 444 | 16,957,162 | 28,257 |
| % of Res & Rec Total | 49.10 | 43.98 | 40.09 | 43.82 | 10.81 | 12.21 | 10.02 | 2.86 | 17.21 |
| Com & Ind Total | 54 | 1,606,048 | 5 | 513,599 | 13 | 3,688,543 | 72 | 5,808,190 | 0 |
| % of Com & Ind Total | 75.00 | 27.65 | 6.94 | 8.84 | 18.06 | 63.51 | 1.63 | 0.98 | 0.00 |
| 17. Taxable Total | 272 | 9,063,091 | 183 | 7,943,545 | 61 | 5,758,716 | 516 | 22,765,352 | 28,257 |
| % of Taxable Total | 52.71 | 39.81 | 35.47 | 34.89 | 11.82 | 25.30 | 11.65 | 3.84 | 17.21 |

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

| Mineral Interest | Records | Urban Value | Records | SubUrban Value | Records | Rural Value | Records | Total Value | Growth |
|-------------------|---------|-------------|---------|----------------|---------|-------------|---------|-------------|--------|
| 23. Producing | 0 | 0 | 0 | 0 | 2 | 2,000 | 2 | 2,000 | 0 |
| 24. Non-Producing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25. Total | 0 | 0 | 0 | 0 | 2 | 2,000 | 2 | 2,000 | 0 |

Schedule IV : Exempt Records : Non-Agricultural

| | Urban Records | SubUrban Records | Rural Records | Total Records |
|------------|---------------|------------------|---------------|---------------|
| 26. Exempt | 16 | 2 | 273 | 291 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|-------|----------|-----------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 0 | 0 | 28 | 440,371 | 3,216 | 423,159,498 | 3,244 | 423,599,869 |
| 28. Ag-Improved Land | 0 | 0 | 34 | 801,107 | 600 | 107,314,254 | 634 | 108,115,361 |
| 29. Ag Improvements | 0 | 0 | 34 | 2,283,850 | 633 | 36,159,804 | 667 | 38,443,654 |
| 30. Ag Total | | | | | | | 3,911 | 570,158,884 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|--------------|-----------------|-------------------|----------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 2 | 2.00 | 19,000 | |
| 32. HomeSite Improv Land | 0 | 0.00 | 0 | 26 | 26.46 | 251,370 | |
| 33. HomeSite Improvements | 0 | 0.00 | 0 | 27 | 0.00 | 1,768,703 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 9 | 65.10 | 65,100 | |
| 36. FarmSite Improv Land | 0 | 0.00 | 0 | 24 | 135.47 | 121,797 | |
| 37. FarmSite Improvements | 0 | 0.00 | 0 | 30 | 0.00 | 515,147 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 0.00 | 0 | 30 | 32.29 | 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 | 29 | 28.39 | 269,667 | 31 | 30.39 | 288,667 | |
| 32. HomeSite Improv Land | 395 | 422.25 | 4,011,432 | 421 | 448.71 | 4,262,802 | |
| 33. HomeSite Improvements | 434 | 0.00 | 24,555,335 | 461 | 0.00 | 26,324,038 | 31,801 |
| 34. HomeSite Total | | | | 492 | 479.10 | 30,875,507 | |
| 35. FarmSite UnImp Land | 40 | 123.60 | 123,594 | 49 | 188.70 | 188,694 | |
| 36. FarmSite Improv Land | 510 | 1,333.50 | 1,333,486 | 534 | 1,468.97 | 1,455,283 | |
| 37. FarmSite Improvements | 581 | 0.00 | 11,604,469 | 611 | 0.00 | 12,119,616 | 104,154 |
| 38. FarmSite Total | | | | 660 | 1,657.67 | 13,763,593 | |
| 39. Road & Ditches | 1,461 | 5,470.73 | 0 | 1,491 | 5,503.02 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| 41. Total Section VI | | | | 1,152 | 7,639.79 | 44,639,100 | 135,955 |

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

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

Schedule VIII : Agricultural Records : Special Value

| | Urban | | | SubUrban | | |
|-------------------------|---------|----------|---------|----------|----------|---------|
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| 44. Recapture Value N/A | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| | Rural | | | Total | | |
| | Records | Acres | Value | Records | Acres | Value |
| 43. Special Value | 4 | 1,477.80 | 527,011 | 4 | 1,477.80 | 527,011 |
| 44. Market Value | 0 | 0 | 0 | 0 | 0 | 0 |

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------|--------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 1,747.55 | 11.30% | 2,359,200 | 12.38% | 1,350.00 |
| 47. 2A1 | 1,481.31 | 9.58% | 1,881,266 | 9.87% | 1,270.00 |
| 48. 2A | 1,194.78 | 7.72% | 1,517,375 | 7.96% | 1,270.00 |
| 49. 3A1 | 2,033.40 | 13.15% | 2,480,750 | 13.01% | 1,220.00 |
| 50. 3A | 4,816.61 | 31.14% | 5,876,263 | 30.83% | 1,220.00 |
| 51. 4A1 | 2,443.98 | 15.80% | 2,883,895 | 15.13% | 1,180.00 |
| 52. 4A | 1,749.32 | 11.31% | 2,064,191 | 10.83% | 1,180.00 |
| 53. Total | 15,466.95 | 100.00% | 19,062,940 | 100.00% | 1,232.50 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 3,503.31 | 9.29% | 2,101,983 | 12.17% | 600.00 |
| 56. 2D1 | 6,024.32 | 15.97% | 2,982,047 | 17.27% | 495.00 |
| 57. 2D | 6,244.90 | 16.56% | 2,810,287 | 16.27% | 450.01 |
| 58. 3D1 | 2,954.88 | 7.83% | 1,285,376 | 7.44% | 435.00 |
| 59. 3D | 4,125.55 | 10.94% | 1,794,618 | 10.39% | 435.00 |
| 60. 4D1 | 10,001.06 | 26.51% | 4,300,495 | 24.90% | 430.00 |
| 61. 4D | 4,864.63 | 12.90% | 1,994,528 | 11.55% | 410.01 |
| 62. Total | 37,718.65 | 100.00% | 17,269,334 | 100.00% | 457.85 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 11,509.86 | 1.14% | 5,064,336 | 1.28% | 440.00 |
| 65. 2G1 | 28,670.49 | 2.84% | 12,185,058 | 3.07% | 425.00 |
| 66. 2G | 45,903.56 | 4.54% | 19,509,208 | 4.91% | 425.00 |
| 67. 3G1 | 53,502.16 | 5.29% | 22,470,894 | 5.66% | 420.00 |
| 68. 3G | 102,135.49 | 10.10% | 42,896,885 | 10.81% | 420.00 |
| 69. 4G1 | 319,818.20 | 31.64% | 127,927,257 | 32.23% | 400.00 |
| 70. 4G | 449,341.03 | 44.45% | 166,893,902 | 42.04% | 371.42 |
| 71. Total | 1,010,880.79 | 100.00% | 396,947,540 | 100.00% | 392.67 |
| Irrigated Total | | | | | |
| | 15,466.95 | 1.40% | 19,062,940 | 4.37% | 1,232.50 |
| Dry Total | | | | | |
| | 37,718.65 | 3.41% | 17,269,334 | 3.95% | 457.85 |
| Grass Total | | | | | |
| | 1,010,880.79 | 91.36% | 396,947,540 | 90.89% | 392.67 |
| 72. Waste | 42,432.01 | 3.83% | 3,438,573 | 0.79% | 81.04 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 1,106,498.40 | 100.00% | 436,718,387 | 100.00% | 394.69 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------------------|------------------|----------------|-------------------|----------------|-------------------------|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 0.14 | 0.00% | 308 | 0.00% | 2,200.00 |
| 47. 2A1 | 4,478.91 | 14.84% | 9,808,811 | 14.92% | 2,190.00 |
| 48. 2A | 7,212.73 | 23.90% | 15,795,855 | 24.03% | 2,190.00 |
| 49. 3A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 50. 3A | 8,530.05 | 28.26% | 18,552,894 | 28.23% | 2,175.00 |
| 51. 4A1 | 8,729.09 | 28.92% | 18,898,506 | 28.75% | 2,165.00 |
| 52. 4A | 1,233.21 | 4.09% | 2,669,921 | 4.06% | 2,165.02 |
| 53. Total | 30,184.13 | 100.00% | 65,726,295 | 100.00% | 2,177.51 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 56. 2D1 | 93.90 | 8.66% | 36,621 | 8.82% | 390.00 |
| 57. 2D | 406.76 | 37.50% | 158,636 | 38.22% | 390.00 |
| 58. 3D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 59. 3D | 365.11 | 33.66% | 138,743 | 33.43% | 380.00 |
| 60. 4D1 | 204.76 | 18.88% | 75,762 | 18.25% | 370.00 |
| 61. 4D | 14.28 | 1.32% | 5,284 | 1.27% | 370.03 |
| 62. Total | 1,084.81 | 100.00% | 415,046 | 100.00% | 382.60 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 4.87 | 0.01% | 2,142 | 0.01% | 439.84 |
| 65. 2G1 | 386.69 | 0.69% | 162,410 | 0.72% | 420.00 |
| 66. 2G | 3,344.62 | 6.00% | 1,404,735 | 6.26% | 420.00 |
| 67. 3G1 | 160.13 | 0.29% | 65,653 | 0.29% | 410.00 |
| 68. 3G | 8,313.32 | 14.92% | 3,408,466 | 15.19% | 410.00 |
| 69. 4G1 | 24,682.75 | 44.30% | 9,873,099 | 43.99% | 400.00 |
| 70. 4G | 18,822.08 | 33.78% | 7,528,826 | 33.54% | 400.00 |
| 71. Total | 55,714.46 | 100.00% | 22,445,331 | 100.00% | 402.86 |
| Irrigated Total | 30,184.13 | 33.34% | 65,726,295 | 74.01% | 2,177.51 |
| Dry Total | 1,084.81 | 1.20% | 415,046 | 0.47% | 382.60 |
| Grass Total | 55,714.46 | 61.53% | 22,445,331 | 25.28% | 402.86 |
| 72. Waste | 3,560.58 | 3.93% | 214,725 | 0.24% | 60.31 |
| 73. Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 74. Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 90,543.98 | 100.00% | 88,801,397 | 100.00% | 980.75 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|-------------|----------|---------------|----------------|---------------------|--------------------|---------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 0.00 | 0 | 254.85 | 553,692 | 45,396.23 | 84,235,543 | 45,651.08 | 84,789,235 |
| 77. Dry Land | 0.00 | 0 | 25.68 | 10,817 | 38,777.78 | 17,673,563 | 38,803.46 | 17,684,380 |
| 78. Grass | 0.00 | 0 | 556.08 | 217,722 | 1,066,039.17 | 419,175,149 | 1,066,595.25 | 419,392,871 |
| 79. Waste | 0.00 | 0 | 28.42 | 1,980 | 45,964.17 | 3,651,318 | 45,992.59 | 3,653,298 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 82. Total | 0.00 | 0 | 865.03 | 784,211 | 1,196,177.35 | 524,735,573 | 1,197,042.38 | 525,519,784 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|---------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 45,651.08 | 3.81% | 84,789,235 | 16.13% | 1,857.33 |
| Dry Land | 38,803.46 | 3.24% | 17,684,380 | 3.37% | 455.74 |
| Grass | 1,066,595.25 | 89.10% | 419,392,871 | 79.81% | 393.21 |
| Waste | 45,992.59 | 3.84% | 3,653,298 | 0.70% | 79.43 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Total | 1,197,042.38 | 100.00% | 525,519,784 | 100.00% | 439.02 |

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 Commercial | 0 | 0 | 1 | 7,626 | 1 | 2,256 | 1 | 9,882 | 0 |
| 83.2 Harrison | 27 | 70,189 | 189 | 726,021 | 190 | 6,650,951 | 217 | 7,447,161 | 14,729 |
| 83.3 Rural | 119 | 888,849 | 93 | 1,170,500 | 107 | 7,440,770 | 226 | 9,500,119 | 13,528 |
| 84 Residential Total | 146 | 959,038 | 283 | 1,904,147 | 298 | 14,093,977 | 444 | 16,957,162 | 28,257 |

Schedule XII : Commercial Records - Assessor Location Detail

| <u>Line#</u> | <u>Assessor Location</u> | <u>Unimproved Land</u> | | <u>Improved Land</u> | | <u>Improvements</u> | | <u>Total</u> | | <u>Growth</u> |
|--------------|--------------------------|------------------------|--------------|----------------------|--------------|---------------------|--------------|----------------|--------------|---------------|
| | | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | <u>Records</u> | <u>Value</u> | |
| 85.1 | Commercial | 15 | 50,844 | 30 | 164,751 | 34 | 1,318,229 | 49 | 1,533,824 | 0 |
| 85.2 | Harrison | 3 | 5,779 | 2 | 10,789 | 2 | 55,656 | 5 | 72,224 | 0 |
| 85.3 | Rural | 7 | 224,154 | 11 | 1,000,861 | 11 | 2,977,127 | 18 | 4,202,142 | 0 |
| 86 | Commercial Total | 25 | 280,777 | 43 | 1,176,401 | 47 | 4,351,012 | 72 | 5,808,190 | 0 |

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 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 11,509.86 | 1.22% | 5,064,336 | 1.35% | 440.00 |
| 89. 2G1 | 28,670.49 | 3.03% | 12,185,058 | 3.25% | 425.00 |
| 90. 2G | 45,903.56 | 4.85% | 19,509,208 | 5.21% | 425.00 |
| 91. 3G1 | 53,502.16 | 5.65% | 22,470,894 | 6.00% | 420.00 |
| 92. 3G | 102,135.49 | 10.79% | 42,896,885 | 11.46% | 420.00 |
| 93. 4G1 | 319,818.20 | 33.79% | 127,927,257 | 34.17% | 400.00 |
| 94. 4G | 384,940.12 | 40.67% | 144,353,458 | 38.56% | 375.00 |
| 95. Total | 946,479.88 | 100.00% | 374,407,096 | 100.00% | 395.58 |
| 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 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 64,400.91 | 100.00% | 22,540,444 | 100.00% | 350.00 |
| 113. Total | 64,400.91 | 100.00% | 22,540,444 | 100.00% | 350.00 |
| <hr/> | | | | | |
| Grass Total | 946,479.88 | 93.63% | 374,407,096 | 94.32% | 395.58 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 64,400.91 | 6.37% | 22,540,444 | 5.68% | 350.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 1,010,880.79 | 100.00% | 396,947,540 | 100.00% | 392.67 |

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 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 88. 1G | 4.87 | 0.01% | 2,142 | 0.01% | 439.84 |
| 89. 2G1 | 386.69 | 0.69% | 162,410 | 0.72% | 420.00 |
| 90. 2G | 3,344.62 | 6.00% | 1,404,735 | 6.26% | 420.00 |
| 91. 3G1 | 160.13 | 0.29% | 65,653 | 0.29% | 410.00 |
| 92. 3G | 8,313.32 | 14.92% | 3,408,466 | 15.19% | 410.00 |
| 93. 4G1 | 24,682.75 | 44.30% | 9,873,099 | 43.99% | 400.00 |
| 94. 4G | 18,822.08 | 33.78% | 7,528,826 | 33.54% | 400.00 |
| 95. Total | 55,714.46 | 100.00% | 22,445,331 | 100.00% | 402.86 |
| 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 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 106. 1T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 107. 2T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 108. 2T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 109. 3T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 110. 3T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 111. 4T1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 112. 4T | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 113. Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| Grass Total | 55,714.46 | 100.00% | 22,445,331 | 100.00% | 402.86 |
| CRP Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Timber Total | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| <hr/> | | | | | |
| 114. Market Area Total | 55,714.46 | 100.00% | 22,445,331 | 100.00% | 402.86 |

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

83 Sioux

| | 2016 CTL County Total | 2017 Form 45 County Total | Value Difference (2017 form 45 - 2016 CTL) | Percent Change | 2017 Growth (New Construction Value) | Percent Change excl. Growth |
|--------------------------------------------------------------------|----------------------------------|--------------------------------------|-------------------------------------------------------|---------------------------|-------------------------------------------------|----------------------------------------|
| 01. Residential | 16,323,132 | 16,414,239 | 91,107 | 0.56% | 28,257 | 0.39% |
| 02. Recreational | 549,873 | 542,923 | -6,950 | -1.26% | 0 | -1.26% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 30,537,281 | 30,875,507 | 338,226 | 1.11% | 31,801 | 1.00% |
| 04. Total Residential (sum lines 1-3) | 47,410,286 | 47,832,669 | 422,383 | 0.89% | 60,058 | 0.76% |
| 05. Commercial | 6,248,667 | 5,808,190 | -440,477 | -7.05% | 0 | -7.05% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Total Commercial (sum lines 5-6) | 6,248,667 | 5,808,190 | -440,477 | -7.05% | 0 | -7.05% |
| 08. Ag-Farmsite Land, Outbuildings | 13,532,439 | 13,763,593 | 231,154 | 1.71% | 104,154 | 0.94% |
| 09. Minerals | 11,360 | 2,000 | -9,360 | -82.39 | 0 | -82.39% |
| 10. Non Ag Use Land | 0 | 0 | 0 | | | |
| 11. Total Non-Agland (sum lines 8-10) | 13,543,799 | 13,765,593 | 221,794 | 1.64% | 104,154 | 0.87% |
| 12. Irrigated | 84,741,751 | 84,789,235 | 47,484 | 0.06% | | |
| 13. Dryland | 17,854,651 | 17,684,380 | -170,271 | -0.95% | | |
| 14. Grassland | 379,871,815 | 419,392,871 | 39,521,056 | 10.40% | | |
| 15. Wasteland | 3,655,454 | 3,653,298 | -2,156 | -0.06% | | |
| 16. Other Agland | 0 | 0 | 0 | | | |
| 17. Total Agricultural Land | 486,123,671 | 525,519,784 | 39,396,113 | 8.10% | | |
| 18. Total Value of all Real Property (Locally Assessed) | 553,326,423 | 592,926,236 | 39,599,813 | 7.16% | 164,212 | 7.13% |

2017 Assessment Survey for Sioux County

A. Staffing and Funding Information

| | |
|------------|----------------------------------------------------------------------------------------|
| 1. | Deputy(ies) on staff: |
| | One |
| 2. | Appraiser(s) on staff: |
| | None |
| 3. | Other full-time employees: |
| | None |
| 4. | Other part-time employees: |
| | None |
| 5. | Number of shared employees: |
| | One |
| 6. | Assessor's requested budget for current fiscal year: |
| | \$155,780.44 |
| 7. | Adopted budget, or granted budget if different from above: |
| | Same |
| 8. | Amount of the total assessor's budget set aside for appraisal work: |
| | \$30,000 |
| 9. | If appraisal/reappraisal budget is a separate levied fund, what is that amount: |
| | N/A |
| 10. | Part of the assessor's budget that is dedicated to the computer system: |
| | \$12,000 |
| 11. | Amount of the assessor's budget set aside for education/workshops: |
| | \$5,300 |
| 12. | Other miscellaneous funds: |
| | None |
| 13. | Amount of last year's assessor's budget not used: |
| | \$70,354.83 |

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

| | |
|----|---------------------------------------------------------------|
| 1. | Appraisal Services: |
| | Pritchard & Abbott. |
| 2. | GIS Services: |
| | GIS Workshop |
| 3. | Other services: |
| | MIPS for administrative, CAMA and personal property software. |

E. Appraisal /Listing Services

| | |
|----|--------------------------------------------------------------------------------------------------|
| 1. | Does the county employ outside help for appraisal or listing services? |
| | Pritchard & Abbott. |
| 2. | If so, is the appraisal or listing service performed under contract? |
| | Yes |
| 3. | What appraisal certifications or qualifications does the County require? |
| | Certification and expertise in the appraisal of mineral interests. |
| 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? |
| | Yes, for mineral interests. |

2017 Residential Assessment Survey for Sioux County

| 1. | Valuation data collection done by: | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------|--------------------------------|---------------------------|----------------------------------------------|------------------------|----------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------|------|--------------------------------------|------|------|----|------|------|------|------|----|------|------|------|------|
| | The Assessor and her staff. | | | | | | | | | | | | | | | | | | | | | | | |
| 2. | List the valuation groupings recognized by the County and describe the unique characteristics of each: | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrison—the residential parcels within Harrison and its immediate surroundings.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural—all remaining residential parcels that are not within the village of Harrison.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings.</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | 10 | Harrison—the residential parcels within Harrison and its immediate surroundings. | 80 | Rural—all remaining residential parcels that are not within the village of Harrison. | AG | Agricultural homes and outbuildings. | | | | | | | | | | | | |
| <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Harrison—the residential parcels within Harrison and its immediate surroundings. | | | | | | | | | | | | | | | | | | | | | | | |
| 80 | Rural—all remaining residential parcels that are not within the village of Harrison. | | | | | | | | | | | | | | | | | | | | | | | |
| AG | Agricultural homes and outbuildings. | | | | | | | | | | | | | | | | | | | | | | | |
| 3. | List and describe the approach(es) used to estimate the market value of residential properties. | | | | | | | | | | | | | | | | | | | | | | | |
| | The cost approach. | | | | | | | | | | | | | | | | | | | | | | | |
| 4. | If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor? | | | | | | | | | | | | | | | | | | | | | | | |
| | The county uses the depreciation tables provided by the CAMA vendor. | | | | | | | | | | | | | | | | | | | | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | | | | | | | | | | | | | | | | | | | | |
| | No. | | | | | | | | | | | | | | | | | | | | | | | |
| 6. | Describe the methodology used to determine the residential lot values? | | | | | | | | | | | | | | | | | | | | | | | |
| | The market approach is used and then lot values are established per square foot. | | | | | | | | | | | | | | | | | | | | | | | |
| 7. | Describe the methodology used to determine value for vacant lots being held for sale or resale? | | | | | | | | | | | | | | | | | | | | | | | |
| | There are currently no vacant lots being held for sale or resale. | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2012</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> | | | | <u>Valuation Grouping</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> | 10 | 2011 | 2010 | 2012 | 2016 | 80 | 2011 | 2010 | 2012 | 2016 | AG | 2011 | 2010 | 2012 | 2016 |
| <u>Valuation Grouping</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> | | | | | | | | | | | | | | | | | | | | |
| 10 | 2011 | 2010 | 2012 | 2016 | | | | | | | | | | | | | | | | | | | | |
| 80 | 2011 | 2010 | 2012 | 2016 | | | | | | | | | | | | | | | | | | | | |
| AG | 2011 | 2010 | 2012 | 2016 | | | | | | | | | | | | | | | | | | | | |
| | Rural properties (residential and improvements on ag parcels) are reviewed by Range--Ranges 30, 31, 32, 33, 34 and 35 were completed. | | | | | | | | | | | | | | | | | | | | | | | |

2017 Commercial Assessment Survey for Sioux County

| | | | | | |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------------------|--------------------------------|--------------------------------|
| 1. | Valuation data collection done by: | | | | |
| | The Assessor and her staff. | | | | |
| 2. | List the valuation groupings recognized in the County and describe the unique characteristics of each: | | | | |
| | <u>Valuation Grouping</u> | <u>Description of unique characteristics</u> | | | |
| | 10 | Harrison: all commercial properties within the village of Harrison. | | | |
| | 80 | Rural: all remaining commercial parcels that are not within the village of Harrison. | | | |
| 3. | List and describe the approach(es) used to estimate the market value of commercial properties. | | | | |
| | The cost approach. | | | | |
| 3a. | Describe the process used to determine the value of unique commercial properties. | | | | |
| | There are currently no unique commercial properties within Sioux County. | | | | |
| 4. | If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor? | | | | |
| | The county uses the tables provided by the CAMA vendor. | | | | |
| 5. | Are individual depreciation tables developed for each valuation grouping? | | | | |
| | No. | | | | |
| 6. | Describe the methodology used to determine the commercial lot values. | | | | |
| | By using the market approach via comparable sales--if vacant lot sales are available. | | | | |
| 7. | <u>Valuation Grouping</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> |
| | 10 | 2011 | 2010 | 2010 | 2015 |
| | 80 | 2011 | 2010 | 2010 | 2011 |

2017 Agricultural Assessment Survey for Sioux County

| 1. | Valuation data collection done by: | | | | | | | | | | |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------|----------------------------------------------|--------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------|------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| | The Assessor and her staff. | | | | | | | | | | |
| 2. | List each market area, and describe the location and the specific characteristics that make each unique. | | | | | | | | | | |
| | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table> | | <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | 1 | This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations. | 2016 | 2 | This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land. | 2016 |
| <u>Market Area</u> | <u>Description of unique characteristics</u> | <u>Year Land Use Completed</u> | | | | | | | | | |
| 1 | This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations. | 2016 | | | | | | | | | |
| 2 | This market area is located geographically in the extreme southwest corner of Sioux County and primarily consists of about 34% irrigated or crop-producing parcels and about 64% grass land. | 2016 | | | | | | | | | |
| 3. | Describe the process used to determine and monitor market areas. | | | | | | | | | | |
| | The Assessor monitors land use in each market area via GIS maps and physical inspection, and determines the market boundaries based on use. | | | | | | | | | | |
| 4. | Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land. | | | | | | | | | | |
| | Primary use of the land is the major consideration that determines the identity and valuation of both rural residential and recreational land apart from agricultural land within Sioux County. Recreational value is applied by the County to accessory land in parcels where a hunting lodge or cabin is located and/or parcels of land in which the primary purpose of ownership is to provide recreational opportunities. | | | | | | | | | | |
| 5. | Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences? | | | | | | | | | | |
| | Yes. | | | | | | | | | | |
| 6. | If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program. | | | | | | | | | | |
| | There are currently no parcels enrolled in the Wetland Reserve Program. | | | | | | | | | | |
| | <i><u>If your county has special value applications, please answer the following</u></i> | | | | | | | | | | |
| 7a. | How many special valuation applications are on file? | | | | | | | | | | |
| | N/A | | | | | | | | | | |
| 7b. | What process was used to determine if non-agricultural influences exist in the county? | | | | | | | | | | |
| | N/A | | | | | | | | | | |
| | <i><u>If your county recognizes a special value, please answer the following</u></i> | | | | | | | | | | |
| 7c. | Describe the non-agricultural influences recognized within the county. | | | | | | | | | | |
| | N/A | | | | | | | | | | |
| 7d. | Where is the influenced area located within the county? | | | | | | | | | | |
| | | | | | | | | | | | |

| | |
|------------|---------------------------------------------------------------------------------------------|
| | N/A |
| 7e. | Describe in detail how the special values were arrived at in the influenced area(s). |
| | N/A |

2017 Plan of Assessment for Sioux County Nebraska
Assessment years 2017, 2018 and 2019
June 15, 2016

To: Sioux County Board of Equalization
Ruth Sorensen, Nebraska Property Tax Administrator

FROM: Michelle Zimmerman, Sioux County Clerk/Ex-Officio Assessor

Pursuant to Neb. Laws 2005, LB 263, Section 9, Sioux County Assessor Michelle Zimmerman hereby presents a Three-year Assessment Plan as follows:

Assessment levels for 2016 are: Agricultural – 71%, Residential – 94% and Commercial – 100%.

For the 2016 County Abstract, Sioux County consists of the following real property types:

| | Parcels | % of Total Parcels | % of Taxable Value Base |
|--------------|---------|--------------------|-------------------------|
| Residential | 407 | 9 | 3 |
| Commercial | 75 | 2 | 1 |
| Recreational | 7 | 1 | .004 |
| Agricultural | 3917 | 89 | 95 |
| Mineral | 2 | .005 | |
| TOTAL | 4408 | | |

Nearly 90% of Sioux County is agricultural land. There are 291 tax exempt parcels. Sioux County had 370 personal property schedules filed on June 1, 2016. There were 37 Homestead exemption applications filed for 2016. For the year 2016, 5 building permits were approved and homes built in the county and added to the Sioux County valuation. For more information see 2016 Reports & Opinions, Abstract and Assessor Survey.

I and two staff members handle all of the personal property returns, we require depreciation schedules be filed with every return and also mailed notices to new property owners in the event that they were not aware of the personal property filing requirement. Staffing has remained the same for 2016, with a full-time deputy and one full-time employee. As Sioux County Clerk/Ex-Officio Assessor, Ex-Officio Clerk of District Court, Election Commissioner, Zoning Coordinator, and Budget Authority, I cross-train employees to perform other duties that I am also responsible for.

The budget for FY 2014-2015 for Sioux County Assessor was \$149,558.11. Of this budget, \$30,000 was included for contract for reappraisal, which was not used in this budget cycle.

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

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

Sioux County contracts with GIS Workshop for a web based GIS system. Sioux County has just received digital oblique aerial images of all rural improvements from GIS Workshop. I am anxious to get an opportunity to compare those images with the current 2014 images and compare with the land classifications in the MIPS PCAdmin program. We also maintain a cadastral plat map showing ownership. MIPS PCAdmin and MIPSCAMA programs are used for assessment purposes. Property record cards are maintained by me and my staff. The record owner name and mailing addresses are updated from 521's. Pictures are taken when properties are updated and electronically attached to parcels. Current sketches are also attached electronically.

Ownership on all parcels is updated upon review of 521's filed. Sales data questionnaires are mailed to all purchasers of property listed on 521's on a quarterly basis. I utilize data collected, and am also able to use my personal knowledge on sold properties. Sioux County has county-wide zoning in place and requires building permits for residential construction and improvement information forms for ag construction. The Village of Harrison also requires building permits and I receive a copy of those from the Harrison Village Clerk annually. Property inspections and listing are done by the assessor and staff. I also work very closely with Mark Loose, Field Liaison to prepare and review sales ratio studies.

Market approach to value is used on all properties. Sales comparisons are used to compare similar properties.

Cost approach to value is used on residential and commercial properties. For 2016, Marshall & Swift costing dated 2010 was used for RCN.

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

"Notice of Valuation Changes" are sent out prior to June 1. Levels of Value are published in the local newspaper and in the office.

Level of Value, Quality and Uniformity for assessment year 2015:

| | Median | COD | PRD |
|--------------|--------|-------|--------|
| Residential | 94 | 38.31 | 113.72 |
| Commercial | 100 | 31.53 | 125.06 |
| Agricultural | 71 | 25.05 | 110.18 |

Assessment actions planned for assessment year 2017:

Residential: Monitor costing index to ensure current values are keeping up with market trends. Continue to physically review parcels for changes and monitor building permits issued by the village.

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of new oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area 2. Comparison of oblique images of rural improvements- Ranges 30, 31, 32, 33, 34 and 35.

Assessment actions planned for assessment year 2018:

Residential: Monitor costing index to ensure current values are keeping up with market trends. Continue to physically review parcels for changes and monitor building permits issued by the village.

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area2.

Assessment actions planned for assessment year 2019:

Residential: Monitor costing index to ensure current values are keeping up with market trends. Continue to physically review parcels for changes and monitor building permits issued by the village.

Commercial: Monitor building permits issued by the village. Study sales to ensure that no changes should be made in commercial properties.

Agricultural: Physically inspect properties on which improvement sheets or building permits have been filed. Continue comparison of oblique images of rural improvements. Continue to monitor irrigation pivots in Market Area2.

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