

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2018 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**SIOUX COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 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

**Property Assessment Division**  
Ruth A Sorensen, Administrator  
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## Introduction

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[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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

## **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 (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

**Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The 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 groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values 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.

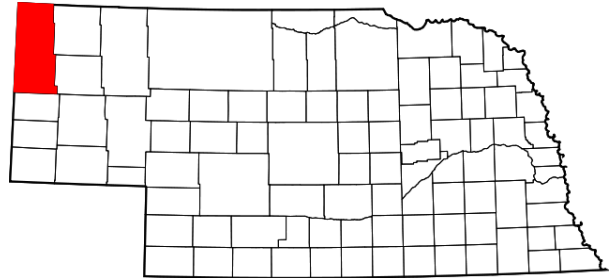
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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*

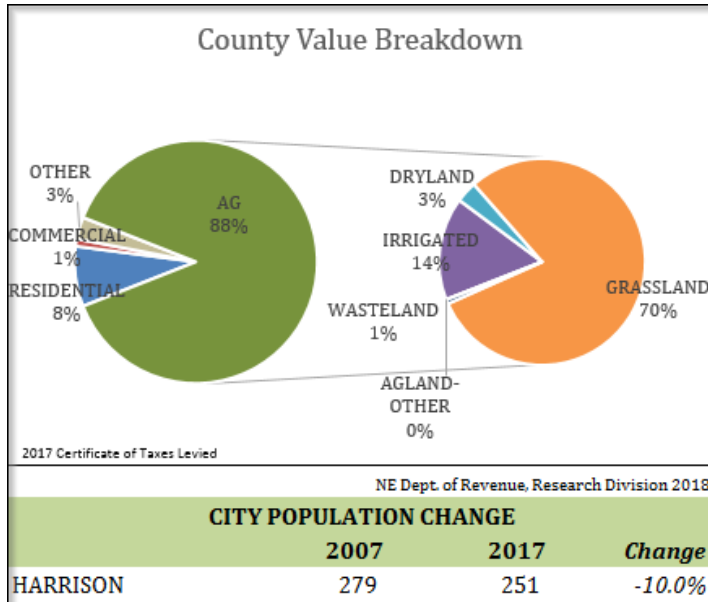
## County Overview

With a total area of 2,067 square miles, Sioux County had 1,242 residents, per the Census Bureau Quick Facts for 2016, reflecting an overall population decline from the 2010 US Census of 5%. Reports indicated that 72% 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 County are evenly disbursed around the county. According to the latest information available from the U.S. Census Bureau, there were

16 employer establishments with total employment of 48.



Agricultural land accounts for approximately 88% of the county's overall valuation base. Grassland makes up the majority of the land in the county. Sioux is included in both the Upper Niobrara White and North Platte Natural Resource Districts (NRD).



# 2018 Residential Correlation for Sioux County

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## *Assessment Actions*

Assessment actions taken to address the residential property class by the county assessor included the review of building permits for pick-up work, as well as the implementation of a 2014 cost-index and CAMA-derived depreciation—the reason for the implementation was the fact that the last year for the cost-index and CAMA-derived depreciation was 2010.

## *Description of Analysis*

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

<b>Valuation Grouping</b>	<b>Description</b>
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 occurred 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 six qualified residential sales took place during the study period.

The statistical profile provides too small of a sample for realistic analysis. Six sales do not constitute a reliable sample for a discussion of the residential population. This can be further shown by the extremely wide range of assessment to sale price ratios (eighty points—81.33% to 166.50%). Only one ratio is within range (at 91.56%). All of the qualified sales occurred within Harrison, the county seat. The only reason that the “2018 Abstract of Assessment for Real Property, Form 45 Compared with the 2017 Certificate of Taxes Levied” shows a positive 8% increase is due to the implementation of a new cost index and CAMA-derived depreciation. Therefore, the statistics are not considered reliable to use as a measurement for the residential property class.

## *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is 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

## 2018 Residential Correlation for Sioux County

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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.

The non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All non-qualified sales were supported and documented. The Division does not believe that any apparent bias exists in the qualification determination. All arms'-length sales were made available for the measurement of residential property.

Another important part of the review was the examination of the six-year inspection cycle. The county assessor has inspected all of the county improvements in 2016, and is therefore in compliance with the six-year cycle.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that 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 cost index and depreciation schedule. Only one sale is within range 91.56 with the lower half ranging in A/S ratios from 81 to 91%, and the upper half from 112-167%. Therefore, the statistics are not a reliable measure of the residential property class.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	OOD	PRD
10	6	102.00	112.88	102.03	24.32	110.63
ALL	6	102.00	112.88	102.03	24.32	110.63

## 2018 Residential Correlation for Sioux County

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### *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.

## 2018 Commercial Correlation for Sioux County

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### *Assessment Actions*

Actions taken by the county assessor to address the commercial property class included the routine maintenance of pick-up work, and all commercial feedlots within the county were physically reviewed (feedlot and outbuildings inspected), and these were re-valued. Fences, waterers, bunks and aprons were added. Also, a new cost index and CAMA-derived depreciation table were implemented (with a date of 2014).

### *Description of Analysis*

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

<b>Valuation Grouping</b>	<b>Description</b>
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 only four qualified sales, and thus is too small to represent the commercial base as a whole. Of the four sales, both Valuation Groups are represented with three of the four represented by Valuation Group 10 (Harrison). Breakdown of the four sales show two A/S ratios in the 70% range and two above 100% (102% and 178%). Therefore, the statistics are unreliable to use as a measurement for commercial property as a whole. According to the 2018 County Abstract Form 45 with the 2017 Certificate of Taxes Levied Report (CTL) the result of the routine maintenance of pick-up work, the re-valuation of commercial feedlots and the implementation of the newer cost index and depreciation resulted in a 10.5% increase to commercial value.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is 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.

## 2018 Commercial Correlation for Sioux County

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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 three non-qualified commercial sales were supported and documented. 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 2018 (consisting of commercial feedlots).

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the commercial property class.

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	3	102.40	119.10	93.31	33.09	127.64
80	1	73.34	73.34	73.34	00.00	100.00
ALL	4	89.51	107.66	77.32	36.51	139.24

### *Level of Value*

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

# 2018 Agricultural Correlation for Sioux County

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## *Assessment Actions*

Assessment actions taken by the county assessor to address agricultural land included the review of the statistical profile of qualified sales for both Market Areas and decreasing grassland overall by 6%. These actions were taken to equalize grassland in both market areas as much as possible.

## *Description of Analysis*

Sioux County defines agricultural land 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 land and the remaining 4% is waste. Market Area 2 lies in the southwestern portion of the county (bordering Scotts Bluff County) and contains only 90,547 acres of agricultural land, comprised of 62% grassland, 33% irrigated land, 1% dryland and the remainder is waste.

The sample reveals thirty-five qualified sales with two of the three overall measures of central tendency falling within acceptable range (the median and mean). Market Area 1 exhibits twenty-four qualified sales and shows a median of roughly 63%. Market Area 2 has eleven sales and all three measures of central tendency are within acceptable range. Market Area 1's median profile appears to be significantly below range. However, of the twenty-four sales in Market Area 1, twenty-one of these are 80% Majority Land Use grass. The remaining three sales are one 80% MLU dry land, one a combination of grassland and dryland and the remaining sale is comprised of 45% waste. None of the three sales occur within the latest year of the sale study. Since Market Area 1 is comprised of 91% grass, the twenty-one grassland sales' median is believed to be the realistic proxy for the measurement of agricultural value in this Market Area.

## *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is 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. 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 personal knowledge of the county to enhance the qualification process.

The non-qualified agricultural land 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 six non-qualified sales were supported and documented (and five of the exceptions were obvious). Further, all sales were reviewed to ensure that those sales deemed qualified were not affected by non-agricultural

## 2018 Agricultural Correlation for Sioux County

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.

Another important part of the review was six-year inspection and review cycle for agricultural land and improvements. Land use was updated in 2016 via GIS data compared to each parcel (this is 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.

Agricultural market areas are another topic reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified market areas for the agricultural land class.

### *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.

It appears that Market Area 1 has a median that is outside of acceptable range, and Market Area 2's three measures of central tendency are within range. As noted in the "Description of Analysis" section above, Market Area 1's sample is heavily impacted by three older sales of mixed uses. The values established by the county are comparable to all adjoining counties.

It is believed that the quality of assessment of agricultural land within the county is in general compliance with generally accepted mass appraisal standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	24	62.89	69.13	61.80	23.95	111.86
2	11	71.53	71.34	68.54	10.05	104.09
____ALL____	35	70.71	69.83	62.59	18.47	111.57

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<b>____Irrigated____</b>						
County	5	74.33	67.76	65.76	12.88	103.04
2	5	74.33	67.76	65.76	12.88	103.04
<b>____Dry____</b>						
County	1	59.17	59.17	59.17	00.00	100.00
1	1	59.17	59.17	59.17	00.00	100.00
<b>____Grass____</b>						
County	25	71.13	71.82	62.33	20.23	115.23
1	21	70.71	71.03	61.94	22.34	114.68
2	4	72.49	75.97	73.01	09.49	104.05
____ALL____	35	70.71	69.83	62.59	18.47	111.57

### *Level of Value*

Based on analysis of all available information, Sioux County has achieved the statutory level of value of 71% in the agricultural class.

## 2018 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
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>71</b>	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 6th day of April, 2018.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2018 Commission Summary for Sioux County

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### Residential Real Property - Current

Number of Sales	6	Median	102.00
Total Sales Price	\$280,810	Mean	112.88
Total Adj. Sales Price	\$280,810	Wgt. Mean	102.03
Total Assessed Value	\$286,505	Average Assessed Value of the Base	\$41,065
Avg. Adj. Sales Price	\$46,802	Avg. Assessed Value	\$47,751

### Confidence Interval - Current

95% Median C.I	81.33 to 166.50
95% Wgt. Mean C.I	77.23 to 126.82
95% Mean C.I	78.89 to 146.87
% of Value of the Class of all Real Property Value in the County	3.17
% of Records Sold in the Study Period	1.35
% of Value Sold in the Study Period	1.57

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	11	100	96.11
2016	21	94	93.86
2015	29	94	94.40
2014	24	94	93.91

## 2018 Commission Summary for Sioux County

### Commercial Real Property - Current

Number of Sales	4	Median	89.51
Total Sales Price	\$577,500	Mean	107.66
Total Adj. Sales Price	\$577,500	Wgt. Mean	77.32
Total Assessed Value	\$446,507	Average Assessed Value of the Base	\$88,626
Avg. Adj. Sales Price	\$144,375	Avg. Assessed Value	\$111,627

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	29.96 to 185.36
% of Value of the Class of all Real Property Value in the County	1.13
% of Records Sold in the Study Period	5.48
% of Value Sold in the Study Period	6.90

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	6	100	81.23
2016	7	100	90.64
2015	7	100	90.64
2014	7	100	95.66

**83 Sioux**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 6  
Total Sales Price : 280,810  
Total Adj. Sales Price : 280,810  
Total Assessed Value : 286,505  
Avg. Adj. Sales Price : 46,802  
Avg. Assessed Value : 47,751

MEDIAN : 102  
WGT. MEAN : 102  
MEAN : 113  
COD : 24.32  
PRD : 110.63

COV : 28.69  
STD : 32.38  
Avg. Abs. Dev : 24.81  
MAX Sales Ratio : 166.50  
MIN Sales Ratio : 81.33

95% Median C.I. : 81.33 to 166.50  
95% Wgt. Mean C.I. : 77.23 to 126.82  
95% Mean C.I. : 78.89 to 146.87

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<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	2	150.32	150.32	152.37	10.77	98.65	134.13	166.50	N/A	22,905	34,900
01-JUL-16 To 30-SEP-16	2	86.45	86.45	86.45	05.92	100.00	81.33	91.56	N/A	65,000	56,190
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	101.88	101.88	99.36	10.37	102.54	91.31	112.44	N/A	52,500	52,164
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	4	112.85	118.38	103.62	28.30	114.24	81.33	166.50	N/A	43,953	45,545
01-OCT-16 To 30-SEP-17	2	101.88	101.88	99.36	10.37	102.54	91.31	112.44	N/A	52,500	52,164
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	4	112.85	118.38	103.62	28.30	114.24	81.33	166.50	N/A	43,953	45,545
<u>ALL</u>	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751
<u>ALL</u>	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751
06											
07											
<u>ALL</u>	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751

**83 Sioux  
RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 6  
 Total Sales Price : 280,810  
 Total Adj. Sales Price : 280,810  
 Total Assessed Value : 286,505  
 Avg. Adj. Sales Price : 46,802  
 Avg. Assessed Value : 47,751

MEDIAN : 102  
 WGT. MEAN : 102  
 MEAN : 113  
 COD : 24.32  
 PRD : 110.63

COV : 28.69  
 STD : 32.38  
 Avg. Abs. Dev : 24.81  
 MAX Sales Ratio : 166.50  
 MIN Sales Ratio : 81.33

95% Median C.I. : 81.33 to 166.50  
 95% Wgt. Mean C.I. : 77.23 to 126.82  
 95% Mean C.I. : 78.89 to 146.87

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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												
Less Than 30,000	2	150.32	150.32	152.37	10.77	98.65	134.13	166.50	N/A	22,905	34,900	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751	
Greater Than 14,999	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751	
Greater Than 29,999	4	91.44	94.16	92.22	08.57	102.10	81.33	112.44	N/A	58,750	54,177	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	150.32	150.32	152.37	10.77	98.65	134.13	166.50	N/A	22,905	34,900	
30,000 TO 59,999	1	112.44	112.44	112.44	00.00	100.00	112.44	112.44	N/A	40,000	44,975	
60,000 TO 99,999	3	91.31	88.07	88.07	03.73	100.00	81.33	91.56	N/A	65,000	57,244	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	6	102.00	112.88	102.03	24.32	110.63	81.33	166.50	81.33 to 166.50	46,802	47,751	

**83 Sioux**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 4  
Total Sales Price : 577,500  
Total Adj. Sales Price : 577,500  
Total Assessed Value : 446,507  
Avg. Adj. Sales Price : 144,375  
Avg. Assessed Value : 111,627

MEDIAN : 90  
WGT. MEAN : 77  
MEAN : 108  
COD : 36.51  
PRD : 139.24

COV : 45.37  
STD : 48.84  
Avg. Abs. Dev : 32.68  
MAX Sales Ratio : 178.27  
MIN Sales Ratio : 73.34

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 29.96 to 185.36

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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-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	127.45	127.45	89.33	39.88	142.67	76.62	178.27	N/A	40,000	35,732
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202
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
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17											
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	127.45	127.45	89.33	39.88	142.67	76.62	178.27	N/A	40,000	35,732
01-OCT-15 To 30-SEP-16	2	87.87	87.87	75.39	16.54	116.55	73.34	102.40	N/A	248,750	187,522
01-OCT-16 To 30-SEP-17											
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	2	127.45	127.45	89.33	39.88	142.67	76.62	178.27	N/A	40,000	35,732
01-JAN-16 To 31-DEC-16	2	87.87	87.87	75.39	16.54	116.55	73.34	102.40	N/A	248,750	187,522
<u>ALL</u>	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	3	102.40	119.10	93.31	33.09	127.64	76.62	178.27	N/A	38,333	35,768
80	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202
<u>ALL</u>	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627

**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	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627
04											
<u>ALL</u>	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627

**83 Sioux  
COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 4  
 Total Sales Price : 577,500  
 Total Adj. Sales Price : 577,500  
 Total Assessed Value : 446,507  
 Avg. Adj. Sales Price : 144,375  
 Avg. Assessed Value : 111,627

MEDIAN : 90  
 WGT. MEAN : 77  
 MEAN : 108  
 COD : 36.51  
 PRD : 139.24

COV : 45.37  
 STD : 48.84  
 Avg. Abs. Dev : 32.68  
 MAX Sales Ratio : 178.27  
 MIN Sales Ratio : 73.34

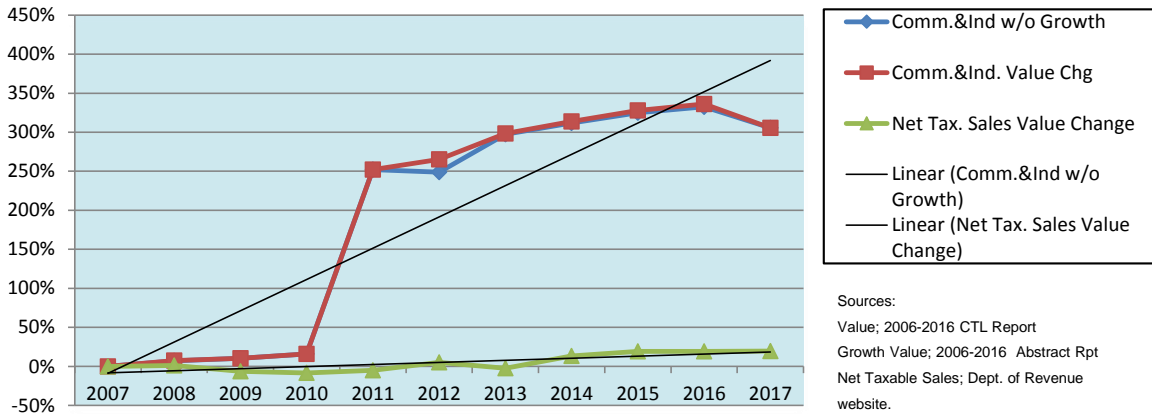
95% Median C.I. : N/A  
 95% Wgt. Mean C.I. : N/A  
 95% Mean C.I. : 29.96 to 185.36

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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	178.27	178.27	178.27	00.00	100.00	178.27	178.27	N/A	10,000	17,827	
Less Than 30,000	1	178.27	178.27	178.27	00.00	100.00	178.27	178.27	N/A	10,000	17,827	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627	
Greater Than 14,999	3	76.62	84.12	75.54	12.65	111.36	73.34	102.40	N/A	189,167	142,893	
Greater Than 29,999	3	76.62	84.12	75.54	12.65	111.36	73.34	102.40	N/A	189,167	142,893	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	178.27	178.27	178.27	00.00	100.00	178.27	178.27	N/A	10,000	17,827	
15,000 TO 29,999												
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	76.62	76.62	76.62	00.00	100.00	76.62	76.62	N/A	70,000	53,637	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
340	1	102.40	102.40	102.40	00.00	100.00	102.40	102.40	N/A	35,000	35,841	
344	1	178.27	178.27	178.27	00.00	100.00	178.27	178.27	N/A	10,000	17,827	
351	1	73.34	73.34	73.34	00.00	100.00	73.34	73.34	N/A	462,500	339,202	
442	1	76.62	76.62	76.62	00.00	100.00	76.62	76.62	N/A	70,000	53,637	
___ ALL ___	4	89.51	107.66	77.32	36.51	139.24	73.34	178.27	N/A	144,375	111,627	

### 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
2007	\$ 1,432,544	\$ 113,475	7.92%	\$ 1,319,069	-	\$ 3,195,784	-
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%
2017	\$ 5,808,190	\$ -	0.00%	\$ 5,808,190	-7.05%	\$ 3,822,764	0.22%
<b>Ann %chg</b>	15.03%			<b>Average</b>	<b>22.66%</b>	<b>1.99%</b>	<b>2.04%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	7.19%	7.43%	1.02%
2009	10.28%	10.28%	-6.24%
2010	15.89%	15.89%	-8.50%
2011	252.00%	252.00%	-4.93%
2012	248.85%	265.22%	5.20%
2013	297.45%	298.35%	-2.33%
2014	311.65%	313.90%	13.27%
2015	324.84%	327.99%	19.18%
2016	332.55%	336.19%	19.35%
2017	305.45%	305.45%	19.62%

County Number	83
County Name	Sioux



**83 Sioux**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 35  
Total Sales Price : 44,915,710  
Total Adj. Sales Price : 44,915,710  
Total Assessed Value : 28,114,075  
Avg. Adj. Sales Price : 1,283,306  
Avg. Assessed Value : 803,259

MEDIAN : 71  
WGT. MEAN : 63  
MEAN : 70  
COD : 18.47  
PRD : 111.57

COV : 23.94  
STD : 16.72  
Avg. Abs. Dev : 13.06  
MAX Sales Ratio : 108.33  
MIN Sales Ratio : 33.42

95% Median C.I. : 60.87 to 75.88  
95% Wgt. Mean C.I. : 56.08 to 69.10  
95% Mean C.I. : 64.29 to 75.37

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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-14 To 31-DEC-14	4	63.26	65.22	60.63	12.61	107.57	55.31	79.07	N/A	488,706	296,327
01-JAN-15 To 31-MAR-15	3	75.88	79.61	74.93	09.09	106.25	71.13	91.83	N/A	704,000	527,539
01-APR-15 To 30-JUN-15	4	68.88	76.55	70.14	18.83	109.14	60.12	108.33	N/A	351,250	246,383
01-JUL-15 To 30-SEP-15	1	73.85	73.85	73.85	00.00	100.00	73.85	73.85	N/A	445,513	329,025
01-OCT-15 To 31-DEC-15	1	63.29	63.29	63.29	00.00	100.00	63.29	63.29	N/A	334,000	211,372
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	7	70.62	66.52	64.63	17.86	102.92	45.04	91.84	45.04 to 91.84	2,850,229	1,842,217
01-JUL-16 To 30-SEP-16	3	60.87	61.48	52.89	10.66	116.24	52.05	71.53	N/A	3,530,533	1,867,348
01-OCT-16 To 31-DEC-16	2	70.63	70.63	64.38	17.84	109.71	58.03	83.23	N/A	1,677,124	1,079,756
01-JAN-17 To 31-MAR-17	4	83.80	77.55	66.94	12.32	115.85	53.95	88.63	N/A	465,198	311,381
01-APR-17 To 30-JUN-17	3	78.49	64.06	68.80	19.89	93.11	33.42	80.26	N/A	219,167	150,788
01-JUL-17 To 30-SEP-17	2	83.08	83.08	78.92	24.78	105.27	62.49	103.67	N/A	716,815	565,690
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	12	70.92	73.32	68.99	14.14	106.28	55.31	108.33	60.12 to 79.07	493,112	340,206
01-OCT-15 To 30-SEP-16	12	62.08	62.86	60.09	18.77	104.61	40.97	91.84	52.05 to 74.33	2,641,017	1,586,902
01-OCT-16 To 30-SEP-17	11	80.26	73.62	68.28	17.75	107.82	33.42	103.67	53.95 to 88.63	664,197	453,525
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	71.13	75.80	72.35	13.86	104.77	60.12	108.33	63.29 to 91.83	477,390	345,394
01-JAN-16 To 31-DEC-16	13	60.87	64.02	60.47	20.55	105.87	40.97	91.84	52.05 to 75.47	2,670,189	1,614,689
<u>ALL</u>	35	70.71	69.83	62.59	18.47	111.57	33.42	108.33	60.87 to 75.88	1,283,306	803,259

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	24	62.89	69.13	61.80	23.95	111.86	33.42	108.33	55.31 to 80.51	1,652,342	1,021,220
2	11	71.53	71.34	68.54	10.05	104.09	40.97	91.83	67.05 to 80.26	478,138	327,709
<u>ALL</u>	35	70.71	69.83	62.59	18.47	111.57	33.42	108.33	60.87 to 75.88	1,283,306	803,259

**83 Sioux**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 35  
 Total Sales Price : 44,915,710  
 Total Adj. Sales Price : 44,915,710  
 Total Assessed Value : 28,114,075  
 Avg. Adj. Sales Price : 1,283,306  
 Avg. Assessed Value : 803,259

MEDIAN : 71  
 WGT. MEAN : 63  
 MEAN : 70  
 COD : 18.47  
 PRD : 111.57

COV : 23.94  
 STD : 16.72  
 Avg. Abs. Dev : 13.06  
 MAX Sales Ratio : 108.33  
 MIN Sales Ratio : 33.42

95% Median C.I. : 60.87 to 75.88  
 95% Wgt. Mean C.I. : 56.08 to 69.10  
 95% Mean C.I. : 64.29 to 75.37

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	3	67.34	60.88	55.23	16.51	110.23	40.97	74.33	N/A	505,000	278,904
2	3	67.34	60.88	55.23	16.51	110.23	40.97	74.33	N/A	505,000	278,904
<b>_____Dry_____</b>											
County	1	59.17	59.17	59.17	00.00	100.00	59.17	59.17	N/A	380,000	224,830
1	1	59.17	59.17	59.17	00.00	100.00	59.17	59.17	N/A	380,000	224,830
<b>_____Grass_____</b>											
County	21	73.85	73.10	66.17	20.43	110.47	33.42	108.33	60.12 to 87.09	1,268,591	839,404
1	18	73.09	72.36	65.94	22.21	109.74	33.42	108.33	55.31 to 87.09	1,442,606	951,212
2	3	73.85	77.58	75.08	11.18	103.33	67.05	91.83	N/A	224,504	168,562
<b>_____ALL_____</b>	<b>35</b>	<b>70.71</b>	<b>69.83</b>	<b>62.59</b>	<b>18.47</b>	<b>111.57</b>	<b>33.42</b>	<b>108.33</b>	<b>60.87 to 75.88</b>	<b>1,283,306</b>	<b>803,259</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	5	74.33	67.76	65.76	12.88	103.04	40.97	80.26	N/A	600,000	394,535
2	5	74.33	67.76	65.76	12.88	103.04	40.97	80.26	N/A	600,000	394,535
<b>_____Dry_____</b>											
County	1	59.17	59.17	59.17	00.00	100.00	59.17	59.17	N/A	380,000	224,830
1	1	59.17	59.17	59.17	00.00	100.00	59.17	59.17	N/A	380,000	224,830
<b>_____Grass_____</b>											
County	25	71.13	71.82	62.33	20.23	115.23	33.42	108.33	60.12 to 80.51	1,602,881	999,103
1	21	70.71	71.03	61.94	22.34	114.68	33.42	108.33	55.31 to 83.23	1,840,833	1,140,231
2	4	72.49	75.97	73.01	09.49	104.05	67.05	91.83	N/A	353,628	258,183
<b>_____ALL_____</b>	<b>35</b>	<b>70.71</b>	<b>69.83</b>	<b>62.59</b>	<b>18.47</b>	<b>111.57</b>	<b>33.42</b>	<b>108.33</b>	<b>60.87 to 75.88</b>	<b>1,283,306</b>	<b>803,259</b>

## Sioux County 2018 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	<b>1234</b>
Sioux	2	n/a	2200	2190	2190	n/a	2175	2165	2165	<b>2178</b>
Dawes	1	n/a	1365	1260	1260	1208	1208	1181	1181	<b>1226</b>
Dawes	4	n/a	2016	n/a	1792	1568	1568	1344	1344	<b>1731</b>
Box Butte	1	n/a	2974	2691	2994	2611	3022	3025	3031	<b>3010</b>
Box Butte	2	n/a	2386	2393	2383	2250	2225	2200	2227	<b>2358</b>
Box Butte	3	n/a	1966	2075	1953	1800	1754	1759	1793	<b>1943</b>
ScottsBluff	3	n/a	n/a	2597	2600	2090	1630	1630	1630	<b>2254</b>

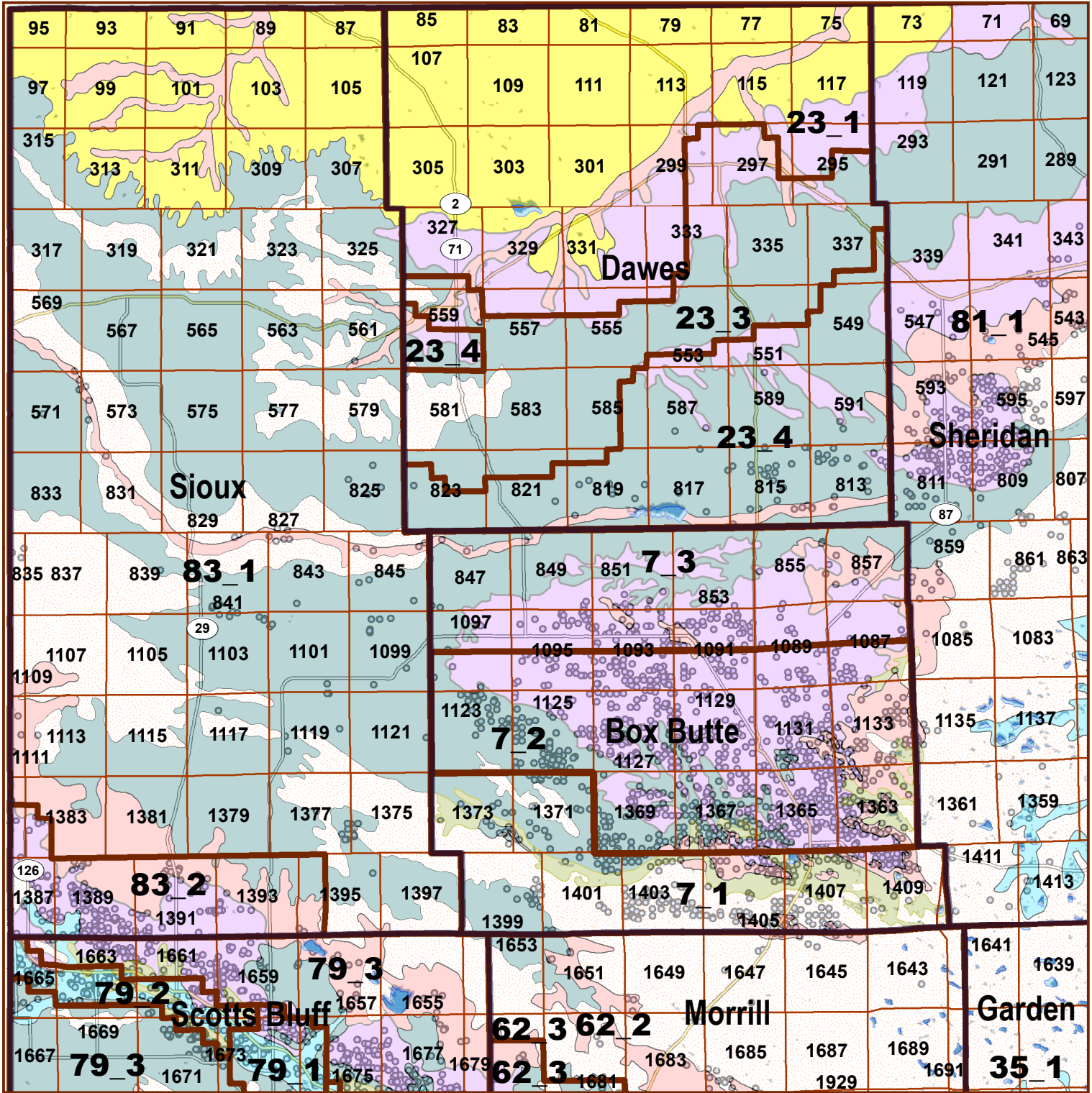
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sioux	1	n/a	600	495	450	435	435	430	410	<b>458</b>
Sioux	2	n/a	n/a	390	390	n/a	380	370	370	<b>382</b>
Dawes	1	n/a	693	651	651	604	604	551	551	<b>633</b>
Dawes	4	n/a	825	n/a	775	719	719	656	656	<b>776</b>
Box Butte	1	n/a	415	n/a	415	415	415	415	415	<b>415</b>
Box Butte	2	n/a	800	800	800	770	770	770	770	<b>795</b>
Box Butte	3	n/a	720	720	720	650	650	650	650	<b>711</b>
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	<b>427</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sioux	1	n/a	410	395	395	390	390	375	350	<b>369</b>
Sioux	2	n/a	410	390	390	380	380	375	375	<b>377</b>
Dawes	1	n/a	430	405	405	380	380	355	355	<b>365</b>
Dawes	4	n/a	510	485	485	465	465	435	435	<b>451</b>
Box Butte	1	n/a	320	320	320	320	320	320	320	<b>320</b>
Box Butte	2	n/a	395	398	396	385	386	385	385	<b>389</b>
Box Butte	3	n/a	426	425	425	425	425	425	425	<b>425</b>
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	<b>341</b>

County	Mkt Area	CRP	TIMBER	WASTE
Sioux	1	n/a	350	81
Sioux	2	n/a	n/a	60
Dawes	1	n/a	n/a	100
Dawes	4	n/a	n/a	100
Box Butte	1	356	n/a	100
Box Butte	2	495	n/a	100
Box Butte	3	405	n/a	100
ScottsBluff	3	342	n/a	100

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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



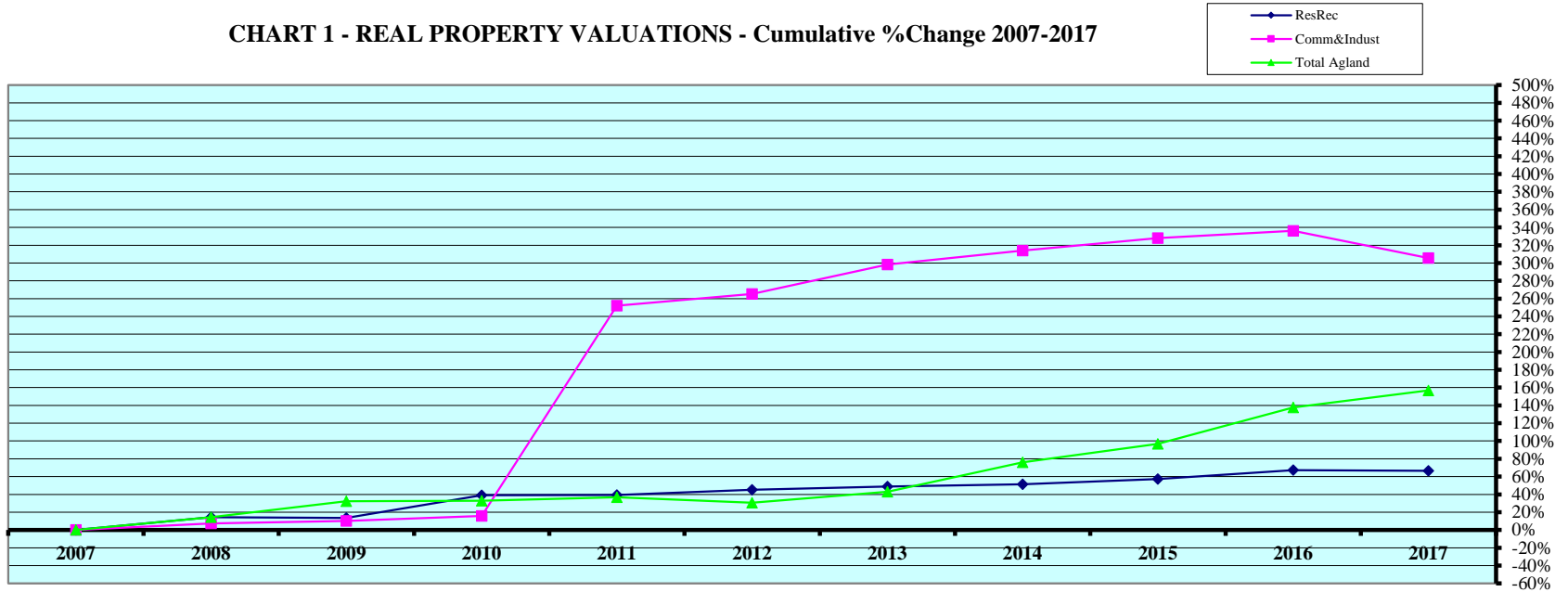
**Legend**

- 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



**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	10,090,515	--	--	--	1,432,544	--	--	--	204,588,770	--	--	--
2008	11,551,681	1,461,166	14.48%	14.48%	1,538,929	106,385	7.43%	7.43%	234,186,510	29,597,740	14.47%	14.47%
2009	11,458,853	-92,828	-0.80%	13.56%	1,579,801	40,872	2.66%	10.28%	270,571,952	36,385,442	15.54%	32.25%
2010	14,035,727	2,576,874	22.49%	39.10%	1,660,176	80,375	5.09%	15.89%	271,986,459	1,414,507	0.52%	32.94%
2011	14,058,203	22,476	0.16%	39.32%	5,042,626	3,382,450	203.74%	252.00%	279,960,658	7,974,199	2.93%	36.84%
2012	14,648,135	589,932	4.20%	45.17%	5,231,969	189,343	3.75%	265.22%	267,318,298	-12,642,360	-4.52%	30.66%
2013	15,028,479	380,344	2.60%	48.94%	5,706,573	474,604	9.07%	298.35%	292,653,417	25,335,119	9.48%	43.04%
2014	15,285,692	257,213	1.71%	51.49%	5,929,228	222,655	3.90%	313.90%	360,346,330	67,692,913	23.13%	76.13%
2015	15,880,776	595,084	3.89%	57.38%	6,131,210	201,982	3.41%	327.99%	402,591,255	42,244,925	11.72%	96.78%
2016	16,873,005	992,229	6.25%	67.22%	6,248,667	117,457	1.92%	336.19%	486,123,671	83,532,416	20.75%	137.61%
2017	16,793,580	-79,425	-0.47%	66.43%	5,808,190	-440,477	-7.05%	305.45%	525,474,620	39,350,949	8.09%	156.84%

Rate Annual %chg: Residential & Recreational **5.23%** Commercial & Industrial **15.03%** Agricultural Land **9.89%**

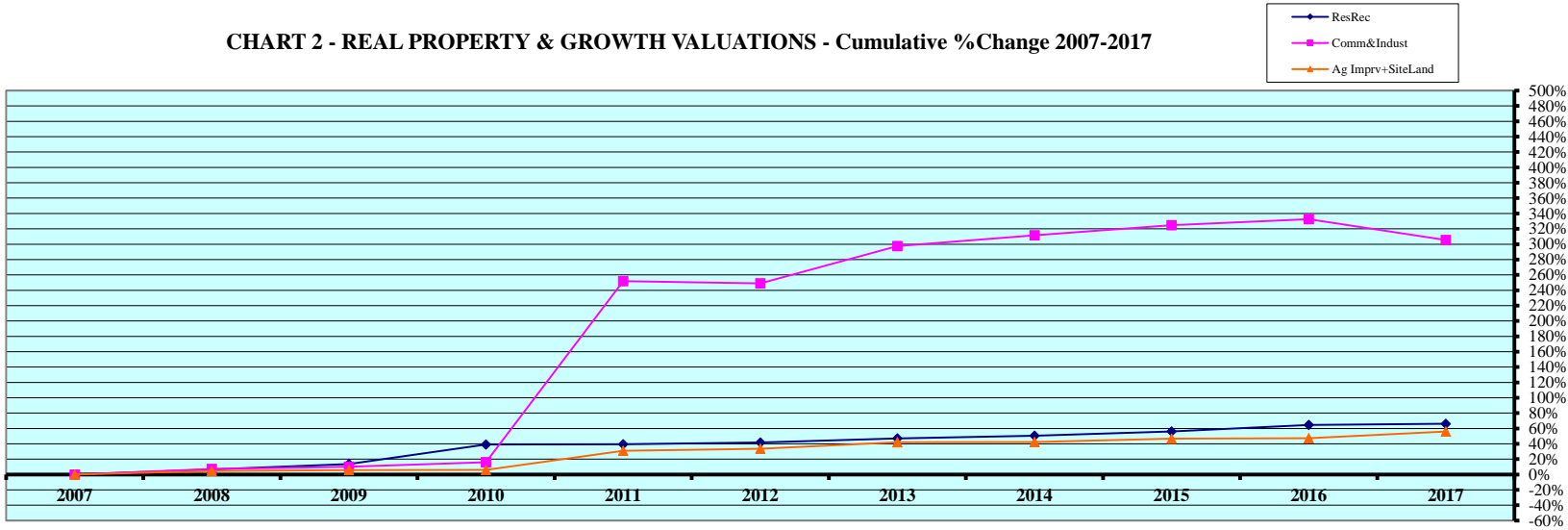
Cnty# **83**  
County **SIOUX**

**CHART 1**

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

Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	10,090,515	138,715	1.37%	9,951,800	--	--	1,432,544	113,475	7.92%	1,319,069	--	--
2008	11,551,681	793,401	6.87%	10,758,280	6.62%	6.62%	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%	13.56%	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%	39.10%	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%	39.32%	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%	41.82%	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%	46.89%	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%	50.52%	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%	56.05%	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%	64.72%	6,248,667	52,180	0.84%	6,196,487	1.06%	332.55%
2017	16,793,580	28,257	0.17%	16,765,323	-0.64%	66.15%	5,808,190	0	0.00%	5,808,190	-7.05%	305.45%
Rate Ann%chg	5.23%			3.95%			15.03%			C & I w/o growth 22.66%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
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	4.61%	4.61%
2009	23,146,553	7,601,585	30,748,138	482,172	1.57%	30,265,966	1.03%	5.69%
2010	22,220,693	8,127,982	30,348,675	0	0.00%	30,348,675	-1.30%	5.98%
2011	25,753,076	11,707,846	37,460,922	0	0.00%	37,460,922	23.44%	30.82%
2012	28,185,010	11,501,626	39,686,636	1,403,287	3.54%	38,283,349	2.20%	33.69%
2013	28,949,564	11,819,575	40,769,139	129,949	0.32%	40,639,190	2.40%	41.92%
2014	29,225,482	12,635,230	41,860,712	1,077,271	2.57%	40,783,441	0.04%	42.42%
2015	29,515,591	12,869,523	42,385,114	340,114	0.80%	42,045,000	0.44%	46.83%
2016	30,537,281	13,532,439	44,069,720	1,849,388	4.20%	42,220,332	-0.39%	47.44%
2017	30,991,017	13,813,260	44,804,277	135,955	0.30%	44,668,322	1.36%	55.99%
Rate Ann%chg	3.47%	7.67%	4.58%	Ag Imprv+Site w/o growth		3.38%		

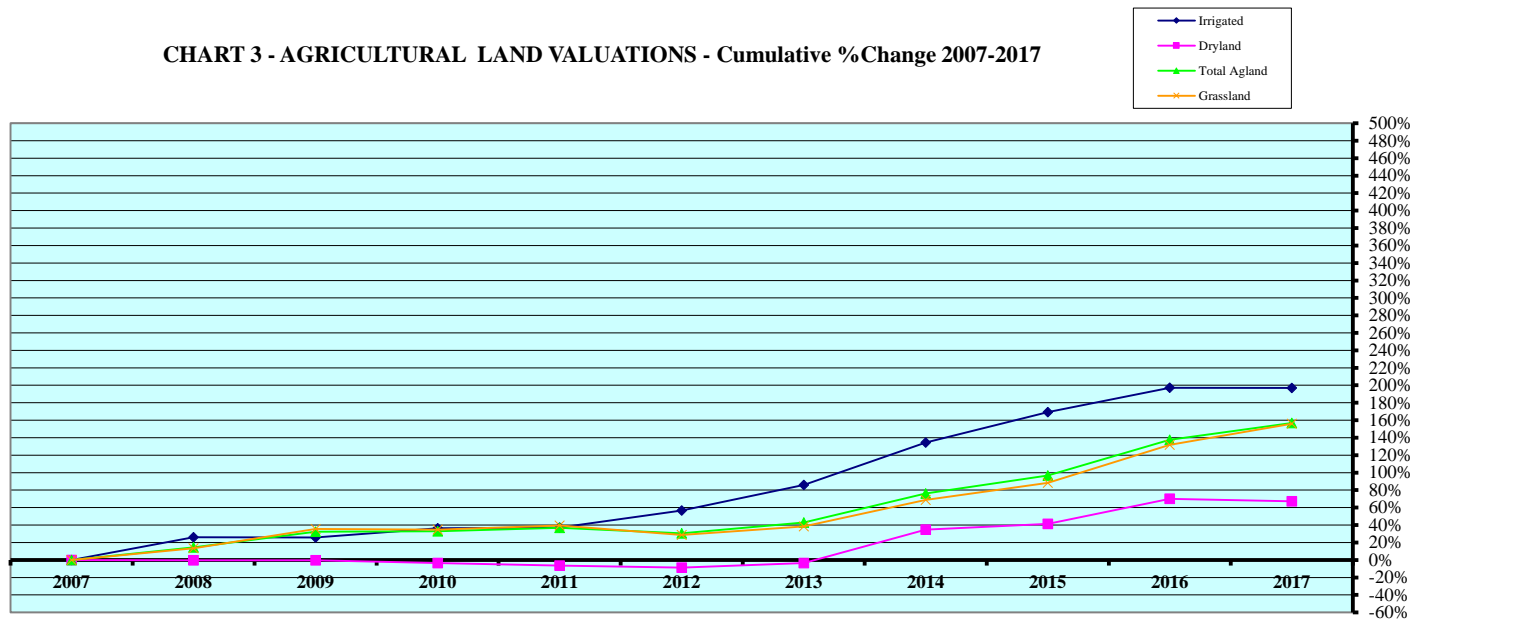
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.  
Sources:  
Value; 2007 - 2017 CTL  
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2018

Cnty# 83  
County SIOUX

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	28,521,231	--	--	--	10,502,138	--	--	--	163,910,508	--	--	--
2008	35,981,748	7,460,517	26.16%	26.16%	10,461,531	-40,607	-0.39%	-0.39%	185,971,204	22,060,696	13.46%	13.46%
2009	35,879,810	-101,938	-0.28%	25.80%	10,456,255	-5,276	-0.05%	-0.44%	222,141,275	36,170,071	19.45%	35.53%
2010	38,847,592	2,967,782	8.27%	36.21%	10,122,069	-334,186	-3.20%	-3.62%	220,918,246	-1,223,029	-0.55%	34.78%
2011	39,145,872	298,280	0.77%	37.25%	9,844,527	-277,542	-2.74%	-6.26%	228,857,822	7,939,576	3.59%	39.62%
2012	44,663,087	5,517,215	14.09%	56.60%	9,587,483	-257,044	-2.61%	-8.71%	210,898,787	-17,959,035	-7.85%	28.67%
2013	52,990,864	8,327,777	18.65%	85.79%	10,145,131	557,648	5.82%	-3.40%	226,971,069	16,072,282	7.62%	38.47%
2014	66,842,294	13,851,430	26.14%	134.36%	14,150,141	4,005,010	39.48%	34.74%	276,818,442	49,847,373	21.96%	68.88%
2015	76,801,879	9,959,585	14.90%	169.28%	14,837,552	687,411	4.86%	41.28%	308,424,082	31,605,640	11.42%	88.17%
2016	84,741,751	7,939,872	10.34%	197.12%	17,854,651	3,017,099	20.33%	70.01%	379,871,815	71,447,733	23.17%	131.76%
2017	84,725,042	-16,709	-0.02%	197.06%	17,559,587	-295,064	-1.65%	67.20%	419,536,490	39,664,675	10.44%	155.95%

Rate Ann.%chg: Irrigated **11.50%** Dryland **5.27%** Grassland **9.85%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	1,654,893	--	--	--	0	--	--	--	204,588,770	--	--	--
2008	1,772,027	117,134	7.08%	7.08%	0	0	--	--	234,186,510	29,597,740	14.47%	14.47%
2009	2,094,612	322,585	18.20%	26.57%	0	0	--	--	270,571,952	36,385,442	15.54%	32.25%
2010	2,098,552	3,940	0.19%	26.81%	0	0	--	--	271,986,459	1,414,507	0.52%	32.94%
2011	2,112,437	13,885	0.66%	27.65%	0	0	--	--	279,960,658	7,974,199	2.93%	36.84%
2012	2,168,941	56,504	2.67%	31.06%	0	0	--	--	267,318,298	-12,642,360	-4.52%	30.66%
2013	2,546,353	377,412	17.40%	53.87%	0	0	--	--	292,653,417	25,335,119	9.48%	43.04%
2014	2,535,453	-10,900	-0.43%	53.21%	0	0	--	--	360,346,330	67,692,913	23.13%	76.13%
2015	2,527,742	-7,711	-0.30%	52.74%	0	0	--	--	402,591,255	42,244,925	11.72%	96.78%
2016	3,655,454	1,127,712	44.61%	120.89%	0	0	--	--	486,123,671	83,532,416	20.75%	137.61%
2017	3,653,501	-1,953	-0.05%	120.77%	0	0	--	--	525,474,620	39,350,949	8.09%	156.84%

Cnty# **83**  
County **SIoux**

Rate Ann.%chg: Total Agric Land **9.89%**



**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	28,516,836	42,580	670			10,500,684	41,163	255			164,281,536	1,071,238	153		
2008	35,368,122	42,965	823	22.91%	22.91%	10,578,269	41,299	256	0.41%	0.41%	185,746,944	1,069,313	174	13.27%	13.27%
2009	36,335,308	44,130	823	0.02%	22.94%	10,488,043	40,759	257	0.46%	0.87%	222,273,327	1,070,227	208	19.56%	35.43%
2010	38,944,992	43,711	891	8.21%	33.04%	10,088,200	39,173	258	0.08%	0.95%	220,809,446	1,064,901	207	-0.16%	35.21%
2011	39,021,892	43,245	902	1.28%	34.73%	9,856,405	37,888	260	1.01%	1.98%	228,607,125	1,064,947	215	3.53%	39.98%
2012	44,681,885	43,797	1,020	13.06%	52.33%	9,522,245	36,559	260	0.12%	2.10%	210,561,611	1,066,062	198	-7.99%	28.79%
2013	53,072,995	45,330	1,171	14.76%	74.82%	10,415,273	38,943	267	2.68%	4.84%	226,856,279	1,062,734	213	8.08%	39.19%
2014	66,667,095	45,772	1,457	24.40%	117.48%	14,235,353	37,892	376	40.47%	47.27%	276,809,068	1,063,045	260	21.98%	69.80%
2015	76,655,080	45,606	1,681	15.40%	150.97%	14,812,916	38,829	381	1.55%	49.55%	308,455,371	1,062,413	290	11.50%	89.32%
2016	84,849,538	45,679	1,858	10.51%	177.36%	17,817,022	39,065	456	19.55%	78.79%	379,915,012	1,066,397	356	22.71%	132.31%
2017	84,789,235	45,651	1,857	-0.01%	177.33%	17,684,380	38,803	456	-0.08%	78.65%	419,392,871	1,066,595	393	10.37%	156.40%

Rate Annual %chg Average Value/Acre: **10.74%**

**5.97%**

**9.87%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	1,655,319	45,376	36			0	0				204,954,375	1,200,356	171		
2008	1,770,144	45,251	39	7.23%	7.23%	0	0				233,463,479	1,198,828	195	14.06%	14.06%
2009	2,095,463	45,485	46	17.77%	26.29%	0	0				271,192,141	1,200,601	226	15.99%	32.29%
2010	2,095,474	45,382	46	0.23%	26.57%	0	0				271,938,112	1,193,167	228	0.90%	33.48%
2011	2,112,437	45,394	47	0.78%	27.56%	0	0				279,597,859	1,191,474	235	2.96%	37.44%
2012	2,175,103	46,140	47	1.30%	29.22%	0	0				266,940,844	1,192,558	224	-4.61%	31.10%
2013	2,547,053	46,337	55	16.60%	50.68%	0	0				292,891,600	1,193,344	245	9.65%	43.75%
2014	2,535,595	46,072	55	0.12%	50.86%	0	0				360,247,111	1,192,781	302	23.05%	76.89%
2015	2,529,928	46,075	55	-0.23%	50.52%	0	0				402,453,295	1,192,923	337	11.70%	97.59%
2016	3,652,928	45,990	79	44.66%	117.73%	0	0				486,234,500	1,197,130	406	20.39%	137.88%
2017	3,653,298	45,993	79	0.00%	117.74%	0	0				525,519,784	1,197,042	439	8.09%	157.12%

**83**  
**SIoux**

Rate Annual %chg Average Value/Acre: **9.90%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

**CHART 4**





<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 4,440</b>	<b>Value : 573,535,550</b>	<b>Growth 1,704,672</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	28	77,815	94	661,053	22	138,564	144	877,432	
<b>02. Res Improve Land</b>	189	726,021	73	795,150	14	138,035	276	1,659,206	
<b>03. Res Improvements</b>	190	7,430,012	79	5,943,638	23	1,721,325	292	15,094,975	
<b>04. Res Total</b>	218	8,233,848	173	7,399,841	45	1,997,924	436	17,631,613	208,929
<b>% of Res Total</b>	50.00	46.70	39.68	41.97	10.32	11.33	9.82	3.07	12.26
<b>05. Com UnImp Land</b>	18	56,623	2	7,998	6	206,893	26	271,514	
<b>06. Com Improve Land</b>	32	175,540	3	54,315	8	940,284	43	1,170,139	
<b>07. Com Improvements</b>	36	1,419,083	3	455,344	8	3,153,632	47	5,028,059	
<b>08. Com Total</b>	54	1,651,246	5	517,657	14	4,300,809	73	6,469,712	51,571
<b>% of Com Total</b>	73.97	25.52	6.85	8.00	19.18	66.48	1.64	1.13	3.03
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	2	78,487	2	78,487	
<b>14. Rec Improve Land</b>	0	0	3	74,555	2	153,260	5	227,815	
<b>15. Rec Improvements</b>	0	0	3	170,750	2	83,239	5	253,989	
<b>16. Rec Total</b>	0	0	3	245,305	4	314,986	7	560,291	0
<b>% of Rec Total</b>	0.00	0.00	42.86	43.78	57.14	56.22	0.16	0.10	0.00
<b>Res &amp; Rec Total</b>	218	8,233,848	176	7,645,146	49	2,312,910	443	18,191,904	208,929
<b>% of Res &amp; Rec Total</b>	49.21	45.26	39.73	42.02	11.06	12.71	9.98	3.17	12.26
<b>Com &amp; Ind Total</b>	54	1,651,246	5	517,657	14	4,300,809	73	6,469,712	51,571
<b>% of Com &amp; Ind Total</b>	73.97	25.52	6.85	8.00	19.18	66.48	1.64	1.13	3.03
<b>17. Taxable Total</b>	272	9,885,094	181	8,162,803	63	6,613,719	516	24,661,616	260,500
<b>% of Taxable Total</b>	52.71	40.08	35.08	33.10	12.21	26.82	11.62	4.30	15.28

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	3	6,000	3	6,000	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	3	6,000	3	6,000	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	16	2	274	292

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	29	445,027	3,219	400,058,718	3,248	400,503,745
28. Ag-Improved Land	0	0	32	743,981	608	103,194,472	640	103,938,453
29. Ag Improvements	0	0	32	2,441,315	641	41,984,421	673	44,425,736
30. Ag Total							3,921	548,867,934

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	4	3.95	37,525	
32. HomeSite Improv Land	0	0.00	0	24	24.51	232,845	
33. HomeSite Improvements	0	0.00	0	25	0.00	1,823,881	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	26.39	26,390	
36. FarmSite Improv Land	0	0.00	0	23	134.37	120,697	
37. FarmSite Improvements	0	0.00	0	29	0.00	617,434	
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	26.81	254,695	33	30.76	292,220	
32. HomeSite Improv Land	400	419.73	3,987,454	424	444.24	4,220,299	
33. HomeSite Improvements	441	0.00	28,299,750	466	0.00	30,123,631	1,118,849
34. HomeSite Total				<b>499</b>	<b>475.00</b>	<b>34,636,150</b>	
35. FarmSite UnImp Land	33	114.19	114,184	42	140.58	140,574	
36. FarmSite Improv Land	520	1,345.51	1,345,496	543	1,479.88	1,466,193	
37. FarmSite Improvements	595	0.00	13,684,671	624	0.00	14,302,105	325,323
38. FarmSite Total				<b>666</b>	<b>1,620.46</b>	<b>15,908,872</b>	
39. Road & Ditches	1,464	5,470.53	0	1,494	5,502.82	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,165</b>	<b>7,598.28</b>	<b>50,545,022</b>	<b>1,444,172</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	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	0	0.00	0	0	0.00	0
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	11.89%	2,359,200	13.01%	1,350.00
47. 2A1	1,375.63	9.36%	1,747,052	9.64%	1,270.00
48. 2A	1,171.80	7.97%	1,488,191	8.21%	1,270.00
49. 3A1	2,033.93	13.84%	2,481,397	13.69%	1,220.00
50. 3A	4,476.55	30.46%	5,461,391	30.13%	1,220.00
51. 4A1	2,411.11	16.41%	2,845,109	15.70%	1,180.00
52. 4A	1,478.64	10.06%	1,744,789	9.63%	1,180.00
53. Total	14,695.21	100.00%	18,127,129	100.00%	1,233.54
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,503.31	9.27%	2,101,983	12.15%	600.00
56. 2D1	6,111.47	16.17%	3,025,187	17.48%	495.00
57. 2D	6,170.30	16.33%	2,776,718	16.05%	450.01
58. 3D1	2,954.88	7.82%	1,285,376	7.43%	435.00
59. 3D	4,323.18	11.44%	1,880,588	10.87%	435.00
60. 4D1	9,893.21	26.18%	4,254,119	24.58%	430.00
61. 4D	4,829.16	12.78%	1,979,984	11.44%	410.01
62. Total	37,785.51	100.00%	17,303,955	100.00%	457.95
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,509.86	1.14%	4,719,063	1.27%	410.00
65. 2G1	28,689.12	2.84%	11,332,232	3.04%	395.00
66. 2G	46,000.17	4.55%	18,170,109	4.88%	395.00
67. 3G1	53,530.78	5.29%	20,877,086	5.61%	390.00
68. 3G	102,126.89	10.09%	39,829,609	10.70%	390.00
69. 4G1	319,955.92	31.62%	119,984,053	32.22%	375.00
70. 4G	449,921.41	44.47%	157,474,291	42.29%	350.00
71. Total	1,011,734.15	100.00%	372,386,443	100.00%	368.07
<b>Irrigated Total</b>					
	14,695.21	1.33%	18,127,129	4.41%	1,233.54
<b>Dry Total</b>					
	37,785.51	3.41%	17,303,955	4.21%	457.95
<b>Grass Total</b>					
	1,011,734.15	91.42%	372,386,443	90.55%	368.07
72. Waste	42,431.76	3.83%	3,438,556	0.84%	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	1,106,646.63	100.00%	411,256,083	100.00%	371.62

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	4,478.98	14.92%	9,808,964	15.00%	2,190.00
48. 2A	7,198.14	23.97%	15,763,903	24.11%	2,190.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	8,436.57	28.10%	18,349,567	28.06%	2,175.00
51. 4A1	8,689.34	28.94%	18,812,448	28.77%	2,165.00
52. 4A	1,224.47	4.08%	2,650,999	4.05%	2,165.02
<b>53. Total</b>	<b>30,027.64</b>	<b>100.00%</b>	<b>65,386,189</b>	<b>100.00%</b>	<b>2,177.53</b>
<b>Dry</b>					
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	7.74%	36,621	7.91%	390.00
57. 2D	405.76	33.46%	158,246	34.16%	390.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	448.62	36.99%	170,477	36.80%	380.00
60. 4D1	244.93	20.20%	90,624	19.56%	370.00
61. 4D	19.60	1.62%	7,252	1.57%	370.00
<b>62. Total</b>	<b>1,212.81</b>	<b>100.00%</b>	<b>463,220</b>	<b>100.00%</b>	<b>381.94</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4.87	0.01%	1,997	0.01%	410.06
65. 2G1	386.69	0.69%	150,805	0.72%	389.99
66. 2G	3,357.09	6.02%	1,309,271	6.23%	390.00
67. 3G1	160.13	0.29%	60,850	0.29%	380.00
68. 3G	8,325.01	14.93%	3,163,480	15.06%	380.00
69. 4G1	24,684.75	44.28%	9,256,866	44.08%	375.00
70. 4G	18,824.44	33.77%	7,059,224	33.61%	375.00
<b>71. Total</b>	<b>55,742.98</b>	<b>100.00%</b>	<b>21,002,493</b>	<b>100.00%</b>	<b>376.77</b>
<b>Irrigated Total</b>					
	30,027.64	33.16%	65,386,189	75.10%	2,177.53
<b>Dry Total</b>					
	1,212.81	1.34%	463,220	0.53%	381.94
<b>Grass Total</b>					
	55,742.98	61.56%	21,002,493	24.12%	376.77
72. Waste	3,563.96	3.94%	214,927	0.25%	60.31
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>90,547.39</b>	<b>100.00%</b>	<b>87,066,829</b>	<b>100.00%</b>	<b>961.56</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	254.85	553,692	44,468.00	82,959,626	44,722.85	83,513,318
<b>77. Dry Land</b>	0.00	0	25.68	10,817	38,972.64	17,756,358	38,998.32	17,767,175
<b>78. Grass</b>	0.00	0	556.08	205,062	1,066,921.05	393,183,874	1,067,477.13	393,388,936
<b>79. Waste</b>	0.00	0	28.42	1,980	45,967.30	3,651,503	45,995.72	3,653,483
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>865.03</b>	<b>771,551</b>	<b>1,196,328.99</b>	<b>497,551,361</b>	<b>1,197,194.02</b>	<b>498,322,912</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	44,722.85	3.74%	83,513,318	16.76%	1,867.35
<b>Dry Land</b>	38,998.32	3.26%	17,767,175	3.57%	455.59
<b>Grass</b>	1,067,477.13	89.16%	393,388,936	78.94%	368.52
<b>Waste</b>	45,995.72	3.84%	3,653,483	0.73%	79.43
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>1,197,194.02</b>	<b>100.00%</b>	<b>498,322,912</b>	<b>100.00%</b>	<b>416.24</b>



Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Commercial	1	7,626	0	0	0	0	1	7,626	0
83.2 Harrison	27	70,189	189	726,021	190	7,430,012	217	8,226,222	9,513
83.3 Rural	118	878,104	92	1,161,000	107	7,918,952	225	9,958,056	199,416
84 Residential Total	146	955,919	281	1,887,021	297	15,348,964	443	18,191,904	208,929

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	1,363,452	49	1,579,047	40,093
85.2	Harrison	3	5,779	2	10,789	2	55,631	5	72,199	0
85.3	Rural	8	214,891	11	994,599	11	3,608,976	19	4,818,466	11,478
86	Commercial Total	26	271,514	43	1,170,139	47	5,028,059	73	6,469,712	51,571

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%	4,719,063	1.35%	410.00
89. 2G1	28,689.12	3.03%	11,332,232	3.24%	395.00
90. 2G	46,000.17	4.86%	18,170,109	5.19%	395.00
91. 3G1	53,530.78	5.65%	20,877,086	5.97%	390.00
92. 3G	102,126.89	10.78%	39,829,609	11.39%	390.00
93. 4G1	319,955.92	33.78%	119,984,053	34.30%	375.00
94. 4G	385,324.05	40.68%	134,865,088	38.56%	350.00
95. Total	947,136.79	100.00%	349,777,240	100.00%	369.30
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	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	64,597.36	100.00%	22,609,203	100.00%	350.00
113. Total	64,597.36	100.00%	22,609,203	100.00%	350.00
<hr/>					
Grass Total	947,136.79	93.62%	349,777,240	93.93%	369.30
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	64,597.36	6.38%	22,609,203	6.07%	350.00
<hr/>					
114. Market Area Total	1,011,734.15	100.00%	372,386,443	100.00%	368.07

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%	1,997	0.01%	410.06
89. 2G1	386.69	0.69%	150,805	0.72%	389.99
90. 2G	3,357.09	6.02%	1,309,271	6.23%	390.00
91. 3G1	160.13	0.29%	60,850	0.29%	380.00
92. 3G	8,325.01	14.93%	3,163,480	15.06%	380.00
93. 4G1	24,684.75	44.28%	9,256,866	44.08%	375.00
94. 4G	18,824.44	33.77%	7,059,224	33.61%	375.00
95. Total	55,742.98	100.00%	21,002,493	100.00%	376.77
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	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	55,742.98	100.00%	21,002,493	100.00%	376.77
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	55,742.98	100.00%	21,002,493	100.00%	376.77

**2018 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

83 Sioux

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	16,250,657	17,631,613	1,380,956	8.50%	208,929	7.21%
02. Recreational	542,923	560,291	17,368	3.20%	0	3.20%
03. Ag-Homesite Land, Ag-Res Dwelling	30,991,017	34,636,150	3,645,133	11.76%	1,118,849	8.15%
<b>04. Total Residential (sum lines 1-3)</b>	<b>47,784,597</b>	<b>52,828,054</b>	<b>5,043,457</b>	<b>10.55%</b>	<b>1,327,778</b>	<b>7.78%</b>
05. Commercial	5,808,190	6,469,712	661,522	11.39%	51,571	10.50%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>5,808,190</b>	<b>6,469,712</b>	<b>661,522</b>	<b>11.39%</b>	<b>51,571</b>	<b>10.50%</b>
08. Ag-Farmsite Land, Outbuildings	13,813,260	15,908,872	2,095,612	15.17%	325,323	12.82%
09. Minerals	2,000	6,000	4,000	200.00	0	200.00%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>13,815,260</b>	<b>15,914,872</b>	<b>2,099,612</b>	<b>15.20%</b>	<b>325,323</b>	<b>12.84%</b>
12. Irrigated	84,725,042	83,513,318	-1,211,724	-1.43%		
13. Dryland	17,559,587	17,767,175	207,588	1.18%		
14. Grassland	419,536,490	393,388,936	-26,147,554	-6.23%		
15. Wasteland	3,653,501	3,653,483	-18	0.00%		
16. Other Agland	0	0	0			
<b>17. Total Agricultural Land</b>	<b>525,474,620</b>	<b>498,322,912</b>	<b>-27,151,708</b>	<b>-5.17%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>592,882,667</b>	<b>573,535,550</b>	<b>-19,347,117</b>	<b>-3.26%</b>	<b>1,704,672</b>	<b>-3.55%</b>

## 2018 Assessment Survey for Sioux County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	None
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	One
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$154,655.76
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$30,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$12,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$5,300
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$56,376.60

## B. Computer, Automation Information and GIS

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

## C. Zoning Information

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

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott. Stanard Appraisal for commercial feedlots.
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS for administrative, CAMA and personal property software.

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Pritchard & Abbott. Stanard Appraisal for commercial feedlots.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	Certification and expertise in the appraisal of mineral interests.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes, for mineral interests.



## 2018 Residential Assessment Survey for Sioux County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	The County Assessor and her staff.																							
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><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.												
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AG	Agricultural homes and outbuildings.																							
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																							
	The cost approach is used to in the residential class.																							
<b>4.</b>	<b>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?</b>																							
	The county uses the depreciation tables provided by the CAMA vendor.																							
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																							
	No.																							
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																							
	The market approach is used and then lot values are established per square foot.																							
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																							
	There are currently no vacant lots being held for sale or resale.																							
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="text-align: center;"><u>Date of Costing</u></th> <th style="text-align: center;"><u>Date of Lot Value Study</u></th> <th style="text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</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;">2014</td> <td style="text-align: center;">2014</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;">2014</td> <td style="text-align: center;">2014</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	2014	2014	2012	2016	80	2014	2014	2012	2016	AG	2014	2014	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	2014	2014	2012	2016																				
80	2014	2014	2012	2016																				
AG	2014	2014	2012	2016																				

## 2018 Commercial Assessment Survey for Sioux County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	The County Assessor and her staff.				
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>				
	<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.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	The cost approach estimate commercial market values.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	There are currently no unique commercial properties within Sioux County.				
<b>4.</b>	<b>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?</b>				
	The county uses the tables provided by the CAMA vendor.				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	No.				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	By using the market approach via comparable sales--if vacant lot sales are available.				
<b>7.</b>	<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	2014	2014	2010	2015
	80	2014	2014	2018	2018

## 2018 Agricultural Assessment Survey for Sioux County

<b>1.</b>	<b>Valuation data collection done by:</b>	
	The County Assessor and her staff.	
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	1	This agricultural market area consists of the largest portion of the County and is comprised mostly of ranching operations.
	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.
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>	
	The County Assessor monitors land use in each market area via GIS maps and physical inspection, and determines the market boundaries based on use.	
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	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.	
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	Yes.	
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	There are currently no parcels enrolled in the Wetland Reserve Program.	
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>	
<b>7a.</b>	<b>How many special valuation applications are on file?</b>	
	N/A	
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>	
	N/A	
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>	
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>	
	N/A	
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>	

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

2018 Plan of Assessment for Sioux County Nebraska  
Assessment years 2018, 2019 and 2020  
June 15, 2017

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 2017 are: Agricultural – 75%, Residential – 100% and Commercial – 100%.

For the 2017 County Abstract, Sioux County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	437	9	3
Commercial	72	1	1
Recreational	7	.001	.004
Agricultural	3911	88	96
Mineral	2	.005	
TOTAL	4429		

Nearly 90% of Sioux County is agricultural land. There are 291 tax exempt parcels. Sioux County had 374 personal property schedules filed on June 1, 2017. There were 37 Homestead exemption applications filed for 2017. 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 2017 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 2017, 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 2016-2017 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. 2016 photos are being used for assessment purposes. 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 2017, 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 2017:**

	Median	COD	PRD
Residential	100	29.00	115.42
Commercial	100	33.89	125.07
Agricultural	75	19.99	105.31

**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. Revalue all feedlots in the county by Stanard Appraisals.

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 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 2020:**

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.

Comparison of oblique images of rural improvements-Ranges 24, 25, 26, 27, 28 and 29.

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