



2016 REPORTS & OPINIONS

SIOUX COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA

DEPARTMENT OF REVENUE
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April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator for Sioux County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Sioux County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Michelle Zimmerman, Sioux County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

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

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

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

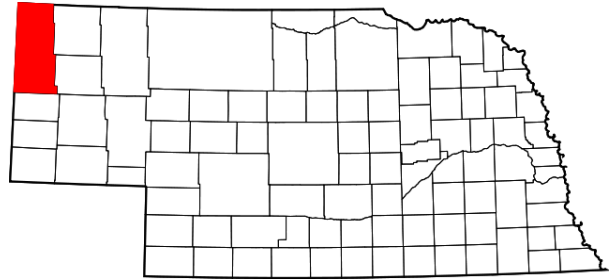
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

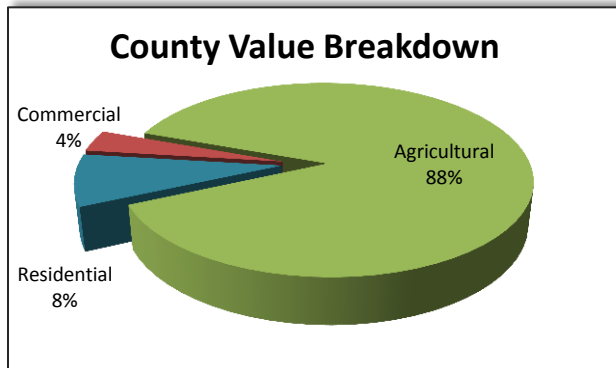
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 2,067 square miles, Sioux had 1,303 residents, per the Census Bureau Quick Facts for 2014, a slight decline from the 2010 US Census. In a review of the past fifty years, Sioux has seen a steady drop in population of 49% (Nebraska Department of Economic Development). Reports indicated that 73% of county residents were homeowners and 96% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Sioux are rural with others located in Harrison. Per the latest information available from the U.S. Census Bureau, there were thirteen employer establishments in Sioux. County-wide employment was at 778 people, a 3% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Sioux that has fortified the local rural area economies. Sioux is included in both the Upper Niobrara White and North Platte Natural Resources Districts (NRD). Grass land makes up the majority of the land in the county. In top livestock inventory items, Sioux ranks eighth in horses and ponies, when compared against the other counties in Nebraska (USDA AgCensus).

Sioux County Quick Facts

Founded	1877
Namesake	Sioux Native American tribe
Region	Panhandle
County Seat	Harrison
Other Communities	

Most Populated	Harrison (247) -2% from 2010 US Census
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Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Sioux County

Assessment Actions

For the current assessment year, the county assessor completed the physical review of Harrison residential property. After a market analysis, she raised all residential improvements by 2%. Additionally, all pickup work was completed by the county, including onsite inspections of any remodeling or additions.

Description of Analysis

Valuation Grouping	Description
10	All residential parcels within the village of Harrison.
80	Rural—all remaining residential parcels not within the village of Harrison.

The county assessor values residential parcels using two valuation groupings based on “Assessor Location.” A review of Sioux County’s residential statistical profile reveals twenty-one qualified residential sales, representing both valuation groupings. Valuation group 10 (Harrison) constitutes about 81% of the sample. Two of the three overall measures of central tendency are within acceptable range (the median and the weighted mean), with the mean skewed by an extreme outlier that exhibits an A/S ratio of 225%. Further, the hypothetical removal of both extreme outliers (225% and 42%) would significantly improve the overall qualitative statistics as well.

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	14,044,321	16,335,736	2,291,415	16.32%	251,571	14.52%
02. Recreational	1,836,455	549,873	-1,286,582	-70.06%	0	-70.06%
03. Ag-Homesite Land, Ag-Res Dwelling	29,515,591	30,570,986	1,055,395	3.58%	0	3.58%
04. Total Residential (sum lines 1-3)	45,396,367	47,456,595	2,060,228	4.54%	251,571	3.98%

The trend for the residential market appears to be somewhat rising as evidenced by an approximate 4% increase (excluding growth) for residential property as a whole as indicated by the residential portion of the “2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL).” It should be noted that the 70% change to recreational was due to a coding error that has now been corrected (several of the recreational parcels originally listed on the first submitted abstract were actually agricultural parcels).

2016 Residential Correlation for Sioux County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The county's verification and qualification process consists of a questionnaire that is mailed to buyers of all three property classes on a quarterly basis. A second questionnaire is sent in the case of no response. The Division's review inspects the non-qualified sales 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. The review of Sioux County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Sioux County has been inspected during the first six-year review cycle. This was accomplished by a contracted appraisal firm. At present, the county assessor and her staff are conducting the physical review. As mentioned above, Harrison residential was reviewed for the current assessment year. The county assessor and staff will begin the review of rural properties for the next assessment period.

Valuation groups were also examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

A review of all relevant information indicate that the quality of assessment for the residential property class meets professionally accepted mass appraisal standards and is believed to be in general compliance. Both the statistics and the assessment practices suggest that residential assessments are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	17	93.48	108.89	95.75	38.31	113.72
80	4	97.19	90.19	90.47	12.36	99.69
<hr/>						
ALL						
10/01/2013 To 09/30/2015	21	93.86	105.33	93.28	33.35	112.92

2016 Residential Correlation for Sioux County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Sioux County is 94%.

2016 Commercial Correlation for Sioux County

Assessment Actions

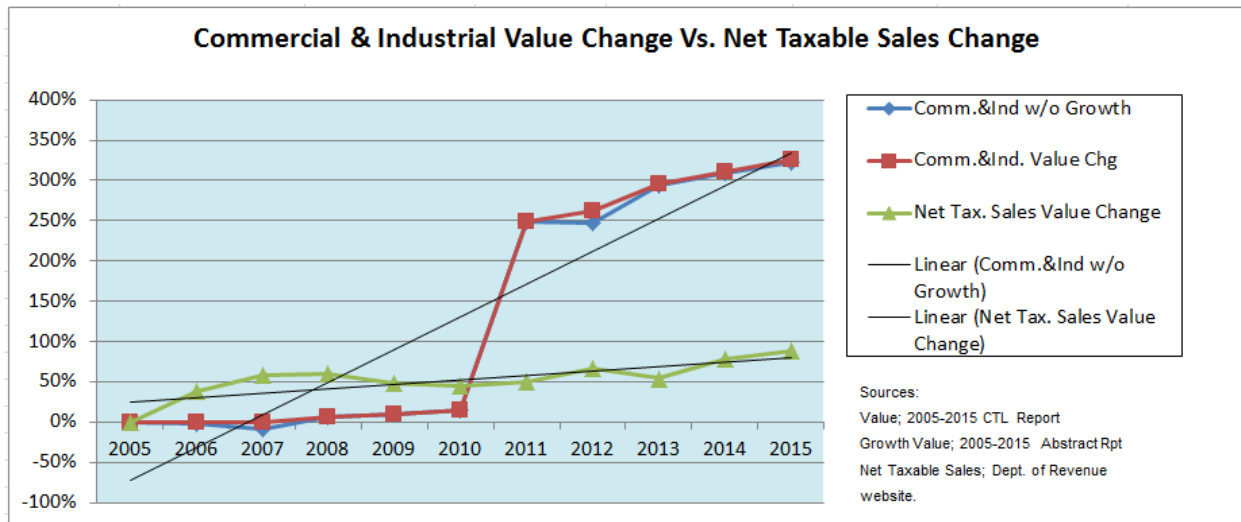
For assessment year 2016, the county assessor completed the physical review of all commercial property in the village of Harrison. Additionally, all pickup work was completed by the county, including on-site inspections of any remodeling or additions.

Description of Analysis

Valuation Grouping	Description
10	All commercial parcels within the village of Harrison.
80	Rural—all remaining commercial parcels not within the village of Harrison.

The county assessor uses two valuation groupings to value commercial property within the county and these are based on “Assessor Location.” There are only seven sales in the current commercial sample, with six of these occurring in Harrison—the county seat. There is wide dispersion as evidenced by the overall statistics, and this indicates an erratic, rather than a viable, competitive commercial market.

Determination of overall commercial activity within the county included the Analysis of Net Taxable Sales—non-Motor Vehicle (http://revenue.nebraska.gov/research/salestax_data.html) that would be one modest indicator of commercial market activity.



Net Taxable Sales would indicate an average annual rate of about 7%. The Annual Percent Change in assessed value appears to be significantly greater than this at 22.27% (Chart 2 of Exhibit 83B). However, it must be noted that in 2011 the figure was 203.74% growth in valuation. This is an anomaly that is explained by the fact that in 2011 the complete review of

2016 Commercial Correlation for Sioux County

commercial was completed, and commercial livestock feeding operations were correctly valued and coded. The removal of this anomaly lowers the average annual change to 2.11%, and is considerably lower than the percent change to Net Taxable Sales. This data tends to suggest that commercial valuation as a whole is lagging behind one indicator of the commercial market. Part of this problem may be due to the fact that the cost index utilized to value commercial property is dated 2010.

There are five different occupancy codes represented in the sales sample. These codes were condensed into four occupancy series in order to potentially create a subclass based on primary use of the parcels. None of the series exhibit an adequate number of sales in order to draw conclusions for a particular subclass.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The county's verification and qualification process consists of a questionnaire that is mailed to buyers of all three property classes on a quarterly basis. A second questionnaire is sent in the case of no response. The Division's review inspects the non-qualified sales 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. The review of Sioux County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. All property in Sioux County has been inspected during the first six-year review cycle. This was accomplished by a contracted appraisal firm. At present, the county assessor and her staff are conducting the physical review. Harrison commercial was reviewed for the current assessment year. The county assessor and her staff will begin the review of rural commercial properties for the next assessment period.

Valuation groups were also examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

2016 Commercial Correlation for Sioux County

Equalization and Quality of Assessment

For measurement purposes the commercial sample is deemed unreliable and therefore does not represent the commercial class either as a whole or by subclass. In consideration of all available information, it is believed that the commercial class of properties is being treated in a uniform and proportionate manner.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	6	88.58	96.25	76.96	31.53	125.06
80	1	95.66	95.66	95.66		100.00

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Sioux County is determined to be at the statutory level of 100% of market value.

2016 Agricultural Correlation for Sioux County

Assessment Actions

For assessment year 2016, the county assessor updated land use yearly by comparing agricultural parcels to the data from aerial imagery (and supplemented by any information provided by taxpayers). After conducting a market analysis, the county Assessor made the following overall changes to agricultural land: irrigated land received an approximate 10% increase; dry land was raised 20%; and the grass classification received an increase of 23% in order to bring agricultural land closer to 75% of market value.

Description of Analysis

Sioux County has defined two distinct agricultural market areas based on topography, soil type, and the availability of water for crop production. Market Area 1 comprises the largest area in the county and consists mostly of grass land (irrigated is only 1.4%, and dry land is only 3.44% of all acres in this Market Area). Market Area 2 lies on the southwestern end of the county bordering Scotts Bluff County on its southern edge and constitutes roughly only 141.46 sections of land in Sioux County. This areas' land use is about 33% irrigated, 1% dry and the remainder is grass. Neighboring counties include Dawes and Box Butte to the east and Scotts Bluff County to the south. Dawes County is comprised of the most comparable soil types to Sioux, followed by Scotts Bluff and lastly Box Butte.

The statistical sample of fifty sales reveals two of the three overall measures of central tendency within range. Both market areas are within median and mean range. A review of the statistical profile for the 80% MLU by Market Area indicates that the majority of sales fall within grass land use. Market Area 2 has nine irrigated sales that indicate a median of 63%, but the sample is too small to rely upon conclusively. The adjustments made by the county Assessor that increased irrigated land by 12% resulted in an average irrigated value of \$2,178 that compares closely to Scotts Bluff's average value of \$2,296. Scotts Bluff is the only county that is comparable to Sioux' Market Area 2. Additionally, although the sample is small the individual ratios for the irrigated sales are generally increasing over time, suggesting that the market for cropland is decreasing. Based on the evidence, irrigated land in Sioux County Area 2 is believed to be assessed in the acceptable range.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the Assessor for further action.

One assessment practice reviewed is that of sales qualification and verification. The county's verification and qualification process consists of a questionnaire that is mailed to buyers of all three property classes on a quarterly basis. A second questionnaire is sent in the case of no

2016 Agricultural Correlation for Sioux County

response. The Division’s review inspects the non-qualified sales 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. The review of Sioux County revealed that no apparent bias existed in the qualification determination and that all arm’s-length sales were made available for the measurement of real property.

The inspection and review cycle for all real property was also examined. Within the agricultural class rural dwellings and outbuildings were last reviewed in 2011. The county assessor has planned to physically review all rural parcels for 2017. Land use is updated on a yearly basis by the deputy county assessor.

The review process also examined the agricultural market areas to ensure that the areas defined are equally subject to a set of economic forces that impact the value of land within the delineated areas. The summary of the market area analysis concluded that Sioux County has adequately identified market areas for the agricultural land class.

Another portion of the assessment practices review relates to how rural residential and recreational land use is identified apart from agricultural land within the county. In order to distinguish among residential, recreational and agricultural land the county assessor determines primary land use. Land that has no primary agricultural use can be determined to be either rural residential or recreational. Recreational value is applied by the county assessor to accessory land within parcels that contain a hunting lodge or cabin in which the primary purpose of ownership is to provide recreational opportunities.

Equalization

All dwellings located on both agricultural and residential-use land are valued using the same cost index. Farm home sites carry the same value as rural residential home sites.

The statistics support that agricultural land values are equalized where there are a sufficient number of sales. Comparison of the County’s value to the adjoining comparable areas also supports that values are equalized.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT . MEAN	COD	PRD
1	28	70.82	69.77	65.95	30.43	105.79
2	22	71.11	69.80	58.93	18.13	118.45

2016 Agricultural Correlation for Sioux County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
Irrigated						
County	9	62.59	64.13	54.72	18.73	117.20
2	9	62.59	64.13	54.72	18.73	117.20
Dry						
County	2	67.04	67.04	61.27	11.83	109.42
1	1	59.11	59.11	59.11		100.00
2	1	74.96	74.96	74.96		100.00
Grass						
County	31	72.21	73.28	66.10	24.53	110.86
1	22	72.03	71.89	65.10	26.99	110.43
2	9	72.21	76.69	73.09	18.68	104.93
ALL						

Level of Value

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

2016 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Sioux County

Residential Real Property - Current

Number of Sales	21	Median	93.86
Total Sales Price	\$1,250,803	Mean	105.33
Total Adj. Sales Price	\$1,250,803	Wgt. Mean	93.28
Total Assessed Value	\$1,166,781	Average Assessed Value of the Base	\$40,787
Avg. Adj. Sales Price	\$59,562	Avg. Assessed Value	\$55,561

Confidence Interval - Current

95% Median C.I	80.05 to 114.25
95% Wgt. Mean C.I	82.10 to 104.46
95% Mean C.I	84.54 to 126.12
% of Value of the Class of all Real Property Value in the	3.05
% of Records Sold in the Study Period	5.07
% of Value Sold in the Study Period	6.91

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	29	94	94.40
2014	24	94	93.91
2013	22	92	91.88
2012	17	100	99.52

2016 Commission Summary for Sioux County

Commercial Real Property - Current

Number of Sales	7	Median	90.64
Total Sales Price	\$294,000	Mean	96.17
Total Adj. Sales Price	\$294,000	Wgt. Mean	78.36
Total Assessed Value	\$230,384	Average Assessed Value of the Base	\$83,609
Avg. Adj. Sales Price	\$42,000	Avg. Assessed Value	\$32,912

Confidence Interval - Current

95% Median C.I	49.53 to 179.87
95% Wgt. Mean C.I	53.91 to 102.82
95% Mean C.I	58.26 to 134.08
% of Value of the Class of all Real Property Value in the County	1.13
% of Records Sold in the Study Period	9.33
% of Value Sold in the Study Period	3.67

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	7	100	90.64
2014	7	100	95.66
2013	2		103.54
2012	4		89.35

83 Sioux
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 21
Total Sales Price : 1,250,803
Total Adj. Sales Price : 1,250,803
Total Assessed Value : 1,166,781
Avg. Adj. Sales Price : 59,562
Avg. Assessed Value : 55,561

MEDIAN : 94
WGT. MEAN : 93
MEAN : 105
COD : 33.35
PRD : 112.92

COV : 43.37
STD : 45.68
Avg. Abs. Dev : 31.30
MAX Sales Ratio : 225.16
MIN Sales Ratio : 42.00

95% Median C.I. : 80.05 to 114.25
95% Wgt. Mean C.I. : 82.10 to 104.46
95% Mean C.I. : 84.54 to 126.12

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	5	93.86	90.48	94.37	09.83	95.88	65.46	101.84	N/A	103,740	97,903
01-JAN-14 To 31-MAR-14	2	72.70	72.70	75.62	10.12	96.14	65.34	80.05	N/A	41,500	31,384
01-APR-14 To 30-JUN-14	5	103.88	117.82	91.46	38.42	128.82	62.51	198.61	N/A	64,841	59,306
01-JUL-14 To 30-SEP-14	1	225.16	225.16	225.16	00.00	100.00	225.16	225.16	N/A	19,900	44,807
01-OCT-14 To 31-DEC-14	2	92.27	92.27	94.71	23.82	97.42	70.29	114.25	N/A	22,500	21,311
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	105.95	105.95	53.02	60.36	199.83	42.00	169.90	N/A	29,000	15,377
01-JUL-15 To 30-SEP-15	4	100.79	100.85	98.91	13.90	101.96	80.21	121.63	N/A	50,500	49,948
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	13	93.86	108.62	94.48	35.18	114.97	62.51	225.16	65.46 to 143.76	72,754	68,740
01-OCT-14 To 30-SEP-15	8	100.79	99.98	89.56	28.27	111.63	42.00	169.90	42.00 to 169.90	38,125	34,146
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	10	92.11	114.42	94.62	46.37	120.93	62.51	225.16	65.34 to 198.61	47,210	44,672
<u>ALL</u>	21	93.86	105.33	93.28	33.35	112.92	42.00	225.16	80.05 to 114.25	59,562	55,561

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	17	93.48	108.89	95.75	38.31	113.72	42.00	225.16	70.29 to 143.76	39,224	37,555
80	4	97.19	90.19	90.47	12.36	99.69	62.51	103.88	N/A	146,000	132,088
<u>ALL</u>	21	93.86	105.33	93.28	33.35	112.92	42.00	225.16	80.05 to 114.25	59,562	55,561

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	21	93.86	105.33	93.28	33.35	112.92	42.00	225.16	80.05 to 114.25	59,562	55,561
06											
07											
<u>ALL</u>	21	93.86	105.33	93.28	33.35	112.92	42.00	225.16	80.05 to 114.25	59,562	55,561

**83 Sioux
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 21
 Total Sales Price : 1,250,803
 Total Adj. Sales Price : 1,250,803
 Total Assessed Value : 1,166,781
 Avg. Adj. Sales Price : 59,562
 Avg. Assessed Value : 55,561

MEDIAN : 94
 WGT. MEAN : 93
 MEAN : 105
 COD : 33.35
 PRD : 112.92

COV : 43.37
 STD : 45.68
 Avg. Abs. Dev : 31.30
 MAX Sales Ratio : 225.16
 MIN Sales Ratio : 42.00

95% Median C.I. : 80.05 to 114.25
 95% Wgt. Mean C.I. : 82.10 to 104.46
 95% Mean C.I. : 84.54 to 126.12

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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	2	184.26	184.26	187.57	07.79	98.24	169.90	198.61	N/A	6,500	12,192	
Less Than 30,000	6	142.08	140.59	124.54	40.33	112.89	65.34	225.16	65.34 to 225.16	17,150	21,358	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	21	93.86	105.33	93.28	33.35	112.92	42.00	225.16	80.05 to 114.25	59,562	55,561	
Greater Than 14,999	19	93.48	97.02	92.29	26.80	105.13	42.00	225.16	70.29 to 108.09	65,148	60,126	
Greater Than 29,999	15	93.48	91.22	90.48	19.42	100.82	42.00	143.76	80.05 to 103.88	76,527	69,242	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	2	184.26	184.26	187.57	07.79	98.24	169.90	198.61	N/A	6,500	12,192	
15,000 TO 29,999	4	92.27	118.76	115.42	55.22	102.89	65.34	225.16	N/A	22,475	25,941	
30,000 TO 59,999	9	93.48	92.96	91.91	24.66	101.14	42.00	143.76	65.46 to 121.63	48,545	44,618	
60,000 TO 99,999	3	90.75	91.61	93.38	08.69	98.10	80.21	103.88	N/A	73,667	68,790	
100,000 TO 149,999	1	62.51	62.51	62.51	00.00	100.00	62.51	62.51	N/A	125,000	78,141	
150,000 TO 249,999	2	97.19	97.19	96.59	03.43	100.62	93.86	100.51	N/A	182,500	176,280	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	21	93.86	105.33	93.28	33.35	112.92	42.00	225.16	80.05 to 114.25	59,562	55,561	

83 Sioux
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 7
Total Sales Price : 294,000
Total Adj. Sales Price : 294,000
Total Assessed Value : 230,384
Avg. Adj. Sales Price : 42,000
Avg. Assessed Value : 32,912

MEDIAN : 91
WGT. MEAN : 78
MEAN : 96
COD : 27.20
PRD : 122.73

COV : 42.62
STD : 40.99
Avg. Abs. Dev : 24.65
MAX Sales Ratio : 179.87
MIN Sales Ratio : 49.53

95% Median C.I. : 49.53 to 179.87
95% Wgt. Mean C.I. : 53.91 to 102.82
95% Mean C.I. : 58.26 to 134.08

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrrs</u>											
01-OCT-12 To 31-DEC-12	1	90.64	90.64	90.64	00.00	100.00	90.64	90.64	N/A	70,000	63,445
01-JAN-13 To 31-MAR-13	1	102.02	102.02	102.02	00.00	100.00	102.02	102.02	N/A	21,000	21,424
01-APR-13 To 30-JUN-13	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	22,000	21,046
01-JUL-13 To 30-SEP-13	1	68.93	68.93	68.93	00.00	100.00	68.93	68.93	N/A	78,000	53,764
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	86.51	86.51	86.51	00.00	100.00	86.51	86.51	N/A	18,000	15,572
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	49.53	49.53	49.53	00.00	100.00	49.53	49.53	N/A	75,000	37,146
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	179.87	179.87	179.87	00.00	100.00	179.87	179.87	N/A	10,000	17,987
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	4	93.15	89.31	83.60	10.23	106.83	68.93	102.02	N/A	47,750	39,920
01-OCT-13 To 30-SEP-14	2	68.02	68.02	56.69	27.18	119.99	49.53	86.51	N/A	46,500	26,359
01-OCT-14 To 30-SEP-15	1	179.87	179.87	179.87	00.00	100.00	179.87	179.87	N/A	10,000	17,987
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	3	95.66	88.87	79.53	11.53	111.74	68.93	102.02	N/A	40,333	32,078
01-JAN-14 To 31-DEC-14	2	68.02	68.02	56.69	27.18	119.99	49.53	86.51	N/A	46,500	26,359
<u>ALL</u>	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	6	88.58	96.25	76.96	31.53	125.06	49.53	179.87	49.53 to 179.87	45,333	34,890
80	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	22,000	21,046
<u>ALL</u>	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912
04											
<u>ALL</u>	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912

**83 Sioux
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 7
 Total Sales Price : 294,000
 Total Adj. Sales Price : 294,000
 Total Assessed Value : 230,384
 Avg. Adj. Sales Price : 42,000
 Avg. Assessed Value : 32,912

MEDIAN : 91
 WGT. MEAN : 78
 MEAN : 96
 COD : 27.20
 PRD : 122.73

COV : 42.62
 STD : 40.99
 Avg. Abs. Dev : 24.65
 MAX Sales Ratio : 179.87
 MIN Sales Ratio : 49.53

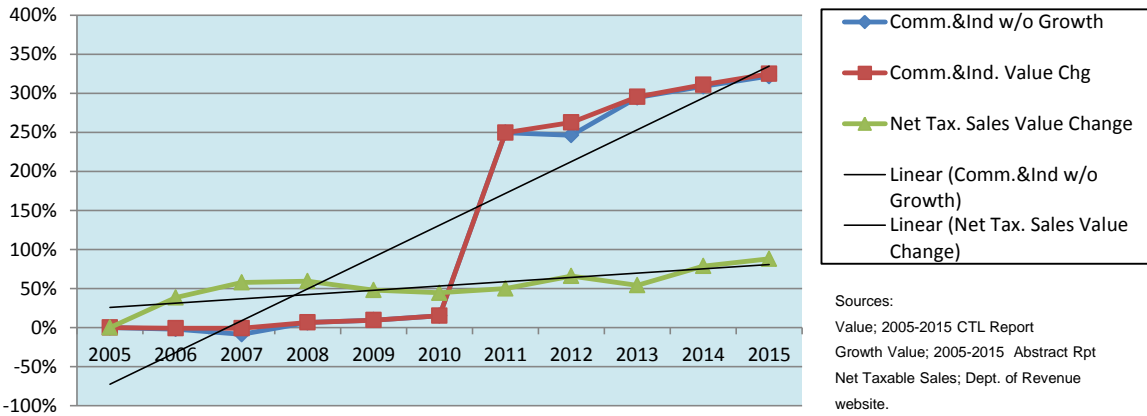
95% Median C.I. : 49.53 to 179.87
 95% Wgt. Mean C.I. : 53.91 to 102.82
 95% Mean C.I. : 58.26 to 134.08

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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	179.87	179.87	179.87	00.00	100.00	179.87	179.87	N/A	10,000	17,987	
Less Than 30,000	4	98.84	116.02	107.08	25.22	108.35	86.51	179.87	N/A	17,750	19,007	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912	
Greater Than 14,999	6	88.58	82.22	74.79	15.68	109.93	49.53	102.02	49.53 to 102.02	47,333	35,400	
Greater Than 29,999	3	68.93	69.70	69.22	19.88	100.69	49.53	90.64	N/A	74,333	51,452	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	179.87	179.87	179.87	00.00	100.00	179.87	179.87	N/A	10,000	17,987	
15,000 TO 29,999	3	95.66	94.73	95.15	05.40	99.56	86.51	102.02	N/A	20,333	19,347	
30,000 TO 59,999												
60,000 TO 99,999	3	68.93	69.70	69.22	19.88	100.69	49.53	90.64	N/A	74,333	51,452	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	2	91.09	91.09	91.55	05.03	99.50	86.51	95.66	N/A	20,000	18,309	
300	1	49.53	49.53	49.53	00.00	100.00	49.53	49.53	N/A	75,000	37,146	
344	1	179.87	179.87	179.87	00.00	100.00	179.87	179.87	N/A	10,000	17,987	
446	1	102.02	102.02	102.02	00.00	100.00	102.02	102.02	N/A	21,000	21,424	
528	1	90.64	90.64	90.64	00.00	100.00	90.64	90.64	N/A	70,000	63,445	
539	1	68.93	68.93	68.93	00.00	100.00	68.93	68.93	N/A	78,000	53,764	
___ ALL ___	7	90.64	96.17	78.36	27.20	122.73	49.53	179.87	49.53 to 179.87	42,000	32,912	

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
2005	\$ 1,442,500	\$ -	0.00%	\$ 1,442,500	-	\$ 2,024,284	-
2006	\$ 1,432,544	\$ 18,120	1.26%	\$ 1,414,424	-1.95%	\$ 2,803,355	38.49%
2007	\$ 1,432,544	\$ 113,475	7.92%	\$ 1,319,069	-7.92%	\$ 3,195,784	14.00%
2008	\$ 1,538,929	\$ 3,319	0.22%	\$ 1,535,610	7.19%	\$ 3,228,296	1.02%
2009	\$ 1,579,801	\$ -	0.00%	\$ 1,579,801	2.66%	\$ 2,996,313	-7.19%
2010	\$ 1,660,176	\$ -	0.00%	\$ 1,660,176	5.09%	\$ 2,924,221	-2.41%
2011	\$ 5,042,626	\$ -	0.00%	\$ 5,042,626	203.74%	\$ 3,038,079	3.89%
2012	\$ 5,231,969	\$ 234,484	4.48%	\$ 4,997,485	-0.90%	\$ 3,362,001	10.66%
2013	\$ 5,706,573	\$ 12,965	0.23%	\$ 5,693,608	8.82%	\$ 3,121,406	-7.16%
2014	\$ 5,929,228	\$ 32,097	0.54%	\$ 5,897,131	3.34%	\$ 3,619,765	15.97%
2015	\$ 6,131,210	\$ 45,141	0.74%	\$ 6,086,069	2.65%	\$ 3,808,756	5.22%
Ann %chg	15.57%			Average	22.27%	6.67%	7.25%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	-1.95%	-0.69%	38.49%
2007	-8.56%	-0.69%	57.87%
2008	6.45%	6.68%	59.48%
2009	9.52%	9.52%	48.02%
2010	15.09%	15.09%	44.46%
2011	249.58%	249.58%	50.08%
2012	246.45%	262.70%	66.08%
2013	294.70%	295.60%	54.20%
2014	308.81%	311.04%	78.82%
2015	321.91%	325.04%	88.15%

County Number	83
County Name	Sioux

83 Sioux
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 50
Total Sales Price : 25,637,110
Total Adj. Sales Price : 25,407,110
Total Assessed Value : 16,090,993
Avg. Adj. Sales Price : 508,142
Avg. Assessed Value : 321,820

MEDIAN : 71
WGT. MEAN : 63
MEAN : 70
COD : 25.05
PRD : 110.18

COV : 33.76
STD : 23.56
Avg. Abs. Dev : 17.74
MAX Sales Ratio : 137.16
MIN Sales Ratio : 33.25

95% Median C.I. : 61.75 to 74.96
95% Wgt. Mean C.I. : 56.03 to 70.64
95% Mean C.I. : 63.25 to 76.31

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-12 To 31-DEC-12	6	86.02	86.64	75.91	22.04	114.14	42.14	118.89	42.14 to 118.89	325,333	246,957	
01-JAN-13 To 31-MAR-13	5	92.62	81.02	78.51	25.67	103.20	39.40	118.47	N/A	451,700	354,649	
01-APR-13 To 30-JUN-13	1	74.50	74.50	74.50	00.00	100.00	74.50	74.50	N/A	220,320	164,137	
01-JUL-13 To 30-SEP-13												
01-OCT-13 To 31-DEC-13	5	72.21	72.87	65.60	14.79	111.08	47.71	90.06	N/A	350,525	229,939	
01-JAN-14 To 31-MAR-14	4	64.62	64.64	59.64	23.74	108.38	44.98	84.35	N/A	435,695	259,828	
01-APR-14 To 30-JUN-14	5	73.01	66.05	59.94	10.83	110.19	43.27	74.96	N/A	1,468,724	880,306	
01-JUL-14 To 30-SEP-14	4	50.98	51.99	40.07	32.56	129.75	35.39	70.60	N/A	291,400	116,758	
01-OCT-14 To 31-DEC-14	8	55.84	55.50	54.41	21.42	102.00	34.42	77.11	34.42 to 77.11	487,081	265,028	
01-JAN-15 To 31-MAR-15	6	73.21	80.16	77.50	28.75	103.43	45.00	137.16	45.00 to 137.16	430,750	333,841	
01-APR-15 To 30-JUN-15	5	66.16	66.16	57.04	24.95	115.99	33.25	104.91	N/A	409,000	233,274	
01-JUL-15 To 30-SEP-15	1	72.87	72.87	72.87	00.00	100.00	72.87	72.87	N/A	445,513	324,664	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	12	86.02	83.29	77.17	24.30	107.93	39.40	118.89	57.38 to 110.16	369,235	284,927	
01-OCT-13 To 30-SEP-14	18	71.12	64.50	58.79	18.35	109.71	35.39	90.06	47.71 to 74.96	666,924	392,087	
01-OCT-14 To 30-SEP-15	20	64.38	66.43	62.58	26.50	106.15	33.25	137.16	52.57 to 72.87	448,583	280,715	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	11	74.50	76.72	72.96	23.52	105.15	39.40	118.47	47.71 to 97.21	384,677	280,643	
01-JAN-14 To 31-DEC-14	21	62.59	59.08	56.74	21.78	104.12	34.42	84.35	44.98 to 73.01	673,745	382,290	
<u>ALL</u>	50	70.82	69.78	63.33	25.05	110.18	33.25	137.16	61.75 to 74.96	508,142	321,820	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	28	70.82	69.77	65.95	30.43	105.79	33.25	137.16	52.57 to 77.11	568,918	375,212	
2	22	71.11	69.80	58.93	18.13	118.45	42.14	118.47	61.75 to 76.64	430,792	253,867	
<u>ALL</u>	50	70.82	69.78	63.33	25.05	110.18	33.25	137.16	61.75 to 74.96	508,142	321,820	

83 Sioux
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 50
Total Sales Price : 25,637,110
Total Adj. Sales Price : 25,407,110
Total Assessed Value : 16,090,993
Avg. Adj. Sales Price : 508,142
Avg. Assessed Value : 321,820

MEDIAN : 71
WGT. MEAN : 63
MEAN : 70
COD : 25.05
PRD : 110.18

COV : 33.76
STD : 23.56
Avg. Abs. Dev : 17.74
MAX Sales Ratio : 137.16
MIN Sales Ratio : 33.25

95% Median C.I. : 61.75 to 74.96
95% Wgt. Mean C.I. : 56.03 to 70.64
95% Mean C.I. : 63.25 to 76.31

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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
_____Irrigated_____											
County	5	62.59	59.58	47.04	20.61	126.66	42.14	84.35	N/A	937,960	441,203
2	5	62.59	59.58	47.04	20.61	126.66	42.14	84.35	N/A	937,960	441,203
_____Dry_____											
County	1	59.11	59.11	59.11	00.00	100.00	59.11	59.11	N/A	380,000	224,626
1	1	59.11	59.11	59.11	00.00	100.00	59.11	59.11	N/A	380,000	224,626
_____Grass_____											
County	23	73.01	76.07	67.19	27.43	113.22	33.25	137.16	57.81 to 90.06	505,351	339,528
1	17	73.01	74.63	66.46	28.02	112.29	33.25	137.16	52.57 to 97.21	631,475	419,677
2	6	80.32	80.15	75.97	23.41	105.50	45.00	118.47	45.00 to 118.47	148,002	112,438
_____ALL_____	50	70.82	69.78	63.33	25.05	110.18	33.25	137.16	61.75 to 74.96	508,142	321,820

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	9	62.59	64.13	54.72	18.73	117.20	42.14	84.35	43.27 to 84.26	778,311	425,878
2	9	62.59	64.13	54.72	18.73	117.20	42.14	84.35	43.27 to 84.26	778,311	425,878
_____Dry_____											
County	2	67.04	67.04	61.27	11.83	109.42	59.11	74.96	N/A	220,000	134,800
1	1	59.11	59.11	59.11	00.00	100.00	59.11	59.11	N/A	380,000	224,626
2	1	74.96	74.96	74.96	00.00	100.00	74.96	74.96	N/A	60,000	44,974
_____Grass_____											
County	31	72.21	73.28	66.10	24.53	110.86	33.25	137.16	66.16 to 77.11	469,752	310,504
1	22	72.03	71.89	65.10	26.99	110.43	33.25	137.16	52.57 to 82.71	579,077	376,975
2	9	72.21	76.69	73.09	18.68	104.93	45.00	118.47	66.16 to 90.60	202,513	148,018
_____ALL_____	50	70.82	69.78	63.33	25.05	110.18	33.25	137.16	61.75 to 74.96	508,142	321,820

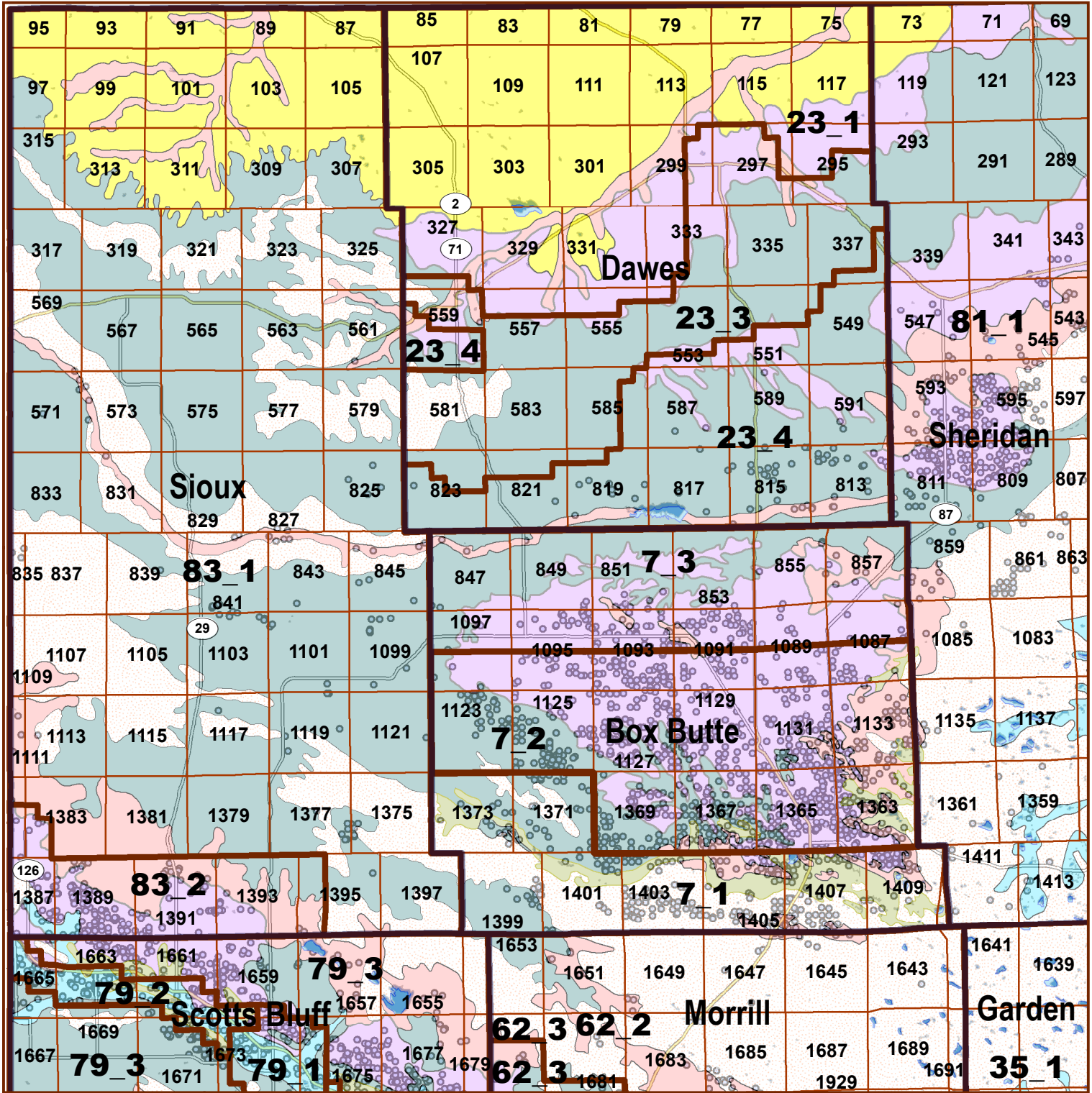
83 Sioux County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sioux	1	n/a	1,350	1,270	1,270	1,220	1,220	1,180	1,180	1,232
Sioux	2	n/a	2,200	2,190	2,190	n/a	2,175	2,165	2,165	2,177
Dawes	1	n/a	1,365	1,260	1,260	1,208	1,208	1,181	1,181	1,226
Dawes	4	n/a	2,016	n/a	1,792	1,568	1,568	1,344	1,344	1,729
Box Butte	3	n/a	1,981	2,075	1,985	1,800	1,754	1,760	1,793	1,962
Box Butte	2	n/a	2,390	2,393	2,384	2,250	2,227	2,200	2,227	2,360
Box Butte	1	n/a	2,838	2,571	2,856	2,900	2,883	2,846	2,851	2,856
ScottsBluff	3	n/a	n/a	2,673	2,675	2,090	1,630	1,630	1,630	2,296

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sioux	1	n/a	600	495	450	435	435	430	410	458
Sioux	2	n/a	n/a	390	390	n/a	380	370	370	383
Dawes	1	n/a	693	651	651	604	604	551	551	633
Dawes	4	n/a	825	n/a	775	719	719	656	656	776
Box Butte	3	n/a	720	720	720	650	650	650	650	711
Box Butte	2	n/a	790	790	790	760	760	760	760	785
Box Butte	1	n/a	415	n/a	415	415	415	415	415	415
ScottsBluff	3	n/a	n/a	465	465	410	385	385	350	427

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sioux	1	n/a	400	385	385	380	380	360	340	358
Sioux	2	n/a	390	380	380	375	375	370	370	371
Dawes	1	n/a	420	394	394	368	368	341	341	352
Dawes	4	n/a	500	467	475	450	450	425	425	440
Box Butte	3	n/a	427	425	426	425	426	426	426	426
Box Butte	2	n/a	396	401	396	385	386	385	385	389
Box Butte	1	n/a	315	315	316	320	315	310	310	311
ScottsBluff	3	n/a	n/a	345	345	340	340	340	340	341

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



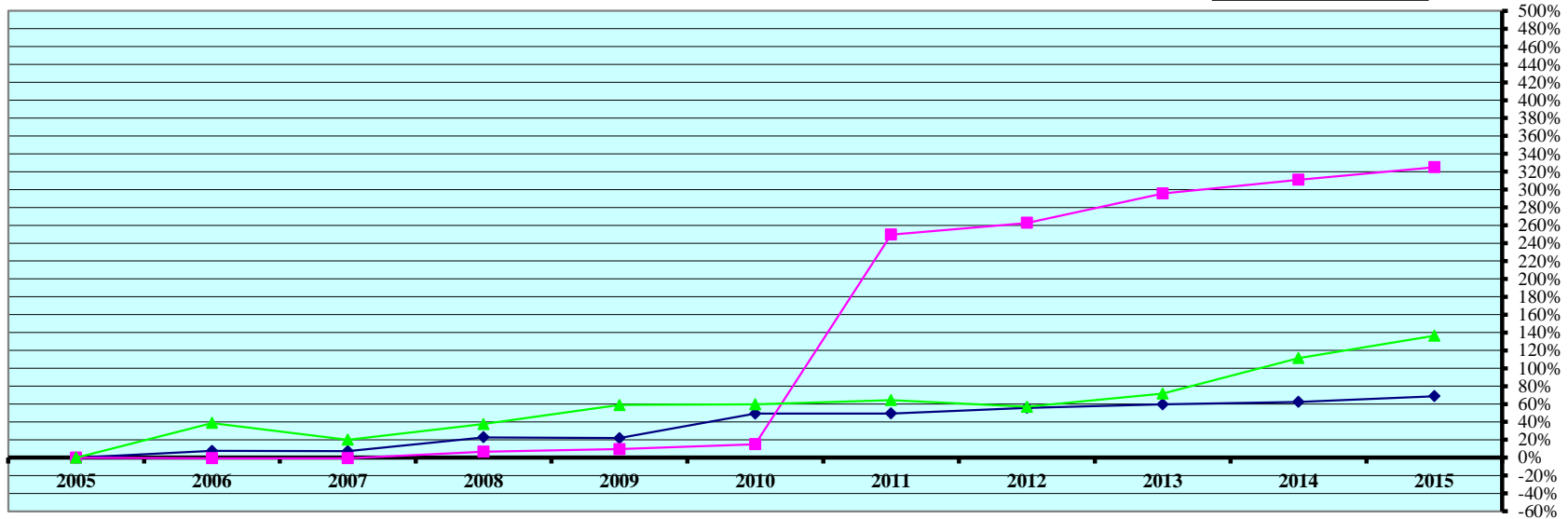
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Sioux County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	9,407,618	--	--	--	1,442,500	--	--	--	170,335,666	--	--	--
2006	10,109,750	702,132	7.46%	7.46%	1,432,544	-9,956	-0.69%	-0.69%	236,392,479	66,056,813	38.78%	38.78%
2007	10,090,515	-19,235	-0.19%	7.26%	1,432,544	0	0.00%	-0.69%	204,588,770	-31,803,709	-13.45%	20.11%
2008	11,551,681	1,461,166	14.48%	22.79%	1,538,929	106,385	7.43%	6.68%	234,186,510	29,597,740	14.47%	37.49%
2009	11,458,853	-92,828	-0.80%	21.80%	1,579,801	40,872	2.66%	9.52%	270,571,952	36,385,442	15.54%	58.85%
2010	14,035,727	2,576,874	22.49%	49.20%	1,660,176	80,375	5.09%	15.09%	271,986,459	1,414,507	0.52%	59.68%
2011	14,058,203	22,476	0.16%	49.43%	5,042,626	3,382,450	203.74%	249.58%	279,960,658	7,974,199	2.93%	64.36%
2012	14,648,135	589,932	4.20%	55.71%	5,231,969	189,343	3.75%	262.70%	267,318,298	-12,642,360	-4.52%	56.94%
2013	15,028,479	380,344	2.60%	59.75%	5,706,573	474,604	9.07%	295.60%	292,653,417	25,335,119	9.48%	71.81%
2014	15,285,692	257,213	1.71%	62.48%	5,929,228	222,655	3.90%	311.04%	360,346,330	67,692,913	23.13%	111.55%
2015	15,880,776	595,084	3.89%	68.81%	6,131,210	201,982	3.41%	325.04%	402,591,255	42,244,925	11.72%	136.35%

Rate Annual %chg: Residential & Recreational **5.38%**

Commercial & Industrial **15.57%**

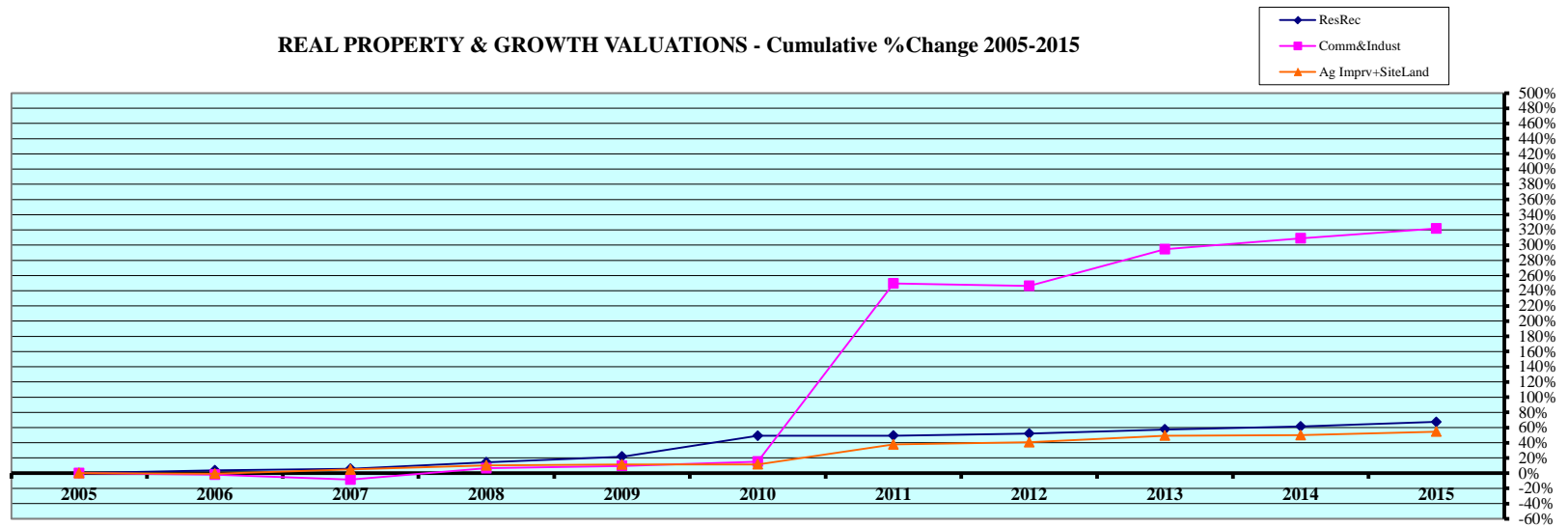
Agricultural Land **8.98%**

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

CHART 1 EXHIBIT 83B Page 1

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

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾							
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth		
2005	9,407,618	174,571	1.86%	9,233,047	--	--	1,442,500	0	0.00%	1,442,500	--	--		
2006	10,109,750	355,650	3.52%	9,754,100	3.68%	3.68%	1,432,544	18,120	1.26%	1,414,424	-1.95%	-1.95%		
2007	10,090,515	138,715	1.37%	9,951,800	-1.56%	5.78%	1,432,544	113,475	7.92%	1,319,069	-7.92%	-8.56%		
2008	11,551,681	793,401	6.87%	10,758,280	6.62%	14.36%	1,538,929	3,319	0.22%	1,535,610	7.19%	6.45%		
2009	11,458,853	0	0.00%	11,458,853	-0.80%	21.80%	1,579,801	0	0.00%	1,579,801	2.66%	9.52%		
2010	14,035,727	0	0.00%	14,035,727	22.49%	49.20%	1,660,176	0	0.00%	1,660,176	5.09%	15.09%		
2011	14,058,203	0	0.00%	14,058,203	0.16%	49.43%	5,042,626	0	0.00%	5,042,626	203.74%	249.58%		
2012	14,648,135	337,376	2.30%	14,310,759	1.80%	52.12%	5,231,969	234,484	4.48%	4,997,485	-0.90%	246.45%		
2013	15,028,479	207,004	1.38%	14,821,475	1.18%	57.55%	5,706,573	12,965	0.23%	5,693,608	8.82%	294.70%		
2014	15,285,692	96,952	0.63%	15,188,740	1.07%	61.45%	5,929,228	32,097	0.54%	5,897,131	3.34%	308.81%		
2015	15,880,776	134,572	0.85%	15,746,204	3.01%	67.38%	6,131,210	45,141	0.74%	6,086,069	2.65%	321.91%		
Rate Ann%chg	5.38%			Resid & Rec. w/o growth			3.76%	15.57%			C & I w/o growth			22.27%

Tax Year	Ag Improvements & Site Land ⁽¹⁾					Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value		
2005	21,129,851	6,069,759	27,199,610	702,296	2.58%	--	--
2006	21,407,102	6,323,252	27,730,354	720,442	2.60%	-0.70%	-0.70%
2007	22,040,041	6,595,960	28,636,001	126,355	0.44%	2.81%	4.82%
2008	22,505,435	7,451,241	29,956,676	0	0.00%	4.61%	10.14%
2009	23,146,553	7,601,585	30,748,138	482,172	1.57%	1.03%	11.27%
2010	22,220,693	8,127,982	30,348,675	0	0.00%	-1.30%	11.58%
2011	25,753,076	11,707,846	37,460,922	0	0.00%	23.44%	37.73%
2012	28,185,010	11,501,626	39,686,636	1,403,287	3.54%	2.20%	40.75%
2013	28,949,564	11,819,575	40,769,139	129,949	0.32%	2.40%	49.41%
2014	29,225,482	12,635,230	41,860,712	1,077,271	2.57%	0.04%	49.94%
2015	29,515,591	12,869,523	42,385,114	340,114	0.80%	0.44%	54.58%
Rate Ann%chg	3.40%	7.81%	4.54%	Ag Imprv+Site w/o growth		3.50%	

(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.

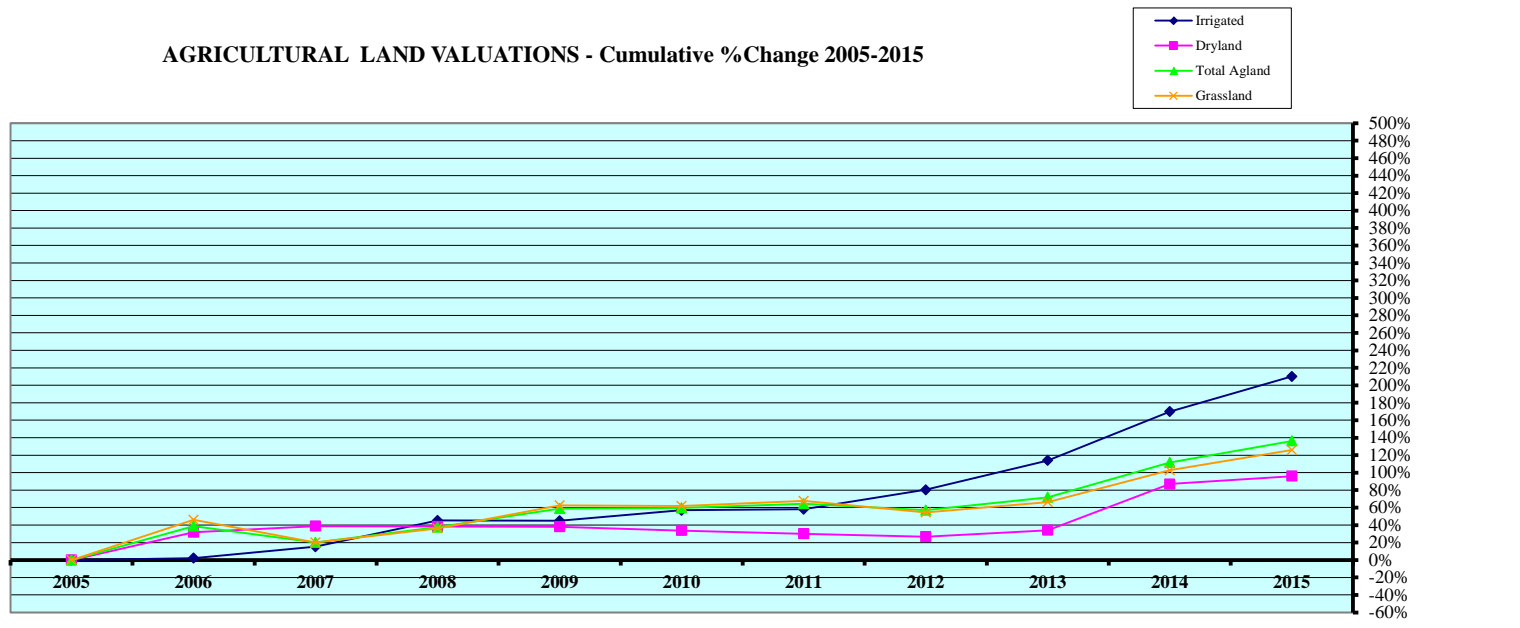
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 83
County SIOUX

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	24,764,898	--	--	--	7,570,272	--	--	--	136,591,243	--	--	--
2006	25,284,154	519,256	2.10%	2.10%	9,965,488	2,395,216	31.64%	31.64%	199,369,483	62,778,240	45.96%	45.96%
2007	28,521,231	3,237,077	12.80%	15.17%	10,502,138	536,650	5.39%	38.73%	163,910,508	-35,458,975	-17.79%	20.00%
2008	35,981,748	7,460,517	26.16%	45.29%	10,461,531	-40,607	-0.39%	38.19%	185,971,204	22,060,696	13.46%	36.15%
2009	35,879,810	-101,938	-0.28%	44.88%	10,456,255	-5,276	-0.05%	38.12%	222,141,275	36,170,071	19.45%	62.63%
2010	38,847,592	2,967,782	8.27%	56.87%	10,122,069	-334,186	-3.20%	33.71%	220,918,246	-1,223,029	-0.55%	61.74%
2011	39,145,872	298,280	0.77%	58.07%	9,844,527	-277,542	-2.74%	30.04%	228,857,822	7,939,576	3.59%	67.55%
2012	44,663,087	5,517,215	14.09%	80.35%	9,587,483	-257,044	-2.61%	26.65%	210,898,787	-17,959,035	-7.85%	54.40%
2013	52,990,864	8,327,777	18.65%	113.98%	10,145,131	557,648	5.82%	34.01%	226,971,069	16,072,282	7.62%	66.17%
2014	66,842,294	13,851,430	26.14%	169.91%	14,150,141	4,005,010	39.48%	86.92%	276,818,442	49,847,373	21.96%	102.66%
2015	76,801,879	9,959,585	14.90%	210.12%	14,837,552	687,411	4.86%	96.00%	308,424,082	31,605,640	11.42%	125.80%

Rate Ann.%chg: Irrigated **11.98%** Dryland **6.96%** Grassland **8.49%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	1,409,253	--	--	--	0	--	--	--	170,335,666	--	--	--
2006	1,773,354	364,101	25.84%	25.84%	0	0			236,392,479	66,056,813	38.78%	38.78%
2007	1,654,893	-118,461	-6.68%	17.43%	0	0			204,588,770	-31,803,709	-13.45%	20.11%
2008	1,772,027	117,134	7.08%	25.74%	0	0			234,186,510	29,597,740	14.47%	37.49%
2009	2,094,612	322,585	18.20%	48.63%	0	0			270,571,952	36,385,442	15.54%	58.85%
2010	2,098,552	3,940	0.19%	48.91%	0	0			271,986,459	1,414,507	0.52%	59.68%
2011	2,112,437	13,885	0.66%	49.90%	0	0			279,960,658	7,974,199	2.93%	64.36%
2012	2,168,941	56,504	2.67%	53.91%	0	0			267,318,298	-12,642,360	-4.52%	56.94%
2013	2,546,353	377,412	17.40%	80.69%	0	0			292,653,417	25,335,119	9.48%	71.81%
2014	2,535,453	-10,900	-0.43%	79.91%	0	0			360,346,330	67,692,913	23.13%	111.55%
2015	2,527,742	-7,711	-0.30%	79.37%	0	0			402,591,255	42,244,925	11.72%	136.35%

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

Rate Ann.%chg: Total Agric Land **8.98%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	24,757,858	40,835	606			7,590,696	42,281	180			136,584,325	1,072,611	127		
2006	25,181,000	41,087	613	1.08%	1.08%	10,088,850	42,034	240	33.69%	33.69%	199,341,209	1,072,478	186	45.97%	45.97%
2007	28,516,836	42,580	670	9.28%	10.46%	10,500,684	41,163	255	6.29%	42.09%	164,281,536	1,071,238	153	-17.49%	20.43%
2008	35,368,122	42,965	823	22.91%	35.77%	10,578,269	41,299	256	0.41%	42.67%	185,746,944	1,069,313	174	13.27%	36.41%
2009	36,335,308	44,130	823	0.02%	35.80%	10,488,043	40,759	257	0.46%	43.33%	222,273,327	1,070,227	208	19.56%	63.10%
2010	38,944,992	43,711	891	8.21%	46.95%	10,088,200	39,173	258	0.08%	43.45%	220,809,446	1,064,901	207	-0.16%	62.84%
2011	39,021,892	43,245	902	1.28%	48.83%	9,856,405	37,888	260	1.01%	44.90%	228,607,125	1,064,947	215	3.53%	68.58%
2012	44,681,885	43,797	1,020	13.06%	68.27%	9,522,245	36,559	260	0.12%	45.08%	210,561,611	1,066,062	198	-7.99%	55.11%
2013	53,072,995	45,330	1,171	14.76%	93.11%	10,415,273	38,943	267	2.68%	48.97%	226,856,279	1,062,734	213	8.08%	67.64%
2014	66,667,095	45,772	1,457	24.40%	140.23%	14,235,353	37,892	376	40.47%	109.26%	276,809,068	1,063,045	260	21.98%	104.49%
2015	76,655,080	45,606	1,681	15.40%	177.23%	14,812,916	38,829	381	1.55%	112.50%	308,455,371	1,062,413	290	11.50%	128.00%

Rate Annual %chg Average Value/Acre: 10.73%

7.83%

8.59%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	1,409,171	45,375	31			0	305	0			170,342,050	1,201,406	142		
2006	1,773,354	45,376	39	25.84%	25.84%	0	0				236,384,413	1,200,975	197	38.82%	38.82%
2007	1,655,319	45,376	36	-6.66%	17.47%	0	0				204,954,375	1,200,356	171	-13.25%	20.42%
2008	1,770,144	45,251	39	7.23%	25.96%	0	0				233,463,479	1,198,828	195	14.06%	37.35%
2009	2,095,463	45,485	46	17.77%	48.34%	0	0				271,192,141	1,200,601	226	15.99%	59.31%
2010	2,095,474	45,382	46	0.23%	48.68%	0	0				271,938,112	1,193,167	228	0.90%	60.74%
2011	2,112,437	45,394	47	0.78%	49.84%	0	0				279,597,859	1,191,474	235	2.96%	65.51%
2012	2,175,103	46,140	47	1.30%	51.79%	0	0				266,940,844	1,192,558	224	-4.61%	57.87%
2013	2,547,053	46,337	55	16.60%	77.00%	0	0				292,891,600	1,193,344	245	9.65%	73.10%
2014	2,535,595	46,072	55	0.12%	77.21%	0	0				360,247,111	1,192,781	302	23.05%	113.01%
2015	2,529,928	46,075	55	-0.23%	76.80%	0	0				402,453,295	1,192,923	337	11.70%	137.94%

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SIoux

Rate Annual %chg Average Value/Acre: 9.06%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,311	SIOUX	22,013,451	12,374,520	43,071,851	14,044,321	6,131,210	0	1,836,455	402,591,255	29,515,591	12,869,523	27,630	544,475,807
cnty sectorvalue % of total value:		4.04%	2.27%	7.91%	2.58%	1.13%		0.34%	73.94%	5.42%	2.36%	0.01%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
251	HARRISON	306,768	107,199	40,947	7,161,804	1,614,889	0	0	0	8,250	2,630	0	9,242,487
19.15%	%sector of county sector	1.39%	0.87%	0.10%	50.99%	26.34%				0.03%	0.02%		1.70%
	%sector of municipality	3.32%	1.16%	0.44%	77.49%	17.47%				0.09%	0.03%		100.00%
251	Total Municipalities	306,768	107,199	40,947	7,161,804	1,614,889	0	0	0	8,250	2,630	0	9,242,487
19.15%	%all municip.sect of cnty	1.39%	0.87%	0.10%	50.99%	26.34%				0.03%	0.02%		1.70%

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

Cnty#	County
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EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 4,408	Value : 553,669,281	Growth 2,153,139	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	27	70,189	1	3,980	90	694,186	118	768,355	
02. Res Improve Land	189	732,968	0	0	87	1,140,076	276	1,873,044	
03. Res Improvements	190	6,521,363	1	1,436	98	7,171,538	289	13,694,337	
04. Res Total	217	7,324,520	2	5,416	188	9,005,800	407	16,335,736	251,571
% of Res Total	53.32	44.84	0.49	0.03	46.19	55.13	9.23	2.95	11.68
05. Com UnImp Land	18	56,623	0	0	7	211,787	25	268,410	
06. Com Improve Land	33	187,735	0	0	13	1,170,983	46	1,358,718	
07. Com Improvements	37	1,431,138	0	0	13	3,212,383	50	4,643,521	
08. Com Total	55	1,675,496	0	0	20	4,595,153	75	6,270,649	52,180
% of Com Total	73.33	26.72	0.00	0.00	26.67	73.28	1.70	1.13	2.42
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	2	76,937	2	76,937	
14. Rec Improve Land	0	0	0	0	5	236,315	5	236,315	
15. Rec Improvements	0	0	0	0	5	236,621	5	236,621	
16. Rec Total	0	0	0	0	7	549,873	7	549,873	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.16	0.10	0.00
Res & Rec Total	217	7,324,520	2	5,416	195	9,555,673	414	16,885,609	251,571
% of Res & Rec Total	52.42	43.38	0.48	0.03	47.10	56.59	9.39	3.05	11.68
Com & Ind Total	55	1,675,496	0	0	20	4,595,153	75	6,270,649	52,180
% of Com & Ind Total	73.33	26.72	0.00	0.00	26.67	73.28	1.70	1.13	2.42
17. Taxable Total	272	9,000,016	2	5,416	215	14,150,826	489	23,156,258	303,751
% of Taxable Total	55.62	38.87	0.41	0.02	43.97	61.11	11.09	4.18	14.11

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	2	11,360	2	11,360	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	2	11,360	2	11,360	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	16	0	275	291

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,254	389,154,290	3,254	389,154,290
28. Ag-Improved Land	0	0	0	0	679	103,640,587	679	103,640,587
29. Ag Improvements	0	0	0	0	663	37,706,786	663	37,706,786
30. Ag Total							3,917	530,501,663

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	34	41.24	391,714	34	41.24	391,714	
32. HomeSite Improv Land	419	482.79	4,586,498	419	482.79	4,586,498	
33. HomeSite Improvements	459	0.00	25,592,774	459	0.00	25,592,774	0
34. HomeSite Total				493	524.03	30,570,986	
35. FarmSite UnImp Land	47	183.69	183,684	47	183.69	183,684	
36. FarmSite Improv Land	533	1,412.17	1,398,481	533	1,412.17	1,398,481	
37. FarmSite Improvements	610	0.00	12,114,012	610	0.00	12,114,012	1,849,388
38. FarmSite Total				657	1,595.86	13,696,177	
39. Road & Ditches	1,539	5,528.77	0	1,539	5,528.77	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,150	7,648.66	44,267,163	1,849,388

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	4	1,477.80	492,310	4	1,477.80	492,310
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,747.55	11.30%	2,359,200	12.38%	1,350.00
47. 2A1	1,481.28	9.58%	1,881,228	9.87%	1,270.00
48. 2A	1,194.78	7.73%	1,517,375	7.96%	1,270.00
49. 3A1	2,032.24	13.14%	2,479,336	13.01%	1,220.00
50. 3A	4,811.73	31.11%	5,870,310	30.80%	1,220.00
51. 4A1	2,444.74	15.81%	2,884,791	15.13%	1,180.00
52. 4A	1,753.98	11.34%	2,069,690	10.86%	1,180.00
53. Total	15,466.30	100.00%	19,061,930	100.00%	1,232.48
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,561.81	9.37%	2,137,083	12.27%	600.00
56. 2D1	6,144.45	16.16%	3,041,511	17.46%	495.00
57. 2D	6,273.78	16.50%	2,823,283	16.21%	450.01
58. 3D1	2,941.73	7.74%	1,279,656	7.35%	435.00
59. 3D	4,130.90	10.86%	1,796,945	10.32%	435.00
60. 4D1	10,079.74	26.51%	4,334,328	24.88%	430.00
61. 4D	4,893.12	12.87%	2,006,209	11.52%	410.01
62. Total	38,025.53	100.00%	17,419,015	100.00%	458.09
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,558.06	1.14%	4,623,222	1.29%	400.00
65. 2G1	28,568.70	2.83%	10,998,979	3.06%	385.00
66. 2G	45,886.75	4.54%	17,666,444	4.92%	385.00
67. 3G1	53,519.51	5.30%	20,337,421	5.66%	380.00
68. 3G	102,128.40	10.10%	38,808,837	10.80%	380.00
69. 4G1	319,727.10	31.63%	115,101,662	32.04%	360.00
70. 4G	449,328.60	44.46%	151,697,082	42.23%	337.61
71. Total	1,010,717.12	100.00%	359,233,647	100.00%	355.42
Irrigated Total					
	15,466.30	1.40%	19,061,930	4.78%	1,232.48
Dry Total					
	38,025.53	3.44%	17,419,015	4.36%	458.09
Grass Total					
	1,010,717.12	91.34%	359,233,647	90.00%	355.42
72. Waste	42,384.49	3.83%	3,435,508	0.86%	81.06
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	1,106,593.44	100.00%	399,150,100	100.00%	360.70

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	4,478.85	14.82%	9,808,679	14.91%	2,190.00
48. 2A	7,212.71	23.87%	15,795,811	24.01%	2,190.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	8,517.33	28.19%	18,525,230	28.16%	2,175.00
51. 4A1	8,778.34	29.06%	19,005,130	28.89%	2,165.00
52. 4A	1,225.14	4.06%	2,652,450	4.03%	2,165.02
53. Total	30,212.51	100.00%	65,787,608	100.00%	2,177.50
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	93.90	9.04%	36,621	9.20%	390.00
57. 2D	406.76	39.15%	158,636	39.86%	390.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	356.91	34.35%	135,627	34.08%	380.00
60. 4D1	167.13	16.09%	61,839	15.54%	370.01
61. 4D	14.28	1.37%	5,284	1.33%	370.03
62. Total	1,038.98	100.00%	398,007	100.00%	383.07
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4.87	0.01%	1,899	0.01%	389.94
65. 2G1	386.69	0.69%	146,939	0.71%	379.99
66. 2G	3,343.17	6.00%	1,270,407	6.14%	380.00
67. 3G1	160.13	0.29%	60,050	0.29%	375.01
68. 3G	8,316.33	14.94%	3,118,659	15.08%	375.00
69. 4G1	24,717.68	44.39%	9,145,583	44.22%	370.00
70. 4G	18,750.82	33.68%	6,937,828	33.55%	370.00
71. Total	55,679.69	100.00%	20,681,365	100.00%	371.43
Irrigated Total					
Irrigated Total	30,212.51	33.37%	65,787,608	75.54%	2,177.50
Dry Total					
Dry Total	1,038.98	1.15%	398,007	0.46%	383.07
Grass Total					
Grass Total	55,679.69	61.50%	20,681,365	23.75%	371.43
72. Waste	3,605.48	3.98%	217,420	0.25%	60.30
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	90,536.66	100.00%	87,084,400	100.00%	961.87

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	45,678.81	84,849,538	45,678.81	84,849,538
77. Dry Land	0.00	0	0.00	0	39,064.51	17,817,022	39,064.51	17,817,022
78. Grass	0.00	0	0.00	0	1,066,396.81	379,915,012	1,066,396.81	379,915,012
79. Waste	0.00	0	0.00	0	45,989.97	3,652,928	45,989.97	3,652,928
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	1,197,130.10	486,234,500	1,197,130.10	486,234,500

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	45,678.81	3.82%	84,849,538	17.45%	1,857.53
Dry Land	39,064.51	3.26%	17,817,022	3.66%	456.09
Grass	1,066,396.81	89.08%	379,915,012	78.13%	356.26
Waste	45,989.97	3.84%	3,652,928	0.75%	79.43
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,197,130.10	100.00%	486,234,500	100.00%	406.17

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Commercial	0	0	1	7,626	1	2,256	1	9,882	0
83.2 Harrison	27	70,189	188	725,342	189	6,519,107	216	7,314,638	27,580
83.3 Rural	93	775,103	92	1,376,391	104	7,409,595	197	9,561,089	223,991
84 Residential Total	120	845,292	281	2,109,359	294	13,930,958	414	16,885,609	251,571

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Commercial	15	50,844	31	176,718	35	1,375,482	50	1,603,044	44,177
85.2 Harrison	3	5,779	2	11,017	2	55,656	5	72,452	8,003
85.3 Rural	7	211,787	13	1,170,983	13	3,212,383	20	4,595,153	0
86 Commercial Total	25	268,410	46	1,358,718	50	4,643,521	75	6,270,649	52,180

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	11,558.06	1.22%	4,623,222	1.37%	400.00
89. 2G1	28,568.70	3.02%	10,998,979	3.25%	385.00
90. 2G	45,886.75	4.85%	17,666,444	5.22%	385.00
91. 3G1	53,519.51	5.66%	20,337,421	6.01%	380.00
92. 3G	102,128.40	10.79%	38,808,837	11.47%	380.00
93. 4G1	319,727.10	33.79%	115,101,662	34.02%	360.00
94. 4G	384,842.60	40.67%	130,847,732	38.67%	340.00
95. Total	946,231.12	100.00%	338,384,297	100.00%	357.61
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	64,486.00	100.00%	20,849,350	100.00%	323.32
113. Total	64,486.00	100.00%	20,849,350	100.00%	323.32
<hr/>					
Grass Total	946,231.12	93.62%	338,384,297	94.20%	357.61
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	64,486.00	6.38%	20,849,350	5.80%	323.32
114. Market Area Total	1,010,717.12	100.00%	359,233,647	100.00%	355.42

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%	1,899	0.01%	389.94
89. 2G1	386.69	0.69%	146,939	0.71%	379.99
90. 2G	3,343.17	6.00%	1,270,407	6.14%	380.00
91. 3G1	160.13	0.29%	60,050	0.29%	375.01
92. 3G	8,316.33	14.94%	3,118,659	15.08%	375.00
93. 4G1	24,717.68	44.39%	9,145,583	44.22%	370.00
94. 4G	18,750.82	33.68%	6,937,828	33.55%	370.00
95. Total	55,679.69	100.00%	20,681,365	100.00%	371.43
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	55,679.69	100.00%	20,681,365	100.00%	371.43
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	55,679.69	100.00%	20,681,365	100.00%	371.43

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

83 Sioux

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	14,044,321	16,335,736	2,291,415	16.32%	251,571	14.52%
02. Recreational	1,836,455	549,873	-1,286,582	-70.06%	0	-70.06%
03. Ag-Homesite Land, Ag-Res Dwelling	29,515,591	30,570,986	1,055,395	3.58%	0	3.58%
04. Total Residential (sum lines 1-3)	45,396,367	47,456,595	2,060,228	4.54%	251,571	3.98%
05. Commercial	6,131,210	6,270,649	139,439	2.27%	52,180	1.42%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	12,869,523	13,696,177	826,654	6.42%	1,849,388	-7.95%
08. Minerals	27,630	11,360	-16,270	-58.89	0	-58.89
09. Total Commercial (sum lines 5-8)	19,028,363	19,978,186	949,823	4.99%	1,901,568	-5.00%
10. Total Non-Agland Real Property	64,424,730	67,434,781	3,010,051	4.67%	2,153,139	1.33%
11. Irrigated	76,801,879	84,849,538	8,047,659	10.48%		
12. Dryland	14,837,552	17,817,022	2,979,470	20.08%		
13. Grassland	308,424,082	379,915,012	71,490,930	23.18%		
14. Wasteland	2,527,742	3,652,928	1,125,186	44.51%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	402,591,255	486,234,500	83,643,245	20.78%		
17. Total Value of all Real Property (Locally Assessed)	467,015,985	553,669,281	86,653,296	18.55%	2,153,139	18.09%

2016 Assessment Survey for Sioux County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	One
6.	Assessor's requested budget for current fiscal year:
	\$153,330.59
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$5,300
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	\$61,238.

B. Computer, Automation Information and GIS

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

C. Zoning Information

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

D. Contracted Services

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

E. Appraisal /Listing Services

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

2016 Residential Assessment Survey for Sioux County

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

2016 Commercial Assessment Survey for Sioux County

1.	Valuation data collection done by:																		
	The Assessor and her staff.																		
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																		
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10	Harrison: all commercial properties within the village of Harrison.																		
80	Rural: all remaining commercial parcels that are not within the village of Harrison.																		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																		
	The cost approach—replacement cost new, minus depreciation.																		
3a.	Describe the process used to determine the value of unique commercial properties.																		
	At present, there are no unique commercial properties within Sioux County.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The county uses the tables provided by the CAMA vendor.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No.																		
6.	Describe the methodology used to determine the commercial lot values.																		
	By using the market approach via comparable sales--if vacant lot sales are available.																		
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2015</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2011</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2011</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2011	2010	2010	2015	80	2011	2010	2010	2011
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
10	2011	2010	2010	2015															
80	2011	2010	2010	2011															

2016 Agricultural Assessment Survey for Sioux County

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

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

2015 Plan of Assessment for Sioux County Nebraska
Assessment years 2016, 2017 and 2018
June 15, 2015

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 2015 are: Agricultural – 69%, Residential – 94% and Commercial – 100%.

For the 2015 County Abstract, Sioux County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	317	7	3
Commercial	75	2	1
Recreational	28	1	.004
Agricultural	3908	90	95
Mineral	2	.005	
TOTAL	4330		

90% of Sioux County is agricultural land. There are 291 tax exempt parcels. Sioux County had 379 personal property schedules filed on May 1, 2015. There were 37 Homestead exemption applications filed for 2015. For the year 2015, 1 home was moved into the county and added to the Sioux County valuation. For more information see 2015 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 2015, with a full-time deputy and one full-time employee. As Sioux County Clerk/Ex-Officio Assessor, Ex-Officio Clerk of District Court, Election Commissioner, Zoning Coordinator, and Budget Authority, I cross-train employees to perform other duties that I am also responsible for.

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

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

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

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

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

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

Cost approach to value is used on residential and commercial properties. For 2015, Marshall & Swift costing dated 2010 was used for RCN.

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

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

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

	Median	COD	PRD
Residential	94	25.78	113.18
Commercial	100	32.01	113.56
Agricultural	69	23.85	113.77

Assessment actions planned for assessment year 2016:

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. Review all buildings in the Village of Harrison. Look at lot values.

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 to monitor irrigation pivots in Market Area 2, as new pivots are being installed quite regularly. Begin comparison of new oblique images of rural improvements. Ranges 24, 25, 26, 27, 28 and 29.

Assessment actions planned for assessment year 2017:

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

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

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

Assessment actions planned for assessment year 2018:

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

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

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

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