

NEBRASKA

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DEPARTMENT OF REVENUE

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

DAKOTA COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Dakota County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Dakota County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: Jeff Curry, Dakota County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

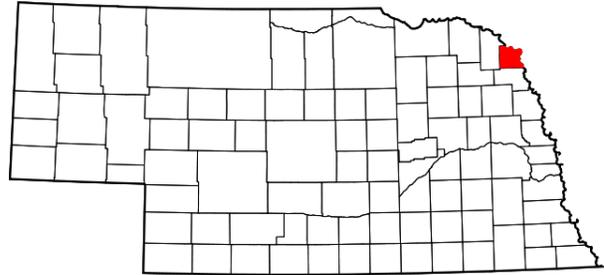
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

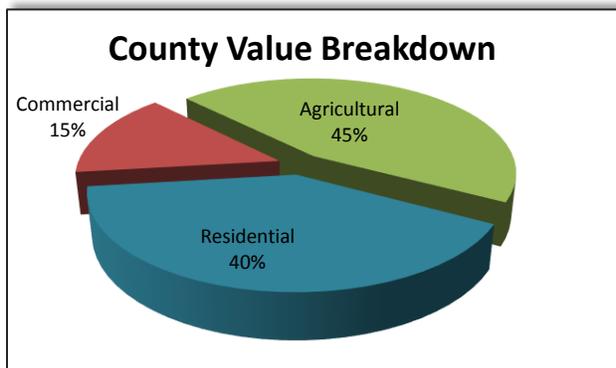
**Further information may be found in Exhibit 94*

County Overview

With a total area of 264 miles, Dakota had 20,781 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Dakota has seen a steady rise in population of 71% (Nebraska Department of Economic Development). Reports indicated that 65% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dakota convene in and around South Sioux City. Per the latest information available from the U.S. Census Bureau, there were 430 employer establishments in Dakota. Countywide employment was at 10,681 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Dakota that has fortified the local rural area economies. Dakota is included in the Pappio-Missouri River Natural Resources District (NRD). Grassland makes up a majority of the land in the county.

Dakota City is home to a large meat processing facility that is a major employer in the county. The ethanol plant located in Jackson is another contributory factor to the economy.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
DAKOTA CITY	1,821	1,919	5%
EMERSON	817	840	3%
HOMER	590	549	-7%
HUBBARD	234	236	1%
JACKSON	205	223	9%
SOUTH SIOUX CITY	11,925	13,353	12%

2017 Residential Correlation for Dakota County

Assessment Actions

Dakota County implemented a new costing and depreciation assessment last year. The county found it necessary to revisit neighborhoods 100 and 110 in the city of South Sioux and complete a sale analysis in this area as well as doing some data clean up. The result was new appraisal zones and depreciation tables within the neighborhoods. Dakota City was also reviewed for this assessment year and the pick up work was completed.

Description of Analysis

Residential parcels are valued utilizing seven valuation groupings that are based on the assessor locations or towns in the county. Because of the residential study, the valuation groups were redefined as follows.

Valuation Grouping	Definition
01	Dakota City
05	Emerson and Hubbard
10	Homer
15	Jackson
20	Rural
25	South Sioux City
30	Rural Subdivisions

Dakota County's statistical profile included 321 qualified sales for the 2017 assessment year. Sixty six percent of the sales are within the valuation group 25. Valuation group 15 consists of a small sample of sales and believed unreliable to determine an acceptable level. All other valuation groups defined are within the acceptable level of value. The overall measures of central tendency for the residential class of properties are within the acceptable range, as well as the qualitative measures.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately. The delay in supplemental data for the sales was discussed with the county and future submissions were filed timely.

A review to determine if an adequate sample of sales are being used and the non-qualified sales are explained with proper documentation to verify the sale is not arm's-length was completed.

2017 Residential Correlation for Dakota County

Dakota County has developed a thorough and reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has seven valuation groups for the residential class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. The county is on schedule with the review and inspection.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

All valuation groups with an adequate number of sales are within the acceptable level of value range.

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	37	92.80	92.30	92.74	10.64	99.53
05	7	94.42	95.56	90.77	18.17	105.28
10	21	94.37	92.22	92.48	13.60	99.72
15	6	84.75	88.73	89.18	12.31	97.25
20	20	93.01	95.67	97.06	28.37	98.57
25	213	94.02	97.14	94.96	14.39	102.30
30	17	92.20	92.04	96.52	10.39	95.36
____ALL____	321	93.27	95.67	94.68	14.72	101.05

Level of Value

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

2017 Commercial Correlation for Dakota County

Assessment Actions

Dakota County entered into a reappraisal contract with Tax Valuation, Inc. beginning in 2015. A discussion was held between the Department and the county as far as the timely completion of the reappraisal project. The county reported for the 2017 assessment, completion of the lot study in the city of South Sioux was completed and all new lot values implemented. The county focused on the following occupancy codes of 300, 352, 353, 344 and 406 in South Sioux City. In the city of South Sioux there were 243 commercial parcels with those occupancy codes. Based on the Abstract of Assessment of the Real Property commercial there are 490 total improved parcels. The occupancy codes completed represent 50% of the commercial parcels in South Sioux.

Description of Analysis

Dakota County has seven valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Dakota City
05	Emerson and Hubbard
10	Homer
15	Jackson
20	Rural
25	South Sioux City
30	Rural Subdivisions

For the commercial property class, a review of Dakota's statistical analysis showed 28 commercial sales, representing three of the valuation groupings. The total file found that there are 88 total qualified and non-qualified sales. The 28 sales only represent 32% of the total file. It appears in the non-qualified sales several were coded out as a private sale. An analysis was completed of the non-qualified sales and found that values were implemented on the occupancy codes described in the assessment actions as well. When combining the private sales and the qualified sales, there are 55 sales which would be 62% of the total file. The statistics remain the same as the qualified with the exception of the COD and PRD changing.

Based on the analysis, it appears that the portion of the commercial reappraisal that was completed is considered to be progress in the reappraisal project. However, there are 700 improved commercial parcels, and the occupancy codes completed represented approximately 35% of the

2017 Commercial Correlation for Dakota County

total. The median, weight mean and mean are within the acceptable range and the COD and PRD are slightly outside the range.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfers were submitted accurately. The delay in supplemental data for the sales was discussed with the county assessor and future submissions are also filed timely.

A review to determine if an adequate sample of sales are used and the non-qualified sales are explained with proper documentation verifying the sale is not arm's-length was completed. Dakota County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all commercial sales. A review of the sales file indicates good documentation. However, a less than reasonable percentage of qualified sales are in the sales file. Further review found that the county has a large percentage of the sales coded out as private sales because they found no realtor involved in the sale. This practice of qualification has been discussed with the county and will be monitored.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has seven valuation groups for the commercial class. The review with the assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. The county has been required to monthly file a report with the Department for the completion of the reappraisal. To date, the monthly filing is current.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis.

Equalization and Quality of Assessment

The following is a display of the statistical measures of the commercial class of property for Dakota County. The county has completed a recent reappraisal of approximately 50% of the commercial occupancy codes in valuation group 25 as well as all lot values. However, this represents approximately 35% of the total commercial base as being completed for the 2017 assessment cycle. The disparity in the commercial class still exists as evidenced by the COD and PRD, but the county is moving in a positive direction and the final completion of the reappraisal is scheduled to be finished in 2018.

2017 Commercial Correlation for Dakota County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	2	121.19	121.19	94.77	28.03	127.88
20	1	98.37	98.37	98.37	00.00	100.00
25	25	97.04	99.34	91.28	22.62	108.83
____ALL____	28	97.71	100.87	91.64	22.59	110.07

Level of Value

Based on analysis of all available information, the level of value for the commercial class in Dakota County is 98%.

2017 Agricultural Correlation for Dakota County

Assessment Actions

Dakota County completed the soil conversion and an analysis of the market for the 2017 assessment year. No changes of value were made to the various land capability groupings. All pickup work was timely completed.

Description of Analysis

Market Area 1 is unique and has minimal comparisons to adjoining counties. The low lands near the Missouri River, and the inherent soil characteristics produced from occasional flooding suggest the county is somewhat comparable to Burt County. The low-lying land in Burt County consists of the same general soil associations, so for purposes of inter county equalization comparisons to Burt County values were compared to Dakota. The comparison suggested the values established by Dakota County were reasonably similar with Burt County.

As reported in the county abstract approximately 32% of area one is irrigated, 60% is classified as dry land use and the remainder is grass and waste. Market area 1 consisted of eight sales for analysis purposes. Market Area 2 is characterized as 67% dry land 27% grassland, the remainder is waste, as reported on the county abstract. The county reported on the abstract that there are now 384 acres of irrigated ground in area 2. Land in adjoining Dixon and Thurston Counties are comparable to Dakota County.

There are 17 qualified agricultural sales for Dakota County. The sample size is small and overall the quality of assessment is acceptable. The statistics reviewed by study years indicates the trend for agricultural parcels in the northeast portion of the state; the market is relatively flat to decreasing. The county statistics when broken down into sub groupings of market area or land use has small samples distorted by outlier ratios and tend to skew the statistics. Because the county has similar land characteristics to the adjoining counties Dixon and Thurston, and similar soil associations to Burt County it is believed that the assessed values are similar.

Assessment Practice Review

A review of the assessment practices is conducted for the county to ensure that the county is reporting the assessed values accurately. Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately. The supplemental data for the sales are also filed timely.

The county is reviewed to determine if adequate samples of sales are used and the non-qualified sales are explained with proper documentation for a sale that is not arm's-length. Dakota County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales, and that the county has appropriately excluded sales with non-agricultural influences.

2017 Agricultural Correlation for Dakota County

Discussion was held with the office to determine the market areas are sufficient to identify the economic markets in the county. The data supports the fact that two market areas for the agricultural class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year review and inspections are current and up to date. Dakota County has been on schedule with the six-year review until recently.

Equalization

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

Again, the small sample of sales distributed amongst the market area and land use is skewed because of the small sample. The values for Dakota County are comparable to surrounding counties and the overall level of value is represented by the median.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	1	61.61	61.61	61.61	00.00	100.00
1	1	61.61	61.61	61.61	00.00	100.00
<u> Dry </u>						
County	8	74.03	74.23	74.64	08.15	99.45
1	3	78.56	78.58	80.25	04.39	97.92
2	5	67.99	71.61	72.25	08.05	99.11
<u> Grass </u>						
County	1	69.22	69.22	69.22	00.00	100.00
2	1	69.22	69.22	69.22	00.00	100.00
<u> ALL </u>	17	73.42	73.71	73.34	18.28	100.50

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dakota County is 73%.

2017 Opinions of the Property Tax Administrator for Dakota County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Dakota County

Residential Real Property - Current

Number of Sales	321	Median	93.27
Total Sales Price	\$43,051,971	Mean	95.67
Total Adj. Sales Price	\$43,051,971	Wgt. Mean	94.68
Total Assessed Value	\$40,761,155	Average Assessed Value of the Base	\$94,249
Avg. Adj. Sales Price	\$134,118	Avg. Assessed Value	\$126,982

Confidence Interval - Current

95% Median C.I	90.49 to 96.33
95% Wgt. Mean C.I	92.87 to 96.48
95% Mean C.I	93.58 to 97.76
% of Value of the Class of all Real Property Value in the County	37.73
% of Records Sold in the Study Period	4.90
% of Value Sold in the Study Period	6.60

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	268	95	95.49
2015	301	91	91.07
2014	336	95	94.87
2013	261	94	93.79

2017 Commission Summary for Dakota County

Commercial Real Property - Current

Number of Sales	28	Median	97.71
Total Sales Price	\$15,593,005	Mean	100.87
Total Adj. Sales Price	\$15,593,005	Wgt. Mean	91.64
Total Assessed Value	\$14,289,525	Average Assessed Value of the Base	\$343,673
Avg. Adj. Sales Price	\$556,893	Avg. Assessed Value	\$510,340

Confidence Interval - Current

95% Median C.I	90.41 to 101.65
95% Wgt. Mean C.I	55.58 to 127.70
95% Mean C.I	87.53 to 114.21
% of Value of the Class of all Real Property Value in the County	19.95
% of Records Sold in the Study Period	2.95
% of Value Sold in the Study Period	4.38

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	36		98.42
2015	32		95.79
2014	36	98	98.09
2013	42		99.92

**22 Dakota
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 321
 Total Sales Price : 43,051,971
 Total Adj. Sales Price : 43,051,971
 Total Assessed Value : 40,761,155
 Avg. Adj. Sales Price : 134,118
 Avg. Assessed Value : 126,982

MEDIAN : 93
 WGT. MEAN : 95
 MEAN : 96
 COD : 14.72
 PRD : 101.05

COV : 20.02
 STD : 19.15
 Avg. Abs. Dev : 13.73
 MAX Sales Ratio : 203.68
 MIN Sales Ratio : 39.04

95% Median C.I. : 90.49 to 96.33
 95% Wgt. Mean C.I. : 92.87 to 96.48
 95% Mean C.I. : 93.58 to 97.76

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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	Asstd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	40	97.39	99.57	96.69	12.52	102.98	75.71	170.05	90.35 to 104.82	122,484	118,435	
01-JAN-15 To 31-MAR-15	27	98.32	104.56	104.28	12.51	100.27	84.30	203.68	92.96 to 104.82	120,678	125,845	
01-APR-15 To 30-JUN-15	65	100.79	101.75	99.91	12.91	101.84	53.26	196.13	94.67 to 103.90	137,772	137,654	
01-JUL-15 To 30-SEP-15	35	89.04	92.27	95.30	12.87	96.82	51.24	119.78	86.31 to 98.07	148,569	141,585	
01-OCT-15 To 31-DEC-15	33	85.46	87.13	87.69	12.84	99.36	47.88	121.49	81.76 to 94.39	134,948	118,341	
01-JAN-16 To 31-MAR-16	25	94.02	97.30	91.92	16.25	105.85	69.59	141.60	84.81 to 101.50	122,870	112,941	
01-APR-16 To 30-JUN-16	51	88.53	92.40	92.10	18.33	100.33	39.04	135.03	85.06 to 99.45	134,966	124,297	
01-JUL-16 To 30-SEP-16	45	86.82	89.76	89.32	12.30	100.49	56.80	118.52	84.17 to 90.72	140,688	125,667	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	167	97.56	99.70	98.77	13.01	100.94	51.24	203.68	94.76 to 99.78	133,609	131,965	
01-OCT-15 To 30-SEP-16	154	88.40	91.30	90.28	15.32	101.13	39.04	141.60	85.60 to 90.72	134,671	121,578	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	160	95.15	97.14	96.98	13.72	100.16	47.88	203.68	92.96 to 98.07	136,667	132,538	
<u>ALL</u>	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
01	37	92.80	92.30	92.74	10.64	99.53	63.61	114.14	85.14 to 96.94	125,974	116,825	
05	7	94.42	95.56	90.77	18.17	105.28	68.63	126.24	68.63 to 126.24	81,286	73,780	
10	21	94.37	92.22	92.48	13.60	99.72	53.02	119.52	85.27 to 102.68	127,876	118,257	
15	6	84.75	86.73	89.18	12.31	97.25	73.27	106.47	73.27 to 106.47	151,898	135,461	
20	20	93.01	95.67	97.06	28.37	98.57	39.04	203.68	72.99 to 107.09	191,600	185,970	
25	213	94.02	97.14	94.96	14.39	102.30	51.24	196.13	90.49 to 97.68	128,679	122,188	
30	17	92.20	92.04	96.52	10.39	95.36	56.80	113.89	84.72 to 101.06	175,556	169,444	
<u>ALL</u>	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
01	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	
06												
07												
<u>ALL</u>	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	

**22 Dakota
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 321
 Total Sales Price : 43,051,971
 Total Adj. Sales Price : 43,051,971
 Total Assessed Value : 40,761,155
 Avg. Adj. Sales Price : 134,118
 Avg. Assessed Value : 126,982

MEDIAN : 93
 WGT. MEAN : 95
 MEAN : 96
 COD : 14.72
 PRD : 101.05

COV : 20.02
 STD : 19.15
 Avg. Abs. Dev : 13.73
 MAX Sales Ratio : 203.68
 MIN Sales Ratio : 39.04

95% Median C.I. : 90.49 to 96.33
 95% Wgt. Mean C.I. : 92.87 to 96.48
 95% Mean C.I. : 93.58 to 97.76

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	5	105.76	111.88	106.88	30.20	104.68	63.61	196.13	N/A	25,700	27,469	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	
Greater Than 14,999	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	
Greater Than 29,999	316	93.20	95.41	94.64	14.38	100.81	39.04	203.68	90.49 to 95.91	135,834	128,556	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	5	105.76	111.88	106.88	30.20	104.68	63.61	196.13	N/A	25,700	27,469	
30,000 TO 59,999	25	115.12	114.43	114.79	15.65	99.69	84.43	170.05	95.36 to 126.24	47,186	54,167	
60,000 TO 99,999	84	93.26	95.38	95.25	17.65	100.14	39.04	203.68	87.81 to 99.78	80,394	76,574	
100,000 TO 149,999	95	88.67	90.66	90.64	12.02	100.02	53.02	154.26	86.47 to 93.09	126,317	114,494	
150,000 TO 249,999	95	94.67	94.33	94.04	10.81	100.31	68.68	156.92	89.95 to 98.52	189,117	177,847	
250,000 TO 499,999	17	100.79	100.20	100.81	10.56	99.39	79.48	120.24	85.36 to 112.56	295,562	297,943	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	321	93.27	95.67	94.68	14.72	101.05	39.04	203.68	90.49 to 96.33	134,118	126,982	

22 Dakota
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 28
Total Sales Price : 15,593,005
Total Adj. Sales Price : 15,593,005
Total Assessed Value : 14,289,525
Avg. Adj. Sales Price : 556,893
Avg. Assessed Value : 510,340

MEDIAN : 98
WGT. MEAN : 92
MEAN : 101
COD : 22.59
PRD : 110.07

COV : 34.09
STD : 34.39
Avg. Abs. Dev : 22.07
MAX Sales Ratio : 206.09
MIN Sales Ratio : 40.39

95% Median C.I. : 90.41 to 101.65
95% Wgt. Mean C.I. : 55.58 to 127.70
95% Mean C.I. : 87.53 to 114.21

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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>Qtrts</u>												
01-OCT-13 To 31-DEC-13	7	98.37	113.90	133.10	20.04	85.57	87.22	156.71	87.22 to 156.71	548,585	730,178	
01-JAN-14 To 31-MAR-14	3	100.79	100.77	100.05	03.71	100.72	95.15	106.37	N/A	78,333	78,373	
01-APR-14 To 30-JUN-14	5	101.65	108.49	105.24	14.97	103.09	90.41	152.03	N/A	360,600	379,489	
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14	3	67.31	69.38	55.88	29.73	124.16	40.39	100.43	N/A	256,333	143,238	
01-JAN-15 To 31-MAR-15	3	84.08	83.19	71.17	13.53	116.89	65.67	99.82	N/A	536,667	381,952	
01-APR-15 To 30-JUN-15												
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16	2	94.64	94.64	93.30	36.82	101.44	59.79	129.49	N/A	130,000	121,288	
01-APR-16 To 30-JUN-16	3	101.27	132.81	156.79	37.86	84.71	91.06	206.09	N/A	419,667	658,013	
01-JUL-16 To 30-SEP-16	2	68.41	68.41	55.93	25.46	122.31	50.99	85.83	N/A	2,908,455	1,626,765	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	15	100.79	109.47	123.23	15.12	88.83	87.22	156.71	95.15 to 106.59	391,873	482,921	
01-OCT-14 To 30-SEP-15	6	75.70	76.28	66.23	24.43	115.17	40.39	100.43	40.39 to 100.43	396,500	262,595	
01-OCT-15 To 30-SEP-16	7	91.06	103.50	74.57	37.69	138.80	50.99	206.09	50.99 to 206.09	1,047,987	781,449	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	11	100.43	95.72	91.28	16.48	104.86	40.39	152.03	67.31 to 106.42	255,182	232,935	
01-JAN-15 To 31-DEC-15	3	84.08	83.19	71.17	13.53	116.89	65.67	99.82	N/A	536,667	381,952	
<u>ALL</u>	28	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	2	121.19	121.19	94.77	28.03	127.88	87.22	155.16	N/A	112,500	106,613	
20	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	675,000	664,025	
25	25	97.04	99.34	91.28	22.62	108.83	40.39	206.09	90.41 to 101.65	587,720	536,491	
<u>ALL</u>	28	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340	

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	27	97.04	100.84	90.84	23.41	111.01	40.39	206.09	87.22 to 106.37	534,926	485,945	
04	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	1,150,000	1,169,005	
<u>ALL</u>	28	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340	

22 Dakota
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

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 Avg. Assessed Value : 510,340

MEDIAN : 98
 WGT. MEAN : 92
 MEAN : 101
 COD : 22.59
 PRD : 110.07

COV : 34.09
 STD : 34.39
 Avg. Abs. Dev : 22.07
 MAX Sales Ratio : 206.09
 MIN Sales Ratio : 40.39

95% Median C.I. : 90.41 to 101.65
 95% Wgt. Mean C.I. : 55.58 to 127.70
 95% Mean C.I. : 87.53 to 114.21

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	155.16	155.16	155.16	00.00	100.00	155.16	155.16	N/A	25,000	38,790	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	28	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340	
Greater Than 14,999	28	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340	
Greater Than 29,999	27	97.04	98.86	91.54	21.37	108.00	40.39	206.09	87.22 to 101.65	576,593	527,805	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	155.16	155.16	155.16	00.00	100.00	155.16	155.16	N/A	25,000	38,790	
30,000 TO 59,999	2	98.50	98.50	99.07	08.21	99.42	90.41	106.59	N/A	50,548	50,078	
60,000 TO 99,999	3	100.79	91.49	91.26	12.92	100.25	67.31	106.37	N/A	68,333	62,363	
100,000 TO 149,999	6	93.54	102.08	102.44	25.10	99.65	59.79	152.03	59.79 to 152.03	121,000	123,948	
150,000 TO 249,999	4	100.13	97.19	97.15	03.67	100.04	87.22	101.27	N/A	196,500	190,898	
250,000 TO 499,999	4	96.64	97.69	97.82	04.18	99.87	91.06	106.42	N/A	316,500	309,600	
500,000 TO 999,999	4	92.10	107.67	110.90	48.38	97.09	40.39	206.09	N/A	683,000	757,419	
1,000,000 +	4	83.66	93.76	83.96	42.35	111.67	50.99	156.71	N/A	2,437,978	2,047,034	
<u>ALL</u>	28	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340	

22 Dakota
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

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MEDIAN : 98
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 MEAN : 101
 COD : 22.59
 PRD : 110.07

COV : 34.09
 STD : 34.39
 Avg. Abs. Dev : 22.07
 MAX Sales Ratio : 206.09
 MIN Sales Ratio : 40.39

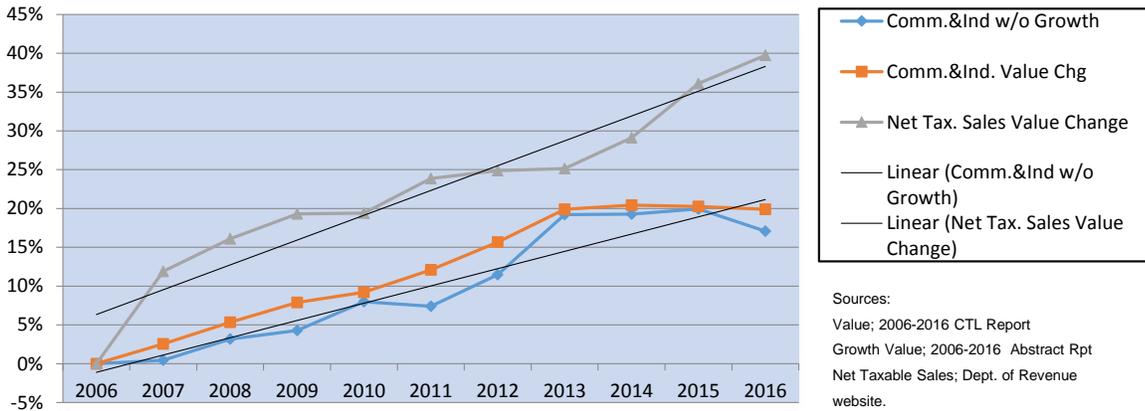
95% Median C.I. : 90.41 to 101.65
 95% Wgt. Mean C.I. : 55.58 to 127.70
 95% Mean C.I. : 87.53 to 114.21

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	675,000	664,025
300	3	100.43	114.79	148.01	23.06	77.56	87.22	156.71	N/A	892,333	1,320,720
319	1	206.09	206.09	206.09	00.00	100.00	206.09	206.09	N/A	700,000	1,442,650
325	1	40.39	40.39	40.39	00.00	100.00	40.39	40.39	N/A	532,000	214,875
326	1	90.41	90.41	90.41	00.00	100.00	90.41	90.41	N/A	47,000	42,495
334	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	1,150,000	1,169,005
344	4	98.75	104.58	76.37	23.93	136.94	65.67	155.16	N/A	467,500	357,008
350	1	95.15	95.15	95.15	00.00	100.00	95.15	95.15	N/A	100,000	95,145
352	3	97.04	96.26	96.89	02.71	99.35	91.93	99.82	N/A	192,000	186,028
353	3	100.79	86.07	55.18	18.34	155.98	50.99	106.42	N/A	1,802,303	994,462
389	1	152.03	152.03	152.03	00.00	100.00	152.03	152.03	N/A	130,000	197,645
406	1	106.37	106.37	106.37	00.00	100.00	106.37	106.37	N/A	70,000	74,460
426	2	106.79	106.79	108.24	21.27	98.66	84.08	129.49	N/A	117,500	127,178
470	2	75.43	75.43	82.17	20.73	91.80	59.79	91.06	N/A	237,500	195,155
472	1	67.31	67.31	67.31	00.00	100.00	67.31	67.31	N/A	70,000	47,115
494	1	85.83	85.83	85.83	00.00	100.00	85.83	85.83	N/A	825,000	708,125
528	1	106.59	106.59	106.59	00.00	100.00	106.59	106.59	N/A	54,095	57,660
<u>ALL</u>	<u>28</u>	97.71	100.87	91.64	22.59	110.07	40.39	206.09	90.41 to 101.65	556,893	510,340

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 260,284,285	\$ 8,108,738	3.12%	\$ 252,175,547	-	\$ 118,977,310	-
2007	\$ 266,894,510	\$ 5,439,625	2.04%	\$ 261,454,885	0.45%	\$ 133,143,890	11.91%
2008	\$ 274,166,870	\$ 5,639,710	2.06%	\$ 268,527,160	0.61%	\$ 138,117,215	3.74%
2009	\$ 280,798,785	\$ 9,358,513	3.33%	\$ 271,440,272	-0.99%	\$ 141,936,853	2.77%
2010	\$ 284,249,075	\$ 3,192,875	1.12%	\$ 281,056,200	0.09%	\$ 142,063,611	0.09%
2011	\$ 291,733,760	\$ 12,175,565	4.17%	\$ 279,558,195	-1.65%	\$ 147,368,764	3.73%
2012	\$ 301,092,850	\$ 10,974,769	3.64%	\$ 290,118,081	-0.55%	\$ 148,585,727	0.83%
2013	\$ 312,057,535	\$ 1,758,447	0.56%	\$ 310,299,088	3.06%	\$ 148,909,165	0.22%
2014	\$ 313,465,455	\$ 3,054,755	0.97%	\$ 310,410,700	-0.53%	\$ 153,605,137	3.15%
2015	\$ 313,009,740	\$ 814,845	0.26%	\$ 312,194,895	-0.41%	\$ 161,911,051	5.41%
2016	\$ 312,064,410	\$ 7,371,555	2.36%	\$ 304,692,855	-2.66%	\$ 166,264,892	2.69%
Ann %chg	1.83%			Average	-0.26%	3.48%	3.45%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.45%	2.54%	11.91%
2008	3.17%	5.33%	16.09%
2009	4.29%	7.88%	19.30%
2010	7.98%	9.21%	19.40%
2011	7.40%	12.08%	23.86%
2012	11.46%	15.68%	24.89%
2013	19.22%	19.89%	25.16%
2014	19.26%	20.43%	29.10%
2015	19.94%	20.26%	36.09%
2016	17.06%	19.89%	39.75%

County Number: 22
 County Name: Dakota

22 Dakota
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 17
Total Sales Price : 12,616,374
Total Adj. Sales Price : 12,616,374
Total Assessed Value : 9,253,290
Avg. Adj. Sales Price : 742,140
Avg. Assessed Value : 544,311

MEDIAN : 73
WGT. MEAN : 73
MEAN : 74
COD : 18.28
PRD : 100.50

COV : 24.05
STD : 17.73
Avg. Abs. Dev : 13.42
MAX Sales Ratio : 108.07
MIN Sales Ratio : 42.95

95% Median C.I. : 61.61 to 84.08
95% Wgt. Mean C.I. : 52.99 to 93.69
95% Mean C.I. : 64.59 to 82.83

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	1	61.61	61.61	61.61	00.00	100.00	61.61	61.61	N/A	1,362,200	839,315
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	4	72.17	73.34	75.12	10.61	97.63	65.28	83.76	N/A	693,942	521,279
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	1	73.42	73.42	73.42	00.00	100.00	73.42	73.42	N/A	535,000	392,790
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	76.65	76.65	80.89	09.69	94.76	69.22	84.08	N/A	700,945	567,015
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	4	66.75	63.75	62.02	19.25	102.79	42.95	78.56	N/A	777,633	482,281
01-JAN-16 To 31-MAR-16	2	88.03	88.03	79.22	22.76	111.12	67.99	108.07	N/A	1,165,493	923,273
01-APR-16 To 30-JUN-16	1	43.77	43.77	43.77	00.00	100.00	43.77	43.77	N/A	100,000	43,770
01-JUL-16 To 30-SEP-16	2	98.26	98.26	98.26	00.00	100.00	98.26	98.26	N/A	500,000	491,300
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	5	66.08	71.00	70.67	10.62	100.47	61.61	83.76	N/A	827,594	584,886
01-OCT-14 To 30-SEP-15	3	73.42	75.57	78.83	06.74	95.86	69.22	84.08	N/A	645,630	508,940
01-OCT-15 To 30-SEP-16	9	74.64	74.59	73.41	25.24	101.61	42.95	108.07	43.77 to 98.26	726,835	533,560
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	73.42	73.36	74.84	08.35	98.02	65.28	83.76	N/A	662,154	495,581
01-JAN-15 To 31-DEC-15	6	71.93	68.05	67.88	15.35	100.25	42.95	84.08	42.95 to 84.08	752,070	510,526
<u>ALL</u>	17	73.42	73.71	73.34	18.28	100.50	42.95	108.07	61.61 to 84.08	742,140	544,311

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	8	81.16	82.60	77.89	17.85	106.05	58.85	108.07	58.85 to 108.07	787,792	613,614
2	9	67.99	65.81	68.81	14.40	95.64	42.95	84.08	43.77 to 78.25	701,560	482,708
<u>ALL</u>	17	73.42	73.71	73.34	18.28	100.50	42.95	108.07	61.61 to 84.08	742,140	544,311

22 Dakota
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 17
 Total Sales Price : 12,616,374
 Total Adj. Sales Price : 12,616,374
 Total Assessed Value : 9,253,290
 Avg. Adj. Sales Price : 742,140
 Avg. Assessed Value : 544,311

MEDIAN : 73
 WGT. MEAN : 73
 MEAN : 74
 COD : 18.28
 PRD : 100.50

COV : 24.05
 STD : 17.73
 Avg. Abs. Dev : 13.42
 MAX Sales Ratio : 108.07
 MIN Sales Ratio : 42.95

95% Median C.I. : 61.61 to 84.08
 95% Wgt. Mean C.I. : 52.99 to 93.69
 95% Mean C.I. : 64.59 to 82.83

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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	1	61.61	61.61	61.61	00.00	100.00	61.61	61.61	N/A	1,362,200	839,315
1	1	61.61	61.61	61.61	00.00	100.00	61.61	61.61	N/A	1,362,200	839,315
_____Dry_____											
County	5	78.56	77.02	79.02	07.42	97.47	65.28	84.08	N/A	756,404	597,718
1	3	78.56	78.58	80.25	04.39	97.92	73.42	83.76	N/A	696,184	558,683
2	2	74.68	74.68	77.51	12.59	96.35	65.28	84.08	N/A	846,735	656,270
_____Grass_____											
County	1	69.22	69.22	69.22	00.00	100.00	69.22	69.22	N/A	300,420	207,950
2	1	69.22	69.22	69.22	00.00	100.00	69.22	69.22	N/A	300,420	207,950
_____ALL_____	17	73.42	73.71	73.34	18.28	100.50	42.95	108.07	61.61 to 84.08	742,140	544,311

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	61.61	61.61	61.61	00.00	100.00	61.61	61.61	N/A	1,362,200	839,315
1	1	61.61	61.61	61.61	00.00	100.00	61.61	61.61	N/A	1,362,200	839,315
_____Dry_____											
County	8	74.03	74.23	74.64	08.15	99.45	65.28	84.08	65.28 to 84.08	871,565	650,560
1	3	78.56	78.58	80.25	04.39	97.92	73.42	83.76	N/A	696,184	558,683
2	5	67.99	71.61	72.25	08.05	99.11	65.28	84.08	N/A	976,794	705,686
_____Grass_____											
County	1	69.22	69.22	69.22	00.00	100.00	69.22	69.22	N/A	300,420	207,950
2	1	69.22	69.22	69.22	00.00	100.00	69.22	69.22	N/A	300,420	207,950
_____ALL_____	17	73.42	73.71	73.34	18.28	100.50	42.95	108.07	61.61 to 84.08	742,140	544,311

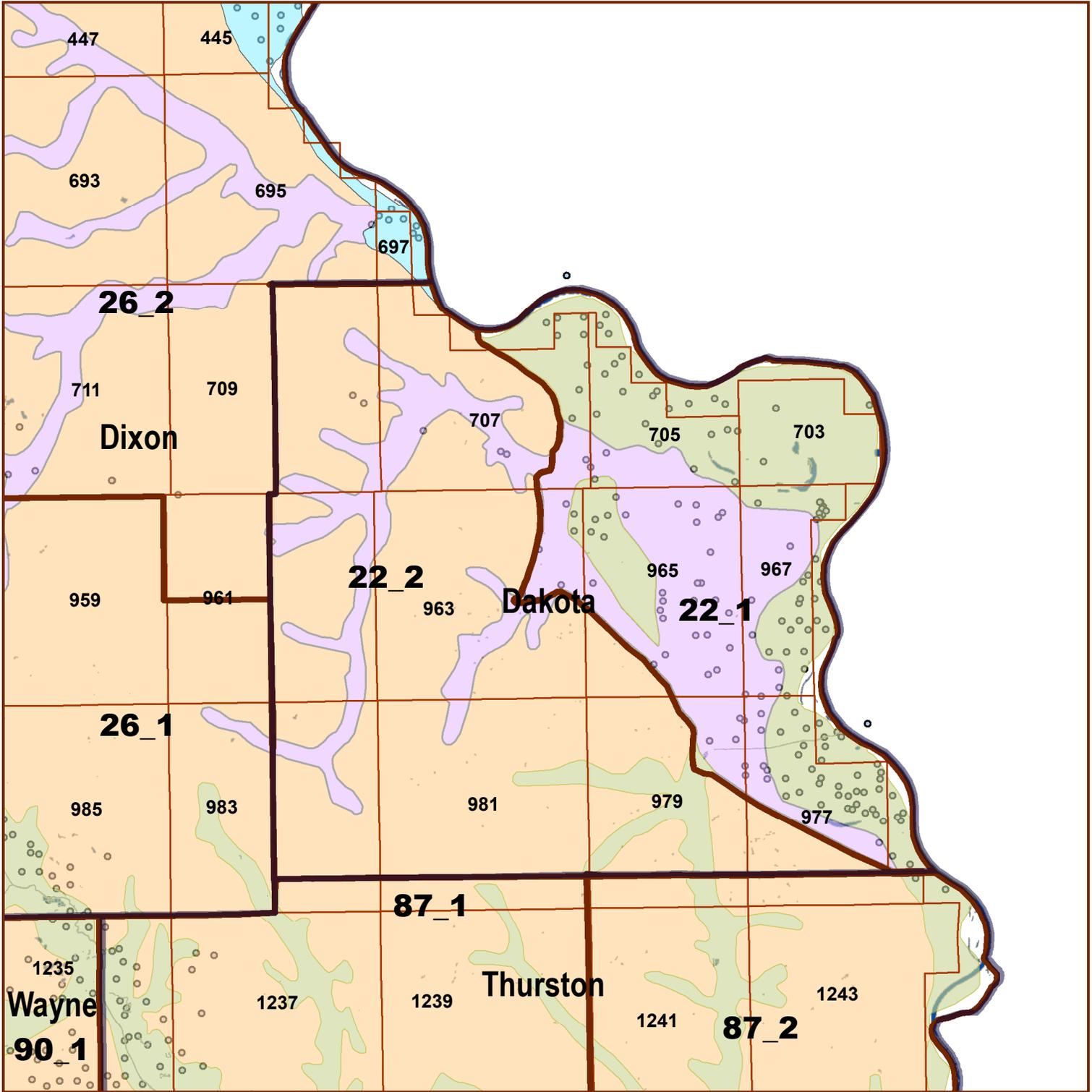
Dakota County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	6457	6275	6145	n/a	6030	n/a	5855	5710	6154
Burt	1	6646	6685	5899	5895	4695	5030	4450	3106	5418
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	5748
Dakota	2	n/a	6155	6070	n/a	5465	5365	4960	4765	5306
Dixon	1	6505	6385	6070	5875	5465	5365	4960	4765	5817
Dixon	2	6155	6155	6070	5875	5465	5365	4960	4765	5593
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5859
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	5748

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	5628	5594	5551	n/a	5431	n/a	4395	4305	5478
Burt	1	6764	6515	5544	5790	4835	4875	4425	3004	5307
Thurston	2	5130	5130	4465	4465	4315	4315	4180	3960	4427
Dakota	2	5580	5569	5492	5520	5205	5105	4912	4816	5103
Dixon	1	5860	5480	5285	5210	4920	4472	4290	3900	4903
Dixon	2	5150	4975	4975	4950	4430	4250	3880	3880	4382
Thurston	1	5815	5810	5365	5365	5350	5335	4715	4045	5339
Thurston	2	5130	5130	4465	4465	4315	4315	4180	3960	4427

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2400	2365	2365	n/a	2250	n/a	2100	1950	2221
Burt	1	2470	2380	1860	1965	1873	1830	1765	1581	1863
Thurston	2	1550	1639	1470	1470	1260	1260	1260	1260	1346
Dakota	2	2400	2365	2325	2290	2250	2175	2100	1950	2113
Dixon	1	2430	2300	2030	n/a	1845	1720	1595	1470	1878
Dixon	2	2430	2300	2030	1845	1845	1720	1595	1470	1719
Thurston	1	1680	1680	1468	1470	1260	1260	1260	1260	1419
Thurston	2	1550	1639	1470	1470	1260	1260	1260	1260	1346

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



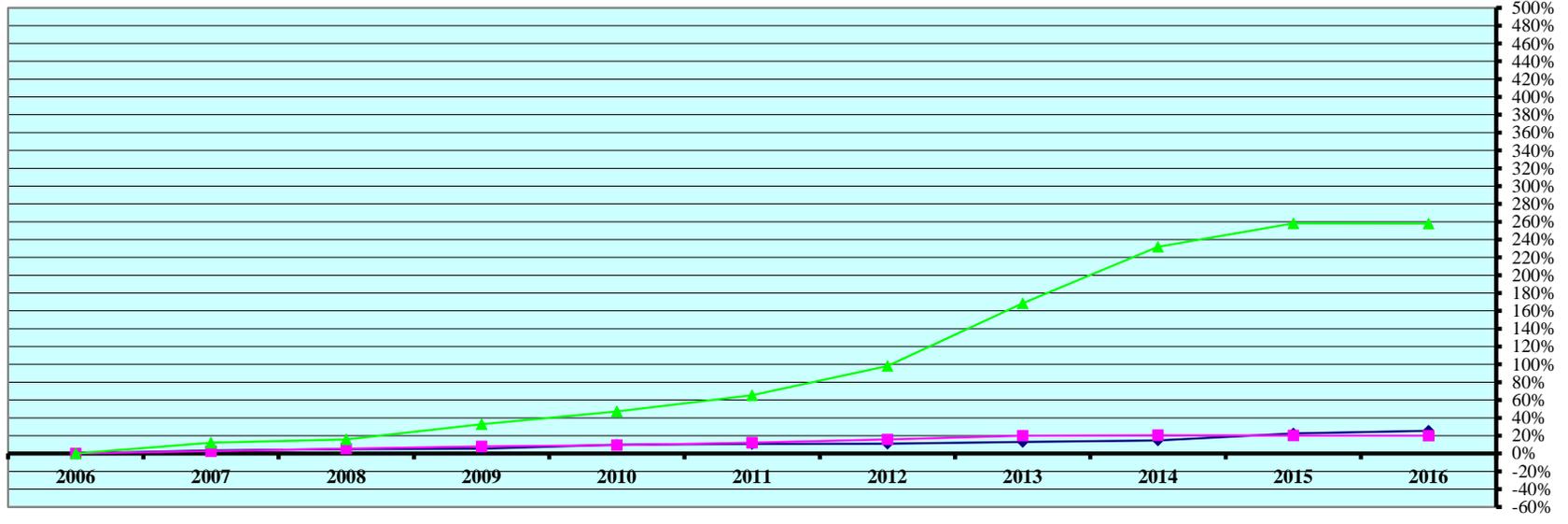
Dakota County Map

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



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	452,612,670	--	--	--	260,284,285	--	--	--	182,603,595	--	--	--
2007	468,253,195	15,640,525	3.46%	3.46%	266,894,510	6,610,225	2.54%	2.54%	204,567,040	21,963,445	12.03%	12.03%
2008	473,873,150	5,619,955	1.20%	4.70%	274,166,870	7,272,360	2.72%	5.33%	211,350,530	6,783,490	3.32%	15.74%
2009	476,522,750	2,649,600	0.56%	5.28%	280,798,785	6,631,915	2.42%	7.88%	242,766,720	31,416,190	14.86%	32.95%
2010	496,820,940	20,298,190	4.26%	9.77%	284,249,075	3,450,290	1.23%	9.21%	268,800,550	26,033,830	10.72%	47.20%
2011	501,185,330	4,364,390	0.88%	10.73%	291,733,760	7,484,685	2.63%	12.08%	301,933,494	33,132,944	12.33%	65.35%
2012	502,500,760	1,315,430	0.26%	11.02%	301,092,850	9,359,090	3.21%	15.68%	362,103,333	60,169,839	19.93%	98.30%
2013	510,940,590	8,439,830	1.68%	12.89%	312,057,535	10,964,685	3.64%	19.89%	490,197,585	128,094,252	35.38%	168.45%
2014	518,318,960	7,378,370	1.44%	14.52%	313,465,455	1,407,920	0.45%	20.43%	606,108,170	115,910,585	23.65%	231.93%
2015	553,789,005	35,470,045	6.84%	22.35%	313,009,740	-455,715	-0.15%	20.26%	654,066,310	47,958,140	7.91%	258.19%
2016	567,882,380	14,093,375	2.54%	25.47%	312,064,410	-945,330	-0.30%	19.89%	653,445,810	-620,500	-0.09%	257.85%

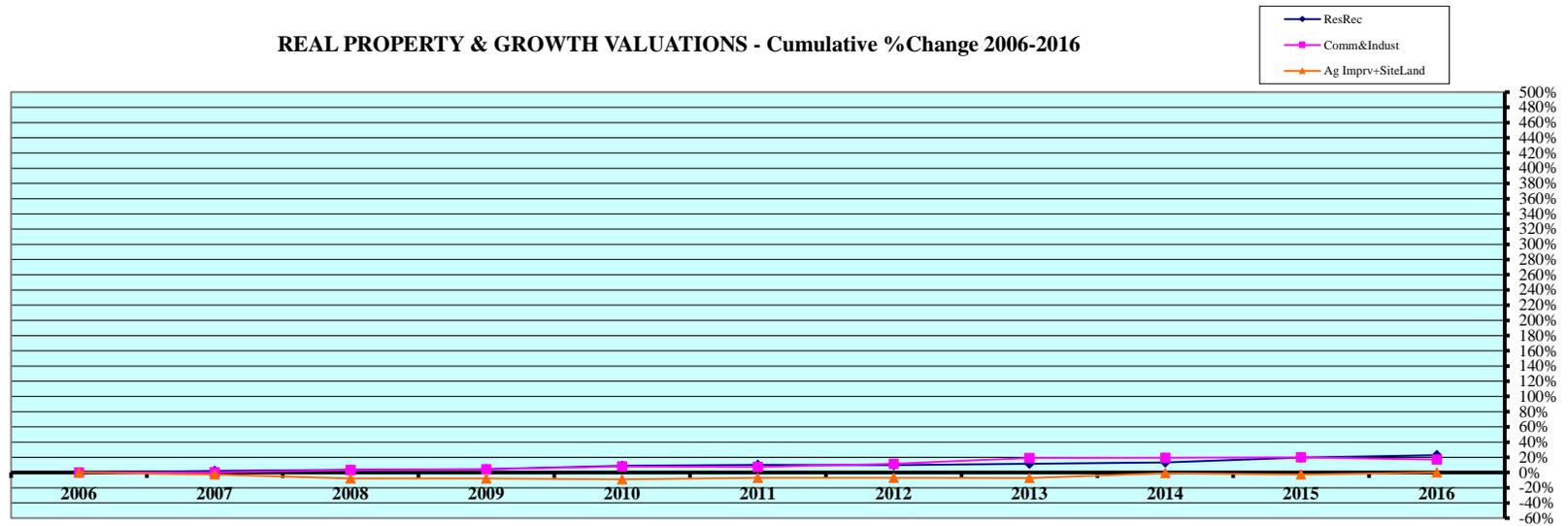
Rate Annual %chg: Residential & Recreational **2.29%** Commercial & Industrial **1.83%** Agricultural Land **13.60%**

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

CHART 1 EXHIBIT 22B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	452,612,670	6,690,265	1.48%	445,922,405	--	--	260,284,285	8,108,738	3.12%	252,175,547	--	--	
2007	468,253,195	5,382,985	1.15%	462,870,210	2.27%	2.27%	266,894,510	5,439,625	2.04%	261,454,885	0.45%	0.45%	
2008	473,873,150	5,585,855	1.18%	468,287,295	0.01%	3.46%	274,166,870	5,639,710	2.06%	268,527,160	0.61%	3.17%	
2009	476,522,750	4,222,975	0.89%	472,299,775	-0.33%	4.35%	280,798,785	9,358,513	3.33%	271,440,272	-0.99%	4.29%	
2010	496,820,940	3,888,371	0.78%	492,932,569	3.44%	8.91%	284,249,075	3,192,875	1.12%	281,056,200	0.09%	7.98%	
2011	501,185,330	3,848,580	0.77%	497,336,750	0.10%	9.88%	291,733,760	12,175,565	4.17%	279,558,195	-1.65%	7.40%	
2012	502,500,760	6,318,041	1.26%	496,182,719	-1.00%	9.63%	301,092,850	10,974,769	3.64%	290,118,081	-0.55%	11.46%	
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	11.56%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	19.22%	
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	13.12%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	19.26%	
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	19.79%	313,009,740	814,845	0.26%	312,194,895	-0.41%	19.94%	
2016	567,882,380	12,201,020	2.15%	555,681,360	0.34%	22.77%	312,064,410	7,371,555	2.36%	304,692,855	-2.66%	17.06%	
Rate Ann%chg	2.29%					1.01%	1.83%					C & I w/o growth	-0.26%

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		
2006	30,094,490	8,035,610	38,130,100	566,735	1.49%	37,563,365	--
2007	29,623,970	8,032,530	37,656,500	475,230	1.26%	37,181,270	-2.49%
2008	27,893,385	8,358,990	36,252,375	1,073,888	2.96%	35,178,487	-7.74%
2009	27,757,825	8,525,865	36,283,690	1,167,360	3.22%	35,116,330	-7.90%
2010	26,969,890	8,473,335	35,443,225	729,701	2.06%	34,713,524	-8.96%
2011	25,705,735	10,675,865	36,381,600	844,585	2.32%	35,537,015	-6.80%
2012	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	35,439,518	-7.06%
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-7.33%
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.82%
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.64%
2016	27,548,110	11,173,700	38,721,810	555,845	1.44%	38,165,965	0.09%
Rate Ann%chg	-0.88%	3.35%	0.15%	Ag Imprv+Site w/o growth		-2.84%	

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

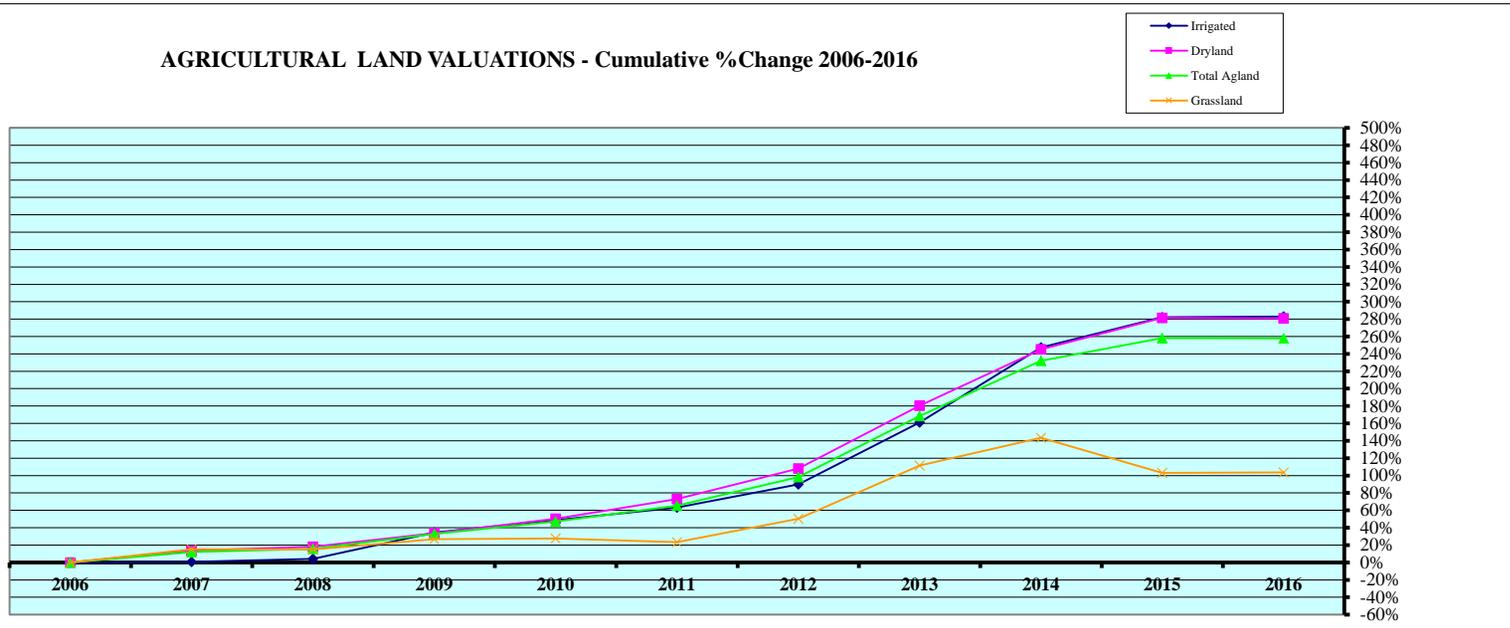
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 22
County DAKOTA

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	26,972,385	--	--	--	131,775,515	--	--	--	23,107,775	--	--	--
2007	27,145,975	173,590	0.64%	0.64%	149,828,695	18,053,180	13.70%	13.70%	26,639,820	3,532,045	15.29%	15.29%
2008	28,102,045	956,070	3.52%	4.19%	155,717,615	5,888,920	3.93%	18.17%	26,577,780	-62,040	-0.23%	15.02%
2009	36,251,290	8,149,245	29.00%	34.40%	176,129,805	20,412,190	13.11%	33.66%	29,330,545	2,752,765	10.36%	26.93%
2010	40,101,055	3,849,765	10.62%	48.67%	197,933,220	21,803,415	12.38%	50.20%	29,511,310	180,765	0.62%	27.71%
2011	44,060,140	3,959,085	9.87%	63.35%	228,102,640	30,169,420	15.24%	73.10%	28,506,499	-1,004,811	-3.40%	23.36%
2012	51,237,299	7,177,159	16.29%	89.96%	274,295,692	46,193,052	20.25%	108.15%	34,705,386	6,198,887	21.75%	50.19%
2013	70,416,250	19,178,951	37.43%	161.07%	369,407,610	95,111,918	34.67%	180.33%	48,890,870	14,185,484	40.87%	111.58%
2014	93,662,510	23,246,260	33.01%	247.25%	454,763,675	85,356,065	23.11%	245.10%	56,268,770	7,377,900	15.09%	143.51%
2015	103,092,690	9,430,180	10.07%	282.22%	502,647,085	47,883,410	10.53%	281.44%	46,895,545	-9,373,225	-16.66%	102.94%
2016	103,276,295	183,605	0.18%	282.90%	501,723,420	-923,665	-0.18%	280.74%	47,034,510	138,965	0.30%	103.54%

Rate Ann.%chg: Irrigated **14.37%** Dryland **14.30%** Grassland **7.37%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	747,920	--	--	--	0	--	--	--	182,603,595	--	--	--
2007	952,550	204,630	27.36%	27.36%	0	0			204,567,040	21,963,445	12.03%	12.03%
2008	953,090	540	0.06%	27.43%	0	0			211,350,530	6,783,490	3.32%	15.74%
2009	1,055,080	101,990	10.70%	41.07%	0	0			242,766,720	31,416,190	14.86%	32.95%
2010	1,254,965	199,885	18.95%	67.79%	0	0			268,800,550	26,033,830	10.72%	47.20%
2011	1,264,215	9,250	0.74%	69.03%	0	0			301,933,494	33,132,944	12.33%	65.35%
2012	2,066,502	802,287	63.46%	176.30%	(201,546)	-201,546			362,103,333	60,169,839	19.93%	98.30%
2013	1,941,200	-125,302	-6.06%	159.55%	(458,345)	-256,799			490,197,585	128,094,252	35.38%	168.45%
2014	1,412,635	-528,565	-27.23%	88.88%	580	458,925			606,108,170	115,910,585	23.65%	231.93%
2015	1,430,395	17,760	1.26%	91.25%	595	15	2.59%		654,066,310	47,958,140	7.91%	258.19%
2016	1,410,990	-19,405	-1.36%	88.66%	595	0	0.00%		653,445,810	-620,500	-0.09%	257.85%

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

Rate Ann.%chg: Total Agric Land **13.60%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	27,055,530	14,276	1,895			132,205,805	101,673	1,300			22,936,850	28,590	802		
2007	27,145,975	14,234	1,907	0.63%	0.63%	151,105,395	101,192	1,493	14.84%	14.84%	25,730,340	28,836	892	11.22%	11.22%
2008	28,113,045	14,742	1,907	0.00%	0.63%	155,832,825	99,792	1,562	4.58%	20.09%	26,541,275	29,540	898	0.69%	11.99%
2009	36,423,830	15,017	2,425	27.19%	27.98%	176,322,525	99,903	1,765	13.02%	35.73%	29,161,915	29,276	996	10.87%	24.16%
2010	40,101,055	16,620	2,413	-0.52%	27.32%	199,072,985	97,844	2,035	15.28%	56.47%	29,123,895	29,069	1,002	0.58%	24.88%
2011	44,528,985	16,391	2,717	12.59%	43.35%	228,257,800	97,373	2,344	15.21%	80.28%	28,555,470	29,327	974	-2.81%	21.37%
2012	51,175,765	14,613	3,502	28.91%	84.80%	274,361,500	96,368	2,847	21.45%	118.95%	34,790,785	28,988	1,200	23.26%	49.60%
2013	70,402,325	14,614	4,817	37.56%	154.20%	369,040,745	96,151	3,838	34.81%	195.17%	48,831,685	28,744	1,699	41.55%	111.75%
2014	92,980,020	16,749	5,551	15.23%	192.93%	456,164,085	96,627	4,721	23.00%	263.06%	55,642,745	28,717	1,938	14.06%	141.52%
2015	103,198,255	16,827	6,133	10.47%	223.61%	503,253,555	96,312	5,225	10.68%	301.85%	46,615,355	28,870	1,615	-16.67%	101.26%
2016	103,045,205	16,802	6,133	0.00%	223.61%	502,552,035	96,246	5,222	-0.07%	301.56%	46,834,665	29,198	1,604	-0.66%	99.94%

Rate Annual %chg Average Value/Acre: 12.46%

14.91%

7.17%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	747,575	5,753	130			0	0				182,945,760	150,292	1,217		
2007	972,490	5,802	168	28.97%	28.97%	0	0				204,954,200	150,065	1,366	12.20%	12.20%
2008	953,225	5,766	165	-1.35%	27.22%	0	0				211,440,370	149,840	1,411	3.32%	15.92%
2009	1,049,630	6,048	174	4.97%	33.54%	0	0				242,957,900	150,245	1,617	14.60%	32.85%
2010	1,250,395	6,670	187	8.02%	44.26%	0	0				269,548,330	150,203	1,795	10.98%	47.43%
2011	1,253,165	6,695	187	-0.15%	44.04%	0	0				302,595,420	149,786	2,020	12.57%	65.96%
2012	2,069,225	9,284	223	19.07%	71.52%	0	0				362,397,275	149,253	2,428	20.19%	99.47%
2013	1,956,800	9,291	211	-5.51%	62.06%	168,940	266	635			490,400,495	149,066	3,290	35.49%	170.26%
2014	1,411,170	6,697	211	0.05%	62.15%	244,130	348	702	10.58%		606,442,150	149,138	4,066	23.60%	234.05%
2015	1,427,045	6,606	216	2.52%	66.23%	244,145	348	702	0.01%		654,738,355	148,963	4,395	8.09%	261.08%
2016	1,423,035	6,592	216	-0.07%	66.11%	595	3	215	-69.39%		653,855,535	148,842	4,393	-0.05%	260.89%

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DAKOTA

Rate Annual %chg Average Value/Acre: 13.69%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,006	DAKOTA	80,195,332	27,251,113	24,781,379	567,882,380	198,370,070	113,694,340	0	653,445,810	27,548,110	11,173,700	0	1,704,342,234
cnty sectorvalue % of total value:		4.71%	1.60%	1.45%	33.32%	11.64%	6.67%		38.34%	1.62%	0.66%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,919	DAKOTA CITY	1,167,718	582,951	808,108	56,480,765	6,645,350	12,942,125	0	0	0	0	0	78,627,017
9.14%	%sector of county sector	1.46%	2.14%	3.26%	9.95%	3.35%	11.38%						4.61%
	%sector of municipality	1.49%	0.74%	1.03%	71.83%	8.45%	16.46%						100.00%
840	EMERSON	93,795	63,250	6,001	8,820,640	898,870	0	0	0	0	0	0	9,882,556
4.00%	%sector of county sector	0.12%	0.23%	0.02%	1.55%	0.45%							0.58%
	%sector of municipality	0.95%	0.64%	0.06%	89.25%	9.10%							100.00%
549	HOMER	240,759	253,840	479,879	17,623,875	1,807,035	0	0	0	0	0	0	20,405,388
2.61%	%sector of county sector	0.30%	0.93%	1.94%	3.10%	0.91%							1.20%
	%sector of municipality	1.18%	1.24%	2.35%	86.37%	8.86%							100.00%
236	HUBBARD	214,935	0	0	5,956,670	778,725	0	0	0	0	0	0	6,950,330
1.12%	%sector of county sector	0.27%			1.05%	0.39%							0.41%
	%sector of municipality	3.09%			85.70%	11.20%							100.00%
223	JACKSON	5,008,454	56,699	11,384	10,540,070	2,267,410	181,330	0	0	0	0	0	18,065,347
1.06%	%sector of county sector	6.25%	0.21%	0.05%	1.86%	1.14%	0.16%						1.06%
	%sector of municipality	27.72%	0.31%	0.06%	58.34%	12.55%	1.00%						100.00%
13,353	SOUTH SIOUX CITY	44,495,462	12,365,541	5,986,124	305,469,210	165,753,915	54,032,680	0	385,960	0	20	0	588,488,912
63.57%	%sector of county sector	55.48%	45.38%	24.16%	53.79%	83.56%	47.52%		0.06%		0.00%		34.53%
	%sector of municipality	7.56%	2.10%	1.02%	51.91%	28.17%	9.18%		0.07%		0.00%		100.00%
17,120	Total Municipalities	51,221,123	13,322,281	7,291,496	404,891,230	178,151,305	67,156,135	0	385,960	0	20	0	722,419,550
81.50%	%all municip.sect of cnty	63.87%	48.89%	29.42%	71.30%	89.81%	59.07%		0.06%		0.00%		42.39%

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

Cnty#	County
22	DAKOTA

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,768	Value : 1,636,332,630	Growth 11,027,360	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	441	7,137,845	165	3,127,820	117	2,523,860	723	12,789,525	
02. Res Improve Land	4,167	58,907,400	601	12,039,345	506	13,586,255	5,274	84,533,000	
03. Res Improvements	4,460	375,862,260	845	79,174,385	523	65,066,310	5,828	520,102,955	
04. Res Total	4,901	441,907,505	1,010	94,341,550	640	81,176,425	6,551	617,425,480	10,482,070
% of Res Total	74.81	71.57	15.42	15.28	9.77	13.15	67.07	37.73	95.06
05. Com UnImp Land	169	6,163,655	47	1,038,025	17	826,770	233	8,028,450	
06. Com Improve Land	581	32,684,120	56	3,082,040	28	1,491,785	665	37,257,945	
07. Com Improvements	587	159,876,130	58	11,169,940	30	4,141,775	675	175,187,845	
08. Com Total	756	198,723,905	105	15,290,005	47	6,460,330	908	220,474,240	266,715
% of Com Total	83.26	90.13	11.56	6.94	5.18	2.93	9.30	13.47	2.42
09. Ind UnImp Land	11	1,939,035	6	509,110	0	0	17	2,448,145	
10. Ind Improve Land	16	4,339,280	9	3,310,460	0	0	25	7,649,740	
11. Ind Improvements	16	46,502,490	9	49,414,705	0	0	25	95,917,195	
12. Ind Total	27	52,780,805	15	53,234,275	0	0	42	106,015,080	0
% of Ind Total	64.29	49.79	35.71	50.21	0.00	0.00	0.43	6.48	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	4,901	441,907,505	1,010	94,341,550	640	81,176,425	6,551	617,425,480	10,482,070
% of Res & Rec Total	74.81	71.57	15.42	15.28	9.77	13.15	67.07	37.73	95.06
Com & Ind Total	783	251,504,710	120	68,524,280	47	6,460,330	950	326,489,320	266,715
% of Com & Ind Total	82.42	77.03	12.63	20.99	4.95	1.98	9.73	19.95	2.42
17. Taxable Total	5,684	693,412,215	1,130	162,865,830	687	87,636,755	7,501	943,914,800	10,748,785
% of Taxable Total	75.78	73.46	15.06	17.25	9.16	9.28	76.79	57.68	97.47

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	93	5,362,745	3,363,610	0	0	0
19. Commercial	90	13,315,430	22,928,310	0	0	0
20. Industrial	6	19,062,365	31,246,230	3	157,370	5,285,530
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	93	5,362,745	3,363,610
19. Commercial	0	0	0	90	13,315,430	22,928,310
20. Industrial	0	0	0	9	19,219,735	36,531,760
21. Other	0	0	0	0	0	0
22. Total Sch II				192	37,897,910	62,823,680

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	335	91	113	539

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	697,620	238	52,987,315	1,608	465,885,950	1,848	519,570,885
28. Ag-Improved Land	1	80,770	65	12,064,705	338	127,244,795	404	139,390,270
29. Ag Improvements	1	20	68	5,407,980	350	28,048,675	419	33,456,675
30. Ag Total							2,267	692,417,830

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	0.25	2,795	
32. HomeSite Improv Land	0	0.00	0	46	48.00	536,940	
33. HomeSite Improvements	0	0.00	0	46	46.00	4,098,870	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	3.00	6,270	
36. FarmSite Improv Land	0	0.00	0	54	138.01	296,055	
37. FarmSite Improvements	1	0.00	20	53	0.00	1,309,110	
38. FarmSite Total							
39. Road & Ditches	0	1.00	0	0	189.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	67,020	7	6.25	69,815	
32. HomeSite Improv Land	237	243.56	2,683,660	283	291.56	3,220,600	
33. HomeSite Improvements	238	234.56	20,447,285	284	280.56	24,546,155	278,575
34. HomeSite Total				291	297.81	27,836,570	
35. FarmSite UnImp Land	50	105.72	213,670	53	108.72	219,940	
36. FarmSite Improv Land	308	953.31	1,656,870	362	1,091.32	1,952,925	
37. FarmSite Improvements	301	0.00	7,601,390	355	0.00	8,910,520	0
38. FarmSite Total				408	1,200.04	11,083,385	
39. Road & Ditches	0	2,100.59	0	0	2,290.69	0	
40. Other- Non Ag Use	0	365.13	268,510	0	365.13	268,510	
41. Total Section VI				699	4,153.67	39,188,465	278,575

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	40.00	13,600	1	40.00	13,600

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	46	1,732.82	8,134,425
44. Recapture Value N/A	0	0.00	0	46	1,732.82	11,297,620
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	248.90	1,195,570	47	1,981.72	9,329,995
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	3,798.60	22.97%	24,529,210	24.10%	6,457.43
46. 1A	176.57	1.07%	1,107,985	1.09%	6,275.05
47. 2A1	4,959.20	29.99%	30,472,690	29.94%	6,144.68
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	6,569.51	39.73%	39,614,135	38.93%	6,030.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	1,010.72	6.11%	5,917,775	5.82%	5,855.01
52. 4A	21.70	0.13%	123,910	0.12%	5,710.14
53. Total	16,536.30	100.00%	101,765,705	100.00%	6,154.08
Dry					
54. 1D1	10,374.52	34.04%	58,389,130	34.97%	5,628.13
55. 1D	521.51	1.71%	2,917,545	1.75%	5,594.42
56. 2D1	7,546.37	24.76%	41,888,415	25.08%	5,550.80
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	10,505.62	34.47%	57,060,860	34.17%	5,431.46
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,467.57	4.81%	6,450,035	3.86%	4,395.04
61. 4D	65.73	0.22%	282,975	0.17%	4,305.11
62. Total	30,481.32	100.00%	166,988,960	100.00%	5,478.40
Grass					
63. 1G1	168.08	6.65%	348,075	8.57%	2,070.89
64. 1G	35.38	1.40%	62,575	1.54%	1,768.65
65. 2G1	435.24	17.22%	895,945	22.05%	2,058.51
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	488.32	19.32%	880,485	21.67%	1,803.09
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,094.05	43.29%	1,644,405	40.47%	1,503.04
70. 4G	306.21	12.12%	231,915	5.71%	757.37
71. Total	2,527.28	100.00%	4,063,400	100.00%	1,607.82
Irrigated Total					
Irrigated Total	16,536.30	32.58%	101,765,705	37.27%	6,154.08
Dry Total					
Dry Total	30,481.32	60.06%	166,988,960	61.15%	5,478.40
Grass Total					
Grass Total	2,527.28	4.98%	4,063,400	1.49%	1,607.82
72. Waste	1,204.95	2.37%	257,215	0.09%	213.47
73. Other	2.77	0.01%	595	0.00%	214.80
74. Exempt	343.18	0.68%	0	0.00%	0.00
75. Market Area Total	50,752.62	100.00%	273,075,875	100.00%	5,380.53

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	77.59	20.20%	477,565	23.43%	6,154.98
47. 2A1	15.33	3.99%	93,050	4.57%	6,069.80
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	35.99	9.37%	196,690	9.65%	5,465.13
50. 3A	14.05	3.66%	75,375	3.70%	5,364.77
51. 4A1	236.76	61.63%	1,174,325	57.62%	4,959.98
52. 4A	4.43	1.15%	21,110	1.04%	4,765.24
53. Total	384.15	100.00%	2,038,115	100.00%	5,305.52
Dry					
54. 1D1	1,275.32	1.95%	7,116,275	2.13%	5,579.99
55. 1D	10,278.11	15.70%	57,241,635	17.13%	5,569.28
56. 2D1	3,740.67	5.71%	20,544,240	6.15%	5,492.13
57. 2D	436.21	0.67%	2,407,890	0.72%	5,520.02
58. 3D1	8,766.01	13.39%	45,627,250	13.65%	5,205.02
59. 3D	2,548.42	3.89%	13,009,680	3.89%	5,105.00
60. 4D1	32,381.98	49.45%	159,070,675	47.60%	4,912.32
61. 4D	6,058.63	9.25%	29,176,145	8.73%	4,815.63
62. Total	65,485.35	100.00%	334,193,790	100.00%	5,103.34
Grass					
63. 1G1	52.64	0.20%	86,770	0.20%	1,648.37
64. 1G	2,693.44	10.18%	5,446,290	12.73%	2,022.06
65. 2G1	909.65	3.44%	1,579,195	3.69%	1,736.05
66. 2G	255.63	0.97%	578,385	1.35%	2,262.59
67. 3G1	1,656.99	6.26%	3,290,910	7.69%	1,986.08
68. 3G	193.83	0.73%	357,225	0.84%	1,842.98
69. 4G1	10,101.75	38.17%	18,192,415	42.53%	1,800.92
70. 4G	10,600.58	40.06%	13,244,820	30.96%	1,249.44
71. Total	26,464.51	100.00%	42,776,010	100.00%	1,616.35
Irrigated Total					
	384.15	0.39%	2,038,115	0.54%	5,305.52
Dry Total					
	65,485.35	67.05%	334,193,790	87.91%	5,103.34
Grass Total					
	26,464.51	27.10%	42,776,010	11.25%	1,616.35
72. Waste	5,327.92	5.46%	1,145,575	0.30%	215.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	841.61	0.86%	0	0.00%	0.00
75. Market Area Total	97,661.93	100.00%	380,153,490	100.00%	3,892.55

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,487.76	9,211,935	15,432.69	94,591,885	16,920.45	103,803,820
77. Dry Land	154.34	766,290	9,339.80	50,116,775	86,472.53	450,299,685	95,966.67	501,182,750
78. Grass	17.84	12,100	3,113.65	4,766,140	25,860.30	42,061,170	28,991.79	46,839,410
79. Waste	0.00	0	539.12	115,110	5,993.75	1,287,680	6,532.87	1,402,790
80. Other	0.00	0	0.00	0	2.77	595	2.77	595
81. Exempt	0.00	0	742.72	0	442.07	0	1,184.79	0
82. Total	172.18	778,390	14,480.33	64,209,960	133,762.04	588,241,015	148,414.55	653,229,365

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,920.45	11.40%	103,803,820	15.89%	6,134.81
Dry Land	95,966.67	64.66%	501,182,750	76.72%	5,222.47
Grass	28,991.79	19.53%	46,839,410	7.17%	1,615.61
Waste	6,532.87	4.40%	1,402,790	0.21%	214.73
Other	2.77	0.00%	595	0.00%	214.80
Exempt	1,184.79	0.80%	0	0.00%	0.00
Total	148,414.55	100.00%	653,229,365	100.00%	4,401.38

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 Dakota City	93	1,099,460	570	5,164,240	605	51,550,250	698	57,813,950	1,279,185
83.2 Emrsn Hubb	34	199,370	173	1,116,530	190	13,225,950	224	14,541,850	7,205
83.3 Homer	28	138,685	202	1,025,520	205	16,701,365	233	17,865,570	655
83.4 Jackson	50	678,565	88	1,410,445	91	8,950,255	141	11,039,265	510,775
83.5 Rural	205	4,234,810	730	19,112,085	752	91,492,825	957	114,839,720	2,265,740
83.6 Rural Subdivisions	76	1,403,750	375	6,341,630	605	52,163,360	681	59,908,740	2,122,440
83.7 South Sioux City	237	5,034,885	3,136	50,362,550	3,380	286,018,950	3,617	341,416,385	4,296,070
84 Residential Total	723	12,789,525	5,274	84,533,000	5,828	520,102,955	6,551	617,425,480	10,482,070

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Dakota City	36	1,006,045	67	1,991,885	69	9,545,590	105	12,543,520	0
85.2	Emrsn Hubb	4	10,755	24	163,350	24	1,478,290	28	1,652,395	0
85.3	Homer	3	69,200	22	168,290	22	1,616,795	25	1,854,285	0
85.4	Jackson	13	80,360	18	371,380	19	2,261,910	32	2,713,650	0
85.5	Rural	37	1,644,985	63	5,744,340	65	47,102,350	102	54,491,675	0
85.6	Rural Subdivisions	6	111,210	11	530,895	11	3,927,650	17	4,569,755	0
85.7	South Sioux City	151	7,554,040	485	35,937,545	490	205,172,455	641	248,664,040	266,715
86	Commercial Total	250	10,476,595	690	44,907,685	700	271,105,040	950	326,489,320	266,715

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	136.29	8.74%	327,095	9.44%	2,399.99
88. 1G	23.48	1.51%	55,530	1.60%	2,364.99
89. 2G1	355.78	22.81%	841,430	24.29%	2,365.03
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	349.61	22.42%	786,635	22.71%	2,250.04
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	657.83	42.18%	1,381,445	39.88%	2,100.00
94. 4G	36.72	2.35%	71,605	2.07%	1,950.03
95. Total	1,559.71	100.00%	3,463,740	100.00%	2,220.76
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	31.79	3.29%	20,980	3.50%	659.96
106. 1T	11.90	1.23%	7,045	1.17%	592.02
107. 2T1	79.46	8.21%	54,515	9.09%	686.07
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	138.71	14.34%	93,850	15.65%	676.59
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	436.22	45.08%	262,960	43.85%	602.82
112. 4T	269.49	27.85%	160,310	26.73%	594.86
113. Total	967.57	100.00%	599,660	100.00%	619.76
<hr/>					
Grass Total	1,559.71	61.71%	3,463,740	85.24%	2,220.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	967.57	38.29%	599,660	14.76%	619.76
<hr/>					
114. Market Area Total	2,527.28	100.00%	4,063,400	100.00%	1,607.82

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	29.43	0.17%	70,630	0.19%	2,399.93
88. 1G	2,171.02	12.26%	5,134,525	13.72%	2,365.03
89. 2G1	590.58	3.33%	1,373,150	3.67%	2,325.09
90. 2G	251.03	1.42%	574,855	1.54%	2,289.99
91. 3G1	1,390.81	7.85%	3,129,410	8.36%	2,250.06
92. 3G	153.33	0.87%	333,520	0.89%	2,175.18
93. 4G1	8,070.89	45.57%	16,948,880	45.30%	2,100.00
94. 4G	5,052.43	28.53%	9,852,315	26.33%	1,950.02
95. Total	17,709.52	100.00%	37,417,285	100.00%	2,112.83
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	23.21	0.27%	16,140	0.30%	695.39
106. 1T	522.42	5.97%	311,765	5.82%	596.77
107. 2T1	319.07	3.64%	206,045	3.85%	645.77
108. 2T	4.60	0.05%	3,530	0.07%	767.39
109. 3T1	266.18	3.04%	161,500	3.01%	606.73
110. 3T	40.50	0.46%	23,705	0.44%	585.31
111. 4T1	2,030.86	23.20%	1,243,535	23.21%	612.32
112. 4T	5,548.15	63.37%	3,392,505	63.31%	611.47
113. Total	8,754.99	100.00%	5,358,725	100.00%	612.08
<hr/>					
Grass Total	17,709.52	66.92%	37,417,285	87.47%	2,112.83
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	8,754.99	33.08%	5,358,725	12.53%	612.08
<hr/>					
114. Market Area Total	26,464.51	100.00%	42,776,010	100.00%	1,616.35

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

22 Dakota

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	567,882,380	617,425,480	49,543,100	8.72%	10,482,070	6.88%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,548,110	27,836,570	288,460	1.05%	278,575	0.04%
04. Total Residential (sum lines 1-3)	595,430,490	645,262,050	49,831,560	8.37%	10,760,645	6.56%
05. Commercial	198,370,070	220,474,240	22,104,170	11.14%	266,715	11.01%
06. Industrial	113,694,340	106,015,080	-7,679,260	-6.75%	0	-6.75%
07. Total Commercial (sum lines 5-6)	312,064,410	326,489,320	14,424,910	4.62%	266,715	4.54%
08. Ag-Farmsite Land, Outbuildings	11,173,700	11,083,385	-90,315	-0.81%	0	-0.81%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	268,510	268,510			
11. Total Non-Agland (sum lines 8-10)	11,173,700	11,351,895	178,195	1.59%	0	1.59%
12. Irrigated	103,276,295	103,803,820	527,525	0.51%		
13. Dryland	501,723,420	501,182,750	-540,670	-0.11%		
14. Grassland	47,034,510	46,839,410	-195,100	-0.41%		
15. Wasteland	1,410,990	1,402,790	-8,200	-0.58%		
16. Other Agland	595	595	0	0.00%		
17. Total Agricultural Land	653,445,810	653,229,365	-216,445	-0.03%		
18. Total Value of all Real Property (Locally Assessed)	1,572,114,410	1,636,332,630	64,218,220	4.08%	11,027,360	3.38%

2017 Assessment Survey for Dakota County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1 - Christy Abts
2.	Appraiser(s) on staff:
	None - Contract Appraisal Services as Needed
3.	Other full-time employees:
	None
4.	Other part-time employees:
	1 - Rita Diechert (Clerk)
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$451,121.12
7.	Adopted budget, or granted budget if different from above:
	Same as requested
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$120,000.00 for Commercial Reappraisal Project \$40,000 for Fee Appraisal on Tyson \$25,000 for Residential Market Analysis and suggested depreciation schedule for NBHDS 100/110 \$20,000 Richard Milling Fee Appraisal (if needed)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,075.00
12.	Other miscellaneous funds:
	\$500.00
13.	Amount of last year's assessor's budget not used:
	\$4,634.83

B. Computer, Automation Information and GIS

1.	Administrative software:
	Adobe and a full suite of Microsoft Office Products i.e. Word, Excel, Power Point, One Note...
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes, Our maps are now updated via contract with GIS Workshop, LLC (\$12,000/yr.)
6.	Is GIS available to the public? If so, what is the web address?
	Yes. http://datota.gisworkshop.com
7.	Who maintains the GIS software and maps?
	All parcel mapping is completed by the GIS Workshop staff per Contract.
8.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes. Rural
2.	If so, is the zoning countywide?
	No, Only those parcels outside of the City/Village jurisdiction.
3.	What municipalities in the county are zoned?
	South Sioux City, Dakota City and Rural areas. Cannot confirm small town zoning.
4.	When was zoning implemented?
	1978

D. Contracted Services

1.	Appraisal Services:
	Yes
2.	GIS Services:
	Yes
3.	Other services:
	Yes

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, we have contracts for both Appraisal and Listing Services
2.	If so, is the appraisal or listing service performed under contract?
	Yes, we have contracts for both the Appraisal and Listing service providers.
3.	What appraisal certifications or qualifications does the County require?
	They are required to be compliant with the State Constitution, all applicable Statutes and Title 50, Reg. 50-004. Appraisers will be licensed and in good standing with the NRPAB. We prefer that all data listing providers have a construction or realty background.
4.	Have the existing contracts been approved by the PTA?
	Yes, any contract involved with setting value has been shared with the Department of Revenue
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Data Listing Services do not in any capacity deal in value decisions Appraisal Services do recommend values to the Assessor according to Title 350, Reg. 50-004. Final valuations decisions come from the Assessor.

2017 Residential Assessment Survey for Dakota County

1.	Valuation data collection done by:																		
	In house Staff, EWDS, Bralda and Innovative Appraisal.																		
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%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Dakota City, This is the County Seat for Dakota County. Access to Highways 20, 35 and 77. Has a population around 2,000 residents. Dakota City is neighbors with Tyson and the number one employer in Dakota County.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Hubbard, Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County (over ten miles away). The Hubbard village has a population under 300 residents. The Emerson village has a population of fewer than 900 residents. No major retail or industry located in either village.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Homer, Located on Hwy. 77 in the South Eastern part of the County. Reliant upon DC and SSC for employment and retail roughly 8 miles from both. Population is approximately 600 residents. No major retail or industry located in the village.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Jackson, Located on Hwy. 20 about 6 miles from the County Seat and major retail/employment. The village of Jackson does not have any retail but does have employment opportunities at the ethanol plant. Jackson also has a new housing development with available lots and no fewer than 20 new home built in the last 5 to 10 years.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural, Located more than 2 miles from the nearest city limit and not platted into a subdivision</td> </tr> <tr> <td style="text-align: center;">25</td> <td>South Sioux City. This is the largest city, town or village in Dakota County. The population is in excess of 13,000 residents. SSC is also the location of the majority of retail and employment opportunities in the County. Access to Hwy's. 20, 35, 75,77 and Interstate 29. The city is bordered by the Missouri River along the entirety of its Eastern side.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural Subdivisions. Outside of city limits and located in a platted subdivision</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>	1	Dakota City, This is the County Seat for Dakota County. Access to Highways 20, 35 and 77. Has a population around 2,000 residents. Dakota City is neighbors with Tyson and the number one employer in Dakota County.	5	Emerson and Hubbard, Rural villages both off of Hwy. 35 and furthest from retail and employment in Dakota County (over ten miles away). The Hubbard village has a population under 300 residents. The Emerson village has a population of fewer than 900 residents. No major retail or industry located in either village.	10	Homer, Located on Hwy. 77 in the South Eastern part of the County. Reliant upon DC and SSC for employment and retail roughly 8 miles from both. Population is approximately 600 residents. No major retail or industry located in the village.	15	Jackson, Located on Hwy. 20 about 6 miles from the County Seat and major retail/employment. The village of Jackson does not have any retail but does have employment opportunities at the ethanol plant. Jackson also has a new housing development with available lots and no fewer than 20 new home built in the last 5 to 10 years.	20	Rural, Located more than 2 miles from the nearest city limit and not platted into a subdivision	25	South Sioux City. This is the largest city, town or village in Dakota County. The population is in excess of 13,000 residents. SSC is also the location of the majority of retail and employment opportunities in the County. Access to Hwy's. 20, 35, 75,77 and Interstate 29. The city is bordered by the Missouri River along the entirety of its Eastern side.	30	Rural Subdivisions. Outside of city limits and located in a platted subdivision	AG	Agricultural Homes and Outbuildings
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AG	Agricultural Homes and Outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	<p>Actual value means the market value or fair market value of real property in the ordinary course of trade.</p> <p>It is the most probable price expressed in terms of money, that a property will bring if exposed for sale in the open market or arms length transaction between a willing seller and willing buyer, both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which it is capable of being used.</p> <p>Actual value may be determined by using professionally accepted mass appraisal methods including by not limited to:</p> <ol style="list-style-type: none"> 1.) Sales Comparison Approach 2.) Income Approach (Rental Units) 3.) Cost Approach (new construction) 4.) Neb.Rev.Stat Section 77-702, 77-1301.01 and 77-1311.03, R.S.Supp. 2007 																		

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?

Local Market Information. Depreciation shall mean the loss of value from deterioration and or obsolescence. Deterioration or physical deterioration is evidenced by wear and tear, decay, dry rot, cracks, incrustations or structural defects. Obsolescence is divisible into two parts:
 1.) Functional Obsolescence – May be due to poor interior design, mechanical inadequacy or design. It is evidenced by conditions within the property and locational obsolescence is caused by changes external to the property such as changes in the neighborhood, environmental change or use changes.

5. Are individual depreciation tables developed for each valuation grouping?

No, some locations may be lumped into the same depreciation table as Market demands. We will see changes as we transition assessor locations into valuation groups as determined by market needs. For 2017 we have 5 market derived depreciations tables:
 1.) South Sioux City - Table 200
 2.) Homer and Jackson - 235
 3.) Dakota City - 236
 4.) Rural - 237
 5.) Emerson and Hubbard - 240

6. Describe the methodology used to determine the residential lot values?

Market sales. We start with vacant land sales and only use improved sales as a supporting indicator if insufficient vacant land sales are available.

7. Describe the methodology used to determine value for vacant lots being held for sale or resale?

The owner of two or more vacant or unimproved lots that are being held for sale or resale may elect to have the lots treated as one parcel for property assessment and property tax purposes. These lots must be in the same subdivision and in the same tax district. (see §77-132) Application must be made to the Assessors Office on or before December 31st on Form 191.

 For lots covered by this application, the Assessor must use the income approach, including the use of a discounted cash-flow analysis.

<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>
1	2016	6/2015	2016	2009
5	2016	6/2015	2016	2010
10	2016	6/2015	2016	2010
15	2016	6/2015	2016	2010
20	2016	6/2015	2016	2007&2008
25	2016	6/2015	2016	2015-2016
30	2016	6/2015	2016	2009
AG	Unknown	6/2015	Unknown	Unknown

The above are Assessor Locations. At this time we do not have any valuation groups identified via sales statistics. See Unique Characteristics and Descriptions for more information on Assessor Locations.

2017 Commercial Assessment Survey for Dakota County

1.	Valuation data collection done by:																
	Tax Valuation Inc.																
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																
	Reference Chapter 10 - Real Property Regulations																
3a.	Describe the process used to determine the value of unique commercial properties.																
	Sales and income approach with cost approach on ne properties.																
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?																
	Local market information. We start with using the CAMA provided depreciation tables which are then modified using local economic information. The control table is compiled into zones. The control table then tells the property in that zone which of the adjusted depreciation tables to use.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes, they will be as we move through our Commercial Reappraisal Project.																
6.	Describe the methodology used to determine the commercial lot values.																
	Market Sales With items such as sale price, location, zoning, size, purchased by adjoining owner are taken into consideration.																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1		6/99 w factor	Partial 2015	Partial 2015
	5		6/99 w factor	Unknown	Unknown
	10		6/99 w factor	Unknown	Unknown
	15		6/99 w factor	Unknown	Unknown
	20		6/99 w factor	Unknown	Unknown
	25		6/99 w factor	Unknown	Unknown
	30		6/99 w factor	Unknown	Unknown

Dakota County is finishing up year two of our three year commercial reappraisal contract with Tax Valuation Inc. The valuation groups are tentative pending further progress with the reappraisal. Currently the groups are defined by assessor location but may be grouped differently at the conclusion of the reappraisal.

2017 Agricultural Assessment Survey for Dakota County

1.	Valuation data collection done by:									
	Contract data listing service and Assessment Office Staff									
2.	List each market area, and describe the location and the specific characteristics that make each unique.									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.</td> <td style="text-align: center;">2012</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Bluff and hill ground on west side of the county.</td> <td style="text-align: center;">2012</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2012	2	Bluff and hill ground on west side of the county.	2012
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1	Flat bottom ground where soils can be influenced by the Missouri River, Pigeon Creek and Elkhorn tributaries located on the east side of the county.	2012								
2	Bluff and hill ground on west side of the county.	2012								
	Title 350, Chapter 14, Reg. 14-00.01C thru 14-00.01C(3)									
3.	Describe the process used to determine and monitor market areas.									
	Title 350, Chapter 14, and monitoring the market via (Sales and land use studies) and keeping communication channels open with our local Agri-business owners.									
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.									
	Title 350, Chapter 14, Regs. 14-004, 14-005, 14-006, Market Sales and land use reviews.									
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?									
	<p>Not at this time as determined by our 2016 Land Study. Dakota County now has five unique Market Areas for Rural Residential parcels. These areas were defined utilizing our sales (Market). Unfortunately, we did not have sufficient evidence to make an accurate estimate of value for Farm Sites. We will review again for 2017.</p> <p>We have two types of Rural Residential:</p> <ol style="list-style-type: none"> 1. Rural – These are outside of city limits and are not located in a planned development (subdivision). These parcels are going to be less than 20 acres in size unless related to and contiguous with a larger agricultural parcel. 2. Rural Sub – These are outside of city limits and are located in a planned development (subdivision). <p>To answer this question we will only be dealing with type 1. Rural.</p> <ul style="list-style-type: none"> • AREA 1 – Is neighborhood 25 and located in the Southwest portion of the County (T28N R6 & 7E and that part of T27N R6 & 7E). This Area value starts at \$5,000 / acre. • AREA 2 - Is neighborhood 26 and located in the Northwest portion of the County (T29N R6 & 7E and that part of 8E). This Area value starts at \$10,000 / acre. • AREA 3 - Is neighborhood 27 and is bordered on the West by Area 1 & 2, the North and East by the Missouri River and to the South by Thurston County excluding the South Sioux City and Dakota City Rural Area 4 (T29N and that part of R8E, T28N R8 & that part of 9E and T27N R8 & 9E). This Area value starts at \$12,000 / acre. • AREA 4 - Is neighborhood 28 and located in the Northeast corner of the County consisting of the South Sioux City and Dakota City surrounding rural areas (That part of T28N R9E and T29N R9E). This Area value starts at \$20,000 / acre. • AREA 5 – Is neighborhood 29 and consists of all Rural residential on the River not in a planned development (subdivision). This Area value starts at \$40,000 / acre. 									

6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	<p>Title 350, Chapter 10 & 14: (Reg 14-004.04E) (Reg 14-006.04C(3))</p> <p>004.04E Government Programs Land which is voluntarily enrolled in the Conservation Reserve Program (CRP), Conservation Reserve Enhancement Program (CREP), Environmental Quality Incentives Program (EQIP), the Stewardship Incentive Program, the Tree Assistance Program, the Water Bank Program, or any other programs may require separate market analysis. The land should be classified at its current use such as grassland or timbered grassland; however, the values for land enrolled in government program acres should be adjusted to reflect the local market for similar property.</p> <p>006.04C(3) Conservation Reserve Program (CRP) Land, Conservation Reserve Enhancement Program (CREP), Environmental Quality Incentives Program (EQIP) and other lands which have been enrolled in a federally or state funded program that encourages the development of specific conservation practices in exchange for a guaranteed or contracted annual payment . This land is to be classified at its current use; usually grassland uses. The value for this land should be based on the current market value for land subject to similar restrictions and similar payments. And... (TERC PRECIDENT) Cottonwood Flats vs. Dakota County</p>
	<i>If your county has special value applications, please answer the following</i>
7a.	How many special valuation applications are on file?
	Currently 53 parcels valued under the Special Valuation guidelines. Only one new application has been submitted since 2008. The application was denied and is scheduled for a TERC hearing. There had been Greenbelt area's established in the late 1990's. Due to unforeseen water damage in the Assessor's Office any original documentation has been lost. Initial inquiries have yielded no response. The office will have to complete a Special Valuation project to review and determine if and where we may have a need.
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Statutes §77-1343 thru 1347.01, §77-112 & §77-201 Title 350, Chapter 11-Agricultural or Horticultural Land Special Valuation Assessment Regulations
	<i>If your county recognizes a special value, please answer the following</i>
7c.	Describe the non-agricultural influences recognized within the county.
	There is a shortage of residential housing and a plan is in the works for a new development along the Missouri River and Anticipated commercial and industrial growth coming to areas surrounding the existing Com/Ind. complex in Dakota County.
7d.	Where is the influenced area located within the county?
	Land 1 to 2 miles east and west of the Commercial/Industrial complex running north and south between South Sioux City and Dakota City. Land to the east extends to the Missouri River.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Reference to Regulation 14-006 Valuation of Agricultural and Horticultural land.

**Plan of Assessment for Dakota County
Assessment Years 2017, 2018 and 2019**

Date: May 12th, 2016

Amended: October 31st, 2016

This plan was modified and prepared per Statute §77-1311.02 and provided to the Dakota County Board of Equalization. Amendments may be deemed necessary as a result of Budget limitations and will be made on or before October 31st of 2016.

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Dakota County:

Per the 2016 County Abstract, Dakota County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6546	67.22%	36.68%
Commercial	882	9.06%	12.65%
Industrial	42	0.43%	7.42%
Recreational	0	0.0%	0.00%
Agricultural	2268	23.29%	43.26%
Special Value	48	0.49%	0.60%

Agricultural Land Detail: The County has a total of **148,841.63** acres. These acres are broke into two market areas; **Area 1** contains **51,233.90 acres** and **Area 2** contains **97,607.73 acres**. Dakota County has **16,802.48** irrigated acres, **96,246.39** dry acres, **29,197.64** acres of combo/grass, **6592.35** acres in waste, **2.77** acres of other and the remaining **1,184.79** acres are exempt.

Building Permit Detail:

- Open Permits: Count **99** / Est. of Value Reported **\$36,165,158**
 - AG: Count **5** / Est. of Value Reported **\$695,800**
 - COM/IND: Count **17** / Est. of Value Reported **\$27,492,000**
 - RES: Count **77** / Est. of Value Reported **\$7,977,358**

Level of Value, Quality, and Uniformity for assessment year 2016:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	*95	11.90	98.98
Commercial	*NEI	59.05	136.77
Agricultural Land	70	21.07	103.12
Special Value Ag-land - Insufficient sales to calculate reliable statistics			

*COD = coefficient of dispersion

*PRD = price related differential

For more information regarding statistical measures see the 2016 Reports & Opinions.

Current Resources

A. Staff

- a. We currently have an Assessor, Deputy Assessor and one part-time Clerk working in the office. To assist on the Appraisal side we are working with 3 part-time data collection specialists. In addition we will be contracting out our Commercial Appraisal work to help mitigate our resource limitations. Training for our staff is conducted on an ongoing basis and as time and budget allow; personnel are sent to schools offered by the Department of

Revenue (Property Assessment Division) as well as schools conducted by other organizations (IAAO).

B. Cadastral Maps & Other Mapping Resources

- a. The Cadastral Maps are maintained via a 100% support contract with GIS Workshop.

C. Software for CAMA

- a. Dakota County uses a CAMA system supplied by TerraScan and serviced from their office in Lincoln Nebraska. We have pushed back a vendor change until the Commercial Revaluation project is completed. In addition to the CAMA system we have a variety of software programs to enhance the office operation (Word, Excel, Outlook, GIS and others).

D. GIS

- a. Our GIS system is in place with ongoing clean up work.

E. Website

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

F. Department of Revenue

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

ACTIONS for 2016 AND BEYOND

2016 – Residential

- Finalize the systematic review of the *South Sioux City* Residential parcels staying on the six year schedule
- Transition into the systematic review of “*Rural*” *South Sioux City* Residential parcels
- Time permitting start systematic review of *Dakota City* Residential parcels
- All Sales will be reviewed
- All Building Permits and Pick-Up work will be reviewed and completed
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2017-Residential

- Finalize “*Rural*” *South Sioux City* inspection (4500)
- Transition into the systematic review of *Dakota City* Residential parcels
- Time permitting start systematic review of “*Rural*” *Dakota City* Residential parcels
- All Sales will be reviewed
- All Building Permits and Pick-Up work will be reviewed and completed
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2018-Residential

- Finalize the systematic review of the *Dakota City* Residential parcels staying on the six year schedule
- Transition into the systematic review of “*Rural*” *Dakota City* Residential parcels
- Time permitting start systematic review of “*Hubbard & Emerson*” Residential parcels
- All Sales will be reviewed
- All Building Permits and Pick-Up work will be reviewed and completed
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2019-Residential

- Finalize the systematic review of the “*Rural*” *Dakota City* Residential parcels staying on the six year schedule
- Transition into the systematic review of *Hubbard & Emerson* Residential parcels
- Time permitting start systematic review of “*Rural*” *Hubbard & Emerson* Residential parcels
- All Sales will be reviewed
- All Building Permits and Pick-Up work will be reviewed and completed
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2016-Commercial

- Continue reassessment of all commercial and industrial property in year two of an estimated three year plan commencing in 2015.
- All Sales will be reviewed and analyzed accordingly
- All Building Permits and Pick-Up work will be reviewed and completed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2017-Commercial

- Finalize the reassessment of all commercial and industrial property in year three of an estimated three year plan commencing in 2015.
- Complete Land study
- Update Depreciation Tables using Market Analysis
- Clean-up and set NBHD, ASSR LOC, A. Zone accordingly
- *Assess and extend as needed our reassessment of all commercial and industrial property project.*
- Initiate planning and get signed contract for the continued maintenance of commercial and industrial property.
- All Sales will be reviewed and analyzed accordingly
- All Building Permits and Pick-Up work will be reviewed and completed accordingly
- Ratio Studies will be conducted and analyzed

- Market adjustments will be made in those situations the Assessor deems as necessary

2018-Commercial

- Transition into the Maintenance Contract for the Assessment of Commercial properties.
- All Sales will be reviewed and analyzed accordingly
- All Building Permits and Pick-Up work will be reviewed and completed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2019-Commercial

- All Sales will be reviewed and analyzed accordingly
- All Building Permits and Pick-Up work will be reviewed and completed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2016-Agricultural

- Initiate Project for Pure Gras, CRP & Timber land classifications
- All Sales will be reviewed and completed accordingly
- All Building Permits and Pick-Up work will be reviewed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2017-Agricultural

- Complete Pure Gras, CRP & Timber land use project
- Start land use conversion project with GISW for Market Area 1
- All Sales will be reviewed and completed accordingly
- All Building Permits and Pick-Up work will be reviewed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2018-Agricultural

- Complete land use conversion project with GISW for Market Area 1
- Start Land use Conversion project with GISW for Market Area 2
- All Sales will be reviewed and completed accordingly
- All Building Permits and Pick-Up work will be reviewed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2019-Agricultural

- Complete land use conversion project with GISW for Market Area 2
- Transition into the systematic review of Ag Improved(*Farm/Home*) parcels
- All Sales will be reviewed and completed accordingly

- All Building Permits and Pick-Up work will be reviewed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

Annual Assessor Administrative Reports Required by Law/Regulation:

- Abstracts (Real & Personal Property)
- Assessor Survey
- Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
- Certification of Value to Political Subdivisions
- School District Taxable Value Report
- Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- Certificate of Taxes Levied Report
- Report of current values for properties owned by Board of Education Lands & Funds
- Report of all Exempt Property and Taxable Government Owned Property
- Annual Plan of Assessment Report

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully submitted:

Assessor Signature: _____ Date: _____