



2016 REPORTS & OPINIONS

DAKOTA COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 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

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

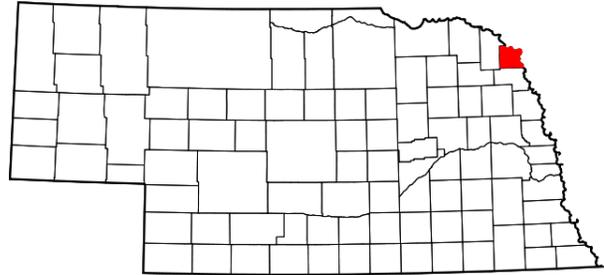
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

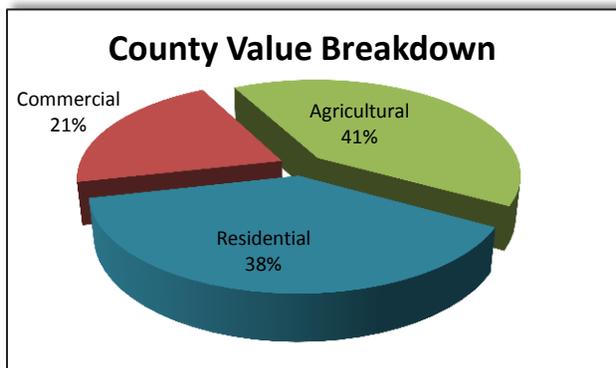
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 264 square miles, Dakota had 20,850 residents, per the Census Bureau Quick Facts for 2014, a slight population decline from the 2010 US Census. In a review of the past fifty 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 84% 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, the county seat. Per the latest information available from the U.S. Census Bureau, there were 428 employer establishments in Dakota. County-wide employment was at 10,840 people, a 3% 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). Grass land makes up a majority of the land in the county.

Dakota County Quick Facts	
Founded	1855
Namesake	Dakota branch of the Sioux Native American tribe
Region	Northeast
County Seat	Dakota City
Other Communities	Emerson Homer Hubbard Jackson South Sioux City
Most Populated	South Sioux City (13,424) +1% over 2010 US Census

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Dakota County

Assessment Actions

In 2015, Dakota County entered into a contract with Tax Valuation, Inc. to complete a residential lot study and depreciation analysis for all the residential class of property including the rural residential. The county started with a clean slate and implemented the 2015 costing tables. All pick up work was included in the 2016 assessment.

Description of Analysis

Residential parcels are valued utilizing seven valuation groupings that are based on the county assessor locations or towns in the county. As a result 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

For the residential property class, a review of Dakota County's statistical analysis profiles 268 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable level of value. All three measures of central tendency for the residential class of properties are within acceptable range.

Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Dakota County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all the residential sales. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying

2016 Residential Correlation for Dakota County

sales were supported and documented. The review includes a conversation with the county assessor and a consideration of verification documentation. The review of Dakota County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property the county continues to meet the six-year review cycle. The county assessor and staff have been aggressive in their approach to keep all the inspections up to date and have continued a strong consistent review of the residential class of property.

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

A review of the statistics with adequate sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	29	97.19	96.94	97.93	08.11	98.99
05	7	98.59	105.28	104.37	07.75	100.87
10	18	97.92	97.91	97.46	10.91	100.46
15	5	97.61	98.17	99.20	08.66	98.96
20	17	94.78	97.25	95.79	12.70	101.52
23	1	104.66	104.66	104.66	00.00	100.00
25	175	94.88	93.57	95.01	13.11	98.48
30	16	96.10	95.52	97.84	07.30	97.63
<u>ALL</u>	268	95.49	95.01	95.99	11.90	98.98

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 95%.

2016 Commercial Correlation for Dakota County

Assessment Actions

In 2015, Dakota County entered into a reappraisal contract with Tax Valuation, Inc. for the commercial class of property. At the end of this first year the project is estimated to be 44% complete and currently ahead of schedule. Plans are to have the reappraisal completed for the 2017 assessment year. All new construction building permits and pick up work have been reviewed and added to the 2016 assessment.

Description of Analysis

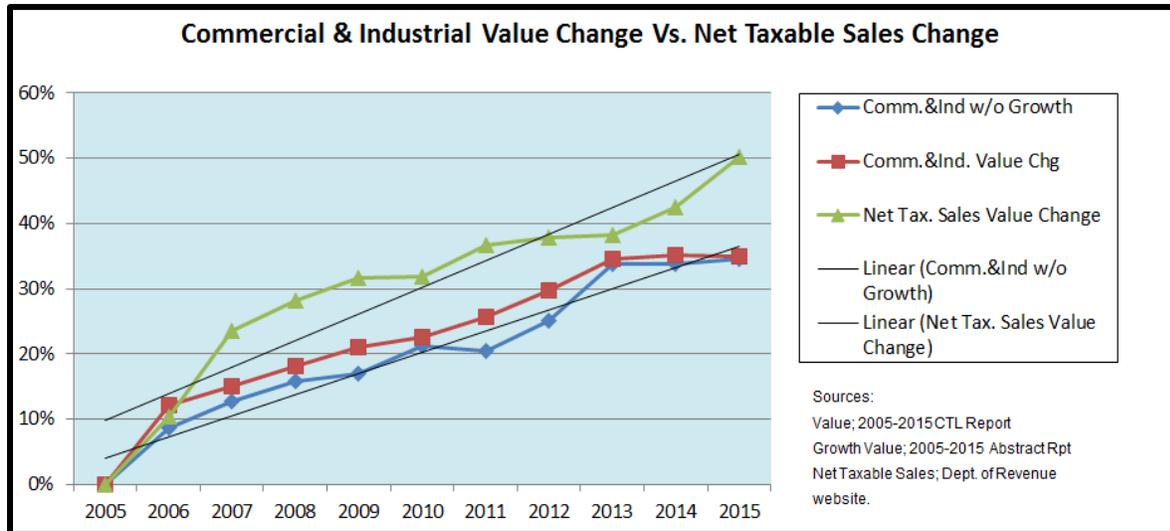
Dakota has seven valuation groupings for the commercial class, which are defined by towns within the county, as shown below.

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 36 commercial sales, representing five of the seven of valuation groupings. The statistical analysis will not be relied upon because of the overall wide dispersion around the median; this is true in valuation grouping (25) with 28 sales.

The general trend of sales tax receipts for the county compared to the general trend of the valuations of the commercial and industrial property is examined. While there is not a direct link between the two, there is the expectation that they should trend in the same direction. If local sales are in an upward trend, if they seem to be flat or are declining, it might be expected that commercial values would eventually trend in a similar manner. The Net Taxable Sales has experienced a steady incline in the commercial activity. The trend is indicating that the commercial values have been on a steady and moderate incline.

2016 Commercial Correlation for Dakota County



Assessment Practice Review

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

One of the areas addressed included sales qualification and verification. The Dakota County Assessor has developed a consistent procedure for both sales qualification and verification. The Division’s review inspects the non-qualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Dakota County revealed that no apparent bias existed in the qualification determination and that all arm’s-length sales were made available for the measurement of real property.

The county’s inspection and review cycle for all real property was discussed with the county assessor. All property in Dakota County had not been inspected during the first six-year review cycle and the county determined it was necessary to enter into a reappraisal contract with Tax Valuation, Inc. to comply with the six year review and inspection requirement.

Valuation groups were also examined to ensure that the area or group defined is equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has condensed the valuation groupings and will continue to review them while completing the reappraisal.

The Dakota County Assessor and his staff have been working very diligently with the commercial class of property since 2015. They recognized the concerns that the costing was

2016 Commercial Correlation for Dakota County

from 1999 and that the six-year review had not been completed. They have made significant progress toward addressing the valuation concerns in the commercial class of property and are still in the process of having the reappraisal completed.

Equalization and Quality of Assessment

The following is a display of the statistical measures of the commercial class of property for Dakota. Based on the knowledge that the county is in the middle of a reappraisal this data is not going to be relied upon for measurement in 2016.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	5	155.16	315.04	156.87	137.45	200.83
05	1	48.55	48.55	48.55		100.00
10	1	150.65	150.65	150.65		100.00
20	1	98.37	98.37	98.37		100.00
25	28	97.99	105.81	95.58	31.61	110.70
<hr/>						
ALL						
10/01/2012 To 09/30/2015	36	98.42	134.32	98.21	59.05	136.77

Level of Value

Although the median measure of central tendency suggests that the commercial class of property is at an acceptable level of value the qualitative measures point to a wide dispersion around the midpoint and regressivity in the assessments. Until the reappraisal is completed there is not enough reliable data available from which a level of value can be accurately established.

2016 Agricultural Correlation for Dakota County

Assessment Actions

Dakota County completed a market analysis of the agricultural sales. As a result of the analysis the county had no land value changes for the 2016 assessment year.

Beginning in 2014 the county started a land use study utilizing aerial imagery and completed all sections in Townships 27 and 29 range 7, this is an ongoing project. The county has completed reviewed all building permits and inspected the parcels completing the pickup work.

Description of Analysis

Market Area 1 is unique from adjoining counties because of its location along the low lands near the Missouri River, and the inherent soil characteristics produced from occasional flooding. Lacking adjoining county comparable markets, it is difficult to have additional sales to create an adequate sample statistically. 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 only six sales for analysis purposes. The sample was expanded with ten sales from Burt County and one sale from Thurston County with similar soil characteristics. 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.

Market Area 2 is characterized as 67% dry land 27% grass land, 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 two. Expansion of sales from adjoining Dixon and Thurston counties were included in the analysis to establish the land values for 2016 and to proportionately distribute sale activity by timeframe and majority land use.

Analysis of Dakota County alone indicated that the newest year in the study period is represented with minimal sales. The sample was expanded with comparable sales from neighboring counties to ensure proportionality while maintaining representative samples for the majority land use. The sample size for this county is smaller than any other agricultural base in the northeast region, primarily because the agricultural base in Dakota County represents only 43% of the total valuation base. All agricultural values within Dakota County are believed to be assessed in the acceptable range.

Assessment Practice Review

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

2016 Agricultural Correlation for Dakota County

The Real Estate Transfer Statements filed by the county were reviewed and have proven to be filed reasonably timely and accurately. Assessed values were also found to be reported accurately. The quality reporting demonstrates the reliability of the source information used in the Division’s measurement process.

For Dakota County, the review supported that the county has used all available sales for the measurement of agricultural property. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias. The Division also reviewed agricultural land values to ensure uniform application and confirmed that sold properties are valued similarly to unsold properties.

The review also supported that the market areas are in place because of the topography of the land in each area. The physical inspection process was reviewed to ensure that the process was timely and captured all the characteristics that impact market value. The review in Dakota County was determined to be systematic and comprehensive. The current process of verification of land use is aerial imagery. The county’s practice considers all available information when determining the primary use of the parcel.

The county does have special value applications on file, review of the market data does not suggest that non-agricultural influences are impacting the market value of agricultural property within the county. The county continues to monitor for non-agricultural influence, but at this time special valuation is not utilized.

Equalization

The analysis supports that the county has achieved equalization; comparison of Dakota County values with the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value. The results of no market adjustment made for 2016 is parallel to the movement of the agricultural market in the northeast portion of the state.

The Division’s review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar property across the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

The quality of assessment of the agricultural class is in compliance with generally accepted mass appraisal standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	17	72.72	76.24	72.09	20.12	105.76
2	24	69.59	66.91	66.22	21.11	101.04
____ALL____	41	70.06	70.78	68.64	21.07	103.12

2016 Agricultural Correlation for Dakota County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	5	64.69	73.92	68.31	23.17	108.21
1	4	71.00	76.23	69.06	26.39	110.38
2	1	64.69	64.69	64.69	00.00	100.00
<u>Dry</u>						
County	27	69.78	71.27	68.01	17.13	104.79
1	12	71.61	74.71	72.26	17.68	103.39
2	15	69.39	68.52	65.46	16.23	104.67
<u>Grass</u>						
County	3	70.69	73.97	73.62	06.03	100.48
2	3	70.69	73.97	73.62	06.03	100.48
<u>ALL</u>	41	70.06	70.78	68.64	21.07	103.12

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Dakota County is 70%.

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Dakota County

Residential Real Property - Current

Number of Sales	268	Median	95.49
Total Sales Price	\$37,008,200	Mean	95.01
Total Adj. Sales Price	\$37,008,200	Wgt. Mean	95.99
Total Assessed Value	\$35,525,420	Average Assessed Value of the Base	\$89,802
Avg. Adj. Sales Price	\$138,090	Avg. Assessed Value	\$132,558

Confidence Interval - Current

95% Median C.I	93.70 to 97.11
95% Wgt. Mean C.I	94.21 to 97.77
95% Mean C.I	93.16 to 96.86
% of Value of the Class of all Real Property Value in the	36.68
% of Records Sold in the Study Period	4.09
% of Value Sold in the Study Period	6.04

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	301	91	91.07
2014	336	95	94.87
2013	261	94	93.79
2012	280	94	93.83

2016 Commission Summary for Dakota County

Commercial Real Property - Current

Number of Sales	36	Median	98.42
Total Sales Price	\$10,266,595	Mean	134.32
Total Adj. Sales Price	\$10,266,595	Wgt. Mean	98.21
Total Assessed Value	\$10,082,825	Average Assessed Value of the Base	\$348,116
Avg. Adj. Sales Price	\$285,183	Avg. Assessed Value	\$280,078

Confidence Interval - Current

95% Median C.I	87.22 to 106.14
95% Wgt. Mean C.I	83.95 to 112.47
95% Mean C.I	87.87 to 180.77
% of Value of the Class of all Real Property Value in the County	20.07
% of Records Sold in the Study Period	3.90
% of Value Sold in the Study Period	3.13

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	32		95.79
2014	36	98	98.09
2013	42		99.92
2012	36		90.64

**22 Dakota
RESIDENTIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 268
 Total Sales Price : 37,008,200
 Total Adj. Sales Price : 37,008,200
 Total Assessed Value : 35,525,420
 Avg. Adj. Sales Price : 138,090
 Avg. Assessed Value : 132,558

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 95
 COD : 11.90
 PRD : 98.98

COV : 16.26
 STD : 15.45
 Avg. Abs. Dev : 11.36
 MAX Sales Ratio : 155.52
 MIN Sales Ratio : 29.59

95% Median C.I. : 93.70 to 97.11
 95% Wgt. Mean C.I. : 94.21 to 97.77
 95% Mean C.I. : 93.16 to 96.86

Printed:4/5/2016 11:46:57AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	43	97.50	100.15	100.05	10.62	100.10	66.10	155.52	95.15 to 104.66	128,512	128,570
01-JAN-14 To 31-MAR-14	27	94.54	94.20	94.71	11.10	99.46	72.23	133.77	86.25 to 102.55	136,213	129,002
01-APR-14 To 30-JUN-14	37	92.54	91.68	94.53	12.10	96.99	29.59	121.31	87.79 to 98.18	127,007	120,058
01-JUL-14 To 30-SEP-14	42	94.15	91.18	92.68	10.11	98.38	45.88	121.69	89.13 to 96.86	152,550	141,379
01-OCT-14 To 31-DEC-14	34	99.29	98.07	98.81	10.98	99.25	70.55	127.62	89.74 to 103.31	126,916	125,411
01-JAN-15 To 31-MAR-15	23	97.16	98.16	99.32	12.16	98.83	71.19	155.14	90.63 to 102.68	122,100	121,272
01-APR-15 To 30-JUN-15	43	98.93	96.42	96.97	12.55	99.43	60.34	134.63	89.66 to 103.14	144,842	140,454
01-JUL-15 To 30-SEP-15	19	88.07	86.99	90.87	13.05	95.73	61.56	110.41	73.96 to 96.92	176,129	160,054
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	149	95.13	94.44	95.48	11.14	98.91	29.59	155.52	93.06 to 96.90	136,309	130,145
01-OCT-14 To 30-SEP-15	119	96.84	95.72	96.62	12.68	99.07	60.34	155.14	91.38 to 99.49	140,320	135,578
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	140	94.66	93.57	94.91	11.31	98.59	29.59	133.77	91.89 to 96.90	136,423	129,479
<u>ALL</u>	268	95.49	95.01	95.99	11.90	98.98	29.59	155.52	93.70 to 97.11	138,090	132,558

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	29	97.19	96.94	97.93	08.11	98.99	82.32	124.93	90.00 to 102.08	117,729	115,292
05	7	98.59	105.28	104.37	07.75	100.87	96.20	127.62	96.20 to 127.62	80,286	83,791
10	18	97.92	97.91	97.46	10.91	100.46	61.56	133.00	90.88 to 107.04	115,467	112,529
15	5	97.61	98.17	99.20	08.66	98.96	80.96	112.65	N/A	108,400	107,530
20	17	94.78	97.25	95.79	12.70	101.52	68.68	125.61	86.85 to 109.65	197,471	189,161
23	1	104.66	104.66	104.66	00.00	100.00	104.66	104.66	N/A	154,500	161,695
25	175	94.88	93.57	95.01	13.11	98.48	29.59	155.52	91.26 to 96.84	134,019	127,327
30	16	96.10	95.52	97.84	07.30	97.63	81.63	109.47	88.07 to 102.49	215,428	210,785
<u>ALL</u>	268	95.49	95.01	95.99	11.90	98.98	29.59	155.52	93.70 to 97.11	138,090	132,558

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	267	95.48	94.95	95.96	11.89	98.95	29.59	155.52	93.36 to 97.11	138,304	132,717
06											
07	1	110.98	110.98	110.98	00.00	100.00	110.98	110.98	N/A	81,000	89,890
<u>ALL</u>	268	95.49	95.01	95.99	11.90	98.98	29.59	155.52	93.70 to 97.11	138,090	132,558

22 Dakota
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 268
 Total Sales Price : 37,008,200
 Total Adj. Sales Price : 37,008,200
 Total Assessed Value : 35,525,420
 Avg. Adj. Sales Price : 138,090
 Avg. Assessed Value : 132,558

MEDIAN : 95
 WGT. MEAN : 96
 MEAN : 95
 COD : 11.90
 PRD : 98.98

COV : 16.26
 STD : 15.45
 Avg. Abs. Dev : 11.36
 MAX Sales Ratio : 155.52
 MIN Sales Ratio : 29.59

95% Median C.I. : 93.70 to 97.11
 95% Wgt. Mean C.I. : 94.21 to 97.77
 95% Mean C.I. : 93.16 to 96.86

Printed:4/5/2016 11:46:57AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	4	115.50	117.47	114.44	23.90	102.65	83.35	155.52	N/A	23,625	27,038	
___Ranges Excl. Low \$___												
Greater Than 4,999	268	95.49	95.01	95.99	11.90	98.98	29.59	155.52	93.70 to 97.11	138,090	132,558	
Greater Than 14,999	268	95.49	95.01	95.99	11.90	98.98	29.59	155.52	93.70 to 97.11	138,090	132,558	
Greater Than 29,999	264	95.42	94.67	95.95	11.64	98.67	29.59	155.14	93.36 to 97.11	139,825	134,156	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	4	115.50	117.47	114.44	23.90	102.65	83.35	155.52	N/A	23,625	27,038	
30,000 TO 59,999	16	96.20	97.90	99.11	16.95	98.78	67.65	133.00	80.01 to 119.36	48,784	48,351	
60,000 TO 99,999	62	90.79	91.19	90.65	13.35	100.60	45.88	133.77	86.83 to 96.33	81,350	73,745	
100,000 TO 149,999	90	91.47	90.38	90.55	11.64	99.81	29.59	122.59	88.30 to 95.15	124,070	112,341	
150,000 TO 249,999	81	99.59	99.99	99.65	08.14	100.34	68.68	155.14	97.46 to 102.55	190,349	189,689	
250,000 TO 499,999	15	102.49	102.57	102.02	08.35	100.54	81.11	125.61	95.21 to 109.47	300,323	306,400	
500,000 TO 999,999												
1,000,000 +												
___ALL___	268	95.49	95.01	95.99	11.90	98.98	29.59	155.52	93.70 to 97.11	138,090	132,558	

22 Dakota
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 36
 Total Sales Price : 10,266,595
 Total Adj. Sales Price : 10,266,595
 Total Assessed Value : 10,082,825
 Avg. Adj. Sales Price : 285,183
 Avg. Assessed Value : 280,078

MEDIAN : 98
 WGT. MEAN : 98
 MEAN : 134
 COD : 59.05
 PRD : 136.77

COV : 105.85
 STD : 142.18
 Avg. Abs. Dev : 58.12
 MAX Sales Ratio : 805.13
 MIN Sales Ratio : 30.54

95% Median C.I. : 87.22 to 106.14
 95% Wgt. Mean C.I. : 83.95 to 112.47
 95% Mean C.I. : 87.87 to 180.77

Printed:4/5/2016 11:46:58AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	4	98.23	91.53	73.92	10.88	123.82	64.17	105.50	N/A	298,000	220,281
01-JAN-13 To 31-MAR-13	2	82.82	82.82	72.23	21.59	114.66	64.94	100.70	N/A	78,500	56,703
01-APR-13 To 30-JUN-13	4	149.00	127.94	160.45	20.13	79.74	48.55	165.20	N/A	164,125	263,344
01-JUL-13 To 30-SEP-13	3	79.12	81.16	78.86	06.28	102.92	74.73	89.64	N/A	171,667	135,373
01-OCT-13 To 31-DEC-13	7	106.14	104.14	102.07	15.76	102.03	67.26	155.16	67.26 to 155.16	548,585	559,934
01-JAN-14 To 31-MAR-14	3	89.99	71.89	75.74	23.94	94.92	30.54	95.15	N/A	78,333	59,330
01-APR-14 To 30-JUN-14	5	101.65	161.20	103.88	72.74	155.18	76.92	429.85	N/A	338,800	351,948
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	4	268.54	352.38	178.57	100.25	197.33	67.31	805.13	N/A	74,250	132,586
01-JAN-15 To 31-MAR-15	3	84.08	82.74	71.00	13.00	116.54	65.67	98.46	N/A	536,667	381,043
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	140.09	140.09	140.09	00.00	100.00	140.09	140.09	N/A	70,000	98,060
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	13	97.52	99.00	97.36	27.39	101.68	48.55	165.20	64.94 to 147.35	193,885	188,771
01-OCT-13 To 30-SEP-14	15	98.37	116.71	101.53	39.13	114.95	30.54	429.85	87.22 to 107.19	384,606	390,484
01-OCT-14 To 30-SEP-15	8	98.73	224.73	89.61	147.73	250.79	65.67	805.13	65.67 to 805.13	247,125	221,442
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	16	99.54	103.12	106.27	27.01	97.04	48.55	165.20	74.73 to 147.35	323,037	343,277
01-JAN-14 To 31-DEC-14	12	97.08	202.60	110.87	131.39	182.74	30.54	805.13	76.92 to 429.85	185,500	205,673
<u>ALL</u>	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	5	155.16	315.04	156.87	137.45	200.83	87.22	805.13	N/A	82,000	128,636
05	1	48.55	48.55	48.55	00.00	100.00	48.55	48.55	N/A	20,000	9,710
10	1	150.65	150.65	150.65	00.00	100.00	150.65	150.65	N/A	17,000	25,610
20	1	98.37	98.37	98.37	00.00	100.00	98.37	98.37	N/A	675,000	664,025
25	28	97.99	105.81	95.58	31.61	110.70	30.54	429.85	79.12 to 105.50	326,593	312,154
<u>ALL</u>	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078

**22 Dakota
COMMERCIAL**

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 36
 Total Sales Price : 10,266,595
 Total Adj. Sales Price : 10,266,595
 Total Assessed Value : 10,082,825
 Avg. Adj. Sales Price : 285,183
 Avg. Assessed Value : 280,078

MEDIAN : 98
 WGT. MEAN : 98
 MEAN : 134
 COD : 59.05
 PRD : 136.77

COV : 105.85
 STD : 142.18
 Avg. Abs. Dev : 58.12
 MAX Sales Ratio : 805.13
 MIN Sales Ratio : 30.54

95% Median C.I. : 87.22 to 106.14
 95% Wgt. Mean C.I. : 83.95 to 112.47
 95% Mean C.I. : 87.87 to 180.77

Printed:4/5/2016 11:46:58AM

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	35	98.37	135.25	97.78	60.68	138.32	30.54	805.13	87.22 to 106.14	260,474	254,681
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>	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	5	155.16	317.87	285.06	133.51	111.51	48.55	805.13	N/A	18,800	53,591
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078
Greater Than 14,999	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078
Greater Than 29,999	31	97.52	104.71	96.48	29.58	108.53	30.54	438.07	84.08 to 101.65	328,148	316,609
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	5	155.16	317.87	285.06	133.51	111.51	48.55	805.13	N/A	18,800	53,591
30,000 TO 59,999	6	103.65	163.44	162.06	64.86	100.85	90.41	438.07	90.41 to 438.07	44,099	71,469
60,000 TO 99,999	5	79.12	81.41	82.24	33.43	98.99	30.54	140.09	N/A	67,000	55,098
100,000 TO 149,999	7	89.64	87.88	87.78	11.74	100.11	64.94	105.50	64.94 to 105.50	120,786	106,026
150,000 TO 249,999	3	98.46	94.89	94.65	03.99	100.25	87.22	99.00	N/A	189,000	178,893
250,000 TO 499,999	4	90.44	88.83	88.09	19.73	100.84	67.26	107.19	N/A	314,000	276,596
500,000 TO 999,999	3	98.37	109.25	102.71	34.24	106.37	64.17	165.20	N/A	714,833	734,197
1,000,000 +	3	101.65	91.85	95.02	13.96	96.66	65.67	108.23	N/A	1,586,667	1,507,577
<u>ALL</u>	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078

22 Dakota
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 36
 Total Sales Price : 10,266,595
 Total Adj. Sales Price : 10,266,595
 Total Assessed Value : 10,082,825
 Avg. Adj. Sales Price : 285,183
 Avg. Assessed Value : 280,078

MEDIAN : 98
 WGT. MEAN : 98
 MEAN : 134
 COD : 59.05
 PRD : 136.77

COV : 105.85
 STD : 142.18
 Avg. Abs. Dev : 58.12
 MAX Sales Ratio : 805.13
 MIN Sales Ratio : 30.54

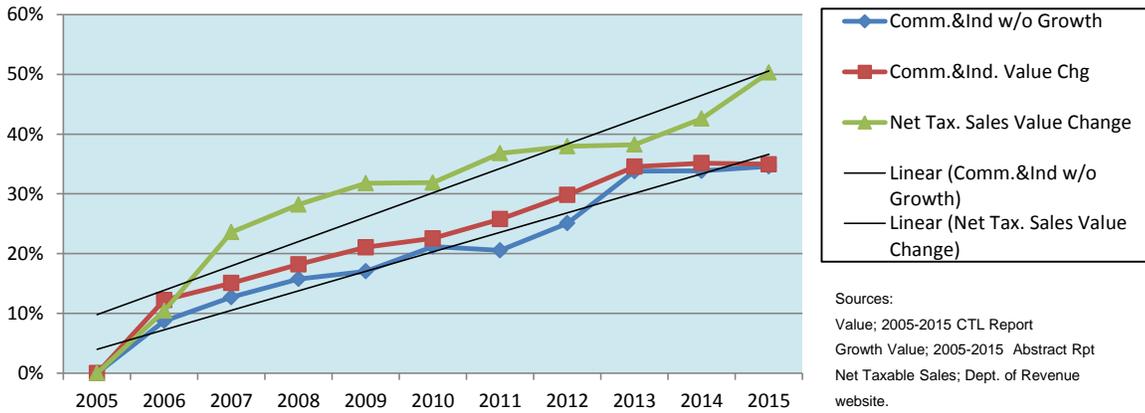
95% Median C.I. : 87.22 to 106.14
 95% Wgt. Mean C.I. : 83.95 to 112.47
 95% Mean C.I. : 87.87 to 180.77

Printed:4/5/2016 11:46:58AM

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	4	292.71	372.23	134.13	85.19	277.51	98.37	805.13	N/A	191,250	256,533
300	5	99.00	99.68	105.55	05.67	94.44	87.22	108.23	N/A	601,400	634,766
323	1	48.55	48.55	48.55	00.00	100.00	48.55	48.55	N/A	20,000	9,710
325	1	67.31	67.31	67.31	00.00	100.00	67.31	67.31	N/A	70,000	47,115
326	4	93.97	91.50	93.16	07.16	98.22	79.12	98.93	N/A	72,250	67,306
334	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	1,150,000	1,169,005
336	1	89.64	89.64	89.64	00.00	100.00	89.64	89.64	N/A	125,000	112,055
344	3	67.26	96.03	67.34	44.35	142.60	65.67	155.16	N/A	550,333	370,598
350	1	95.15	95.15	95.15	00.00	100.00	95.15	95.15	N/A	100,000	95,145
352	3	74.73	81.68	73.74	18.72	110.77	64.17	106.14	N/A	486,667	358,885
353	3	107.19	92.61	101.66	34.07	91.10	30.54	140.09	N/A	161,667	164,358
389	1	76.92	76.92	76.92	00.00	100.00	76.92	76.92	N/A	130,000	100,000
391	2	265.28	265.28	214.90	62.04	123.44	100.70	429.85	N/A	24,500	52,650
406	1	89.99	89.99	89.99	00.00	100.00	89.99	89.99	N/A	70,000	62,995
407	1	64.94	64.94	64.94	00.00	100.00	64.94	64.94	N/A	125,000	81,180
419	1	165.20	165.20	165.20	00.00	100.00	165.20	165.20	N/A	589,500	973,850
426	1	84.08	84.08	84.08	00.00	100.00	84.08	84.08	N/A	110,000	92,490
442	1	150.65	150.65	150.65	00.00	100.00	150.65	150.65	N/A	17,000	25,610
528	1	106.59	106.59	106.59	00.00	100.00	106.59	106.59	N/A	54,095	57,660
<u> </u> ALL <u> </u>	36	98.42	134.32	98.21	59.05	136.77	30.54	805.13	87.22 to 106.14	285,183	280,078

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 231,947,040	\$ 9,723,020	4.19%	\$ 222,224,020	-	\$ 107,720,448	-
2006	\$ 260,284,285	\$ 8,108,738	3.12%	\$ 252,175,547	8.72%	\$ 118,977,310	10.45%
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%
Ann %chg	3.04%			Average	0.88%	4.02%	4.23%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	8.72%	12.22%	10.45%
2007	12.72%	15.07%	23.60%
2008	15.77%	18.20%	28.22%
2009	17.03%	21.06%	31.76%
2010	21.17%	22.55%	31.88%
2011	20.53%	25.78%	36.81%
2012	25.08%	29.81%	37.94%
2013	33.78%	34.54%	38.24%
2014	33.83%	35.15%	42.60%
2015	34.60%	34.95%	50.31%

County Number: 22
 County Name: Dakota

22 Dakota
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 41
Total Sales Price : 29,701,819
Total Adj. Sales Price : 29,701,819
Total Assessed Value : 20,386,686
Avg. Adj. Sales Price : 724,435
Avg. Assessed Value : 497,236

MEDIAN : 70
WGT. MEAN : 69
MEAN : 71
COD : 21.07
PRD : 103.12

COV : 30.62
STD : 21.67
Avg. Abs. Dev : 14.76
MAX Sales Ratio : 116.58
MIN Sales Ratio : 00.03

95% Median C.I. : 64.69 to 76.63
95% Wgt. Mean C.I. : 56.16 to 81.12
95% Mean C.I. : 64.15 to 77.41

Printed:4/5/2016 11:46:59AM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	9	70.06	68.48	66.46	27.55	103.04	28.55	116.58	46.55 to 94.63	877,981	583,497
01-JAN-13 To 31-MAR-13	2	32.02	32.02	63.43	99.91	50.48	00.03	64.01	N/A	165,080	104,703
01-APR-13 To 30-JUN-13	2	78.13	78.13	57.65	36.04	135.52	49.97	106.29	N/A	732,500	422,323
01-JUL-13 To 30-SEP-13	4	64.52	60.19	54.85	11.62	109.74	41.03	70.69	N/A	1,035,481	568,006
01-OCT-13 To 31-DEC-13	4	65.70	68.80	72.22	16.47	95.26	54.36	89.45	N/A	1,287,897	930,094
01-JAN-14 To 31-MAR-14	4	69.91	69.16	68.71	03.45	100.65	64.12	72.72	N/A	490,000	336,703
01-APR-14 To 30-JUN-14	5	76.63	74.00	75.36	08.00	98.20	65.28	83.76	N/A	659,154	496,721
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	2	63.40	63.40	60.92	15.80	104.07	53.38	73.42	N/A	711,500	433,415
01-JAN-15 To 31-MAR-15	3	96.13	91.51	82.91	13.52	110.37	69.69	108.70	N/A	336,667	279,128
01-APR-15 To 30-JUN-15	5	80.39	78.36	80.36	05.16	97.51	69.22	84.08	N/A	518,711	416,836
01-JUL-15 To 30-SEP-15	1	109.55	109.55	109.55	00.00	100.00	109.55	109.55	N/A	429,000	469,950
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	17	64.34	63.37	61.98	30.20	102.24	00.03	116.58	46.55 to 78.25	814,054	504,562
01-OCT-13 To 30-SEP-14	13	69.78	70.91	72.55	09.96	97.74	54.36	89.45	64.12 to 78.25	800,566	580,830
01-OCT-14 To 30-SEP-15	11	80.39	82.06	78.06	15.67	105.12	53.38	109.55	69.22 to 108.70	495,959	387,122
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	12	64.18	61.35	63.55	25.23	96.54	00.03	106.29	49.97 to 70.69	924,056	587,204
01-JAN-14 To 31-DEC-14	11	70.42	70.31	70.33	08.59	99.97	53.38	83.76	64.12 to 78.25	607,161	427,022
<u>ALL</u>	41	70.06	70.78	68.64	21.07	103.12	00.03	116.58	64.69 to 76.63	724,435	497,236

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	17	72.72	76.24	72.09	20.12	105.76	49.97	109.55	61.61 to 94.63	719,044	518,355
2	24	69.59	66.91	66.22	21.11	101.04	00.03	116.58	64.34 to 76.63	728,253	482,277
<u>ALL</u>	41	70.06	70.78	68.64	21.07	103.12	00.03	116.58	64.69 to 76.63	724,435	497,236

22 Dakota
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

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

Number of Sales : 41
 Total Sales Price : 29,701,819
 Total Adj. Sales Price : 29,701,819
 Total Assessed Value : 20,386,686
 Avg. Adj. Sales Price : 724,435
 Avg. Assessed Value : 497,236

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 71
 COD : 21.07
 PRD : 103.12

COV : 30.62
 STD : 21.67
 Avg. Abs. Dev : 14.76
 MAX Sales Ratio : 116.58
 MIN Sales Ratio : 00.03

95% Median C.I. : 64.69 to 76.63
 95% Wgt. Mean C.I. : 56.16 to 81.12
 95% Mean C.I. : 64.15 to 77.41

Printed:4/5/2016 11:46:59AM

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	5	64.69	73.92	68.31	23.17	108.21	53.38	109.55	N/A	790,320	539,888
1	4	71.00	76.23	69.06	26.39	110.38	53.38	109.55	N/A	817,900	564,880
2	1	64.69	64.69	64.69	00.00	100.00	64.69	64.69	N/A	680,000	439,920
_____Dry_____											
County	16	70.24	72.34	66.59	15.12	108.63	41.03	108.70	64.34 to 83.76	713,936	475,408
1	8	71.96	77.02	70.92	18.73	108.60	49.97	108.70	49.97 to 108.70	590,987	419,156
2	8	69.73	67.65	63.53	10.96	106.49	41.03	84.08	41.03 to 84.08	836,884	531,661
_____Grass_____											
County	2	75.62	75.62	75.63	08.46	99.99	69.22	82.01	N/A	301,210	227,818
2	2	75.62	75.62	75.63	08.46	99.99	69.22	82.01	N/A	301,210	227,818
_____ALL_____	41	70.06	70.78	68.64	21.07	103.12	00.03	116.58	64.69 to 76.63	724,435	497,236

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	5	64.69	73.92	68.31	23.17	108.21	53.38	109.55	N/A	790,320	539,888
1	4	71.00	76.23	69.06	26.39	110.38	53.38	109.55	N/A	817,900	564,880
2	1	64.69	64.69	64.69	00.00	100.00	64.69	64.69	N/A	680,000	439,920
_____Dry_____											
County	27	69.78	71.27	68.01	17.13	104.79	41.03	116.58	64.12 to 76.11	849,149	577,465
1	12	71.61	74.71	72.26	17.68	103.39	49.97	108.70	63.77 to 89.45	714,863	516,565
2	15	69.39	68.52	65.46	16.23	104.67	41.03	116.58	64.12 to 76.11	956,579	626,184
_____Grass_____											
County	3	70.69	73.97	73.62	06.03	100.48	69.22	82.01	N/A	338,580	249,267
2	3	70.69	73.97	73.62	06.03	100.48	69.22	82.01	N/A	338,580	249,267
_____ALL_____	41	70.06	70.78	68.64	21.07	103.12	00.03	116.58	64.69 to 76.63	724,435	497,236

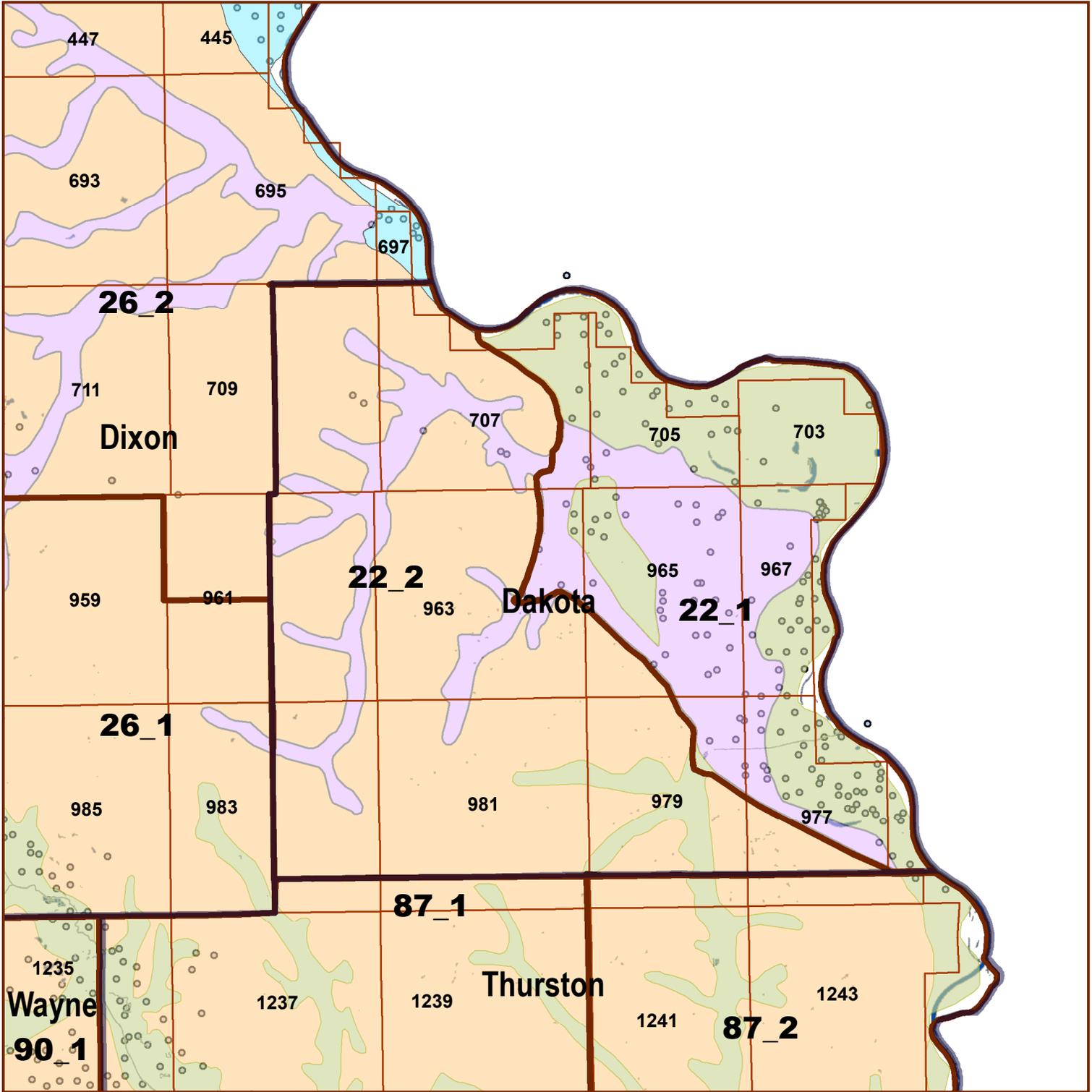
Dakota County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dakota	1	6,457	6,275	6,145	n/a	6,030	n/a	5,855	5,710	6,152
Burt	1	6,646	6,685	5,899	5,895	4,690	5,030	4,450	3,106	5,412
Thurston	2	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,760
Dakota	2	n/a	6,155	6,070	n/a	5,465	5,365	4,960	4,765	5,306
Dixon	1	6,505	6,385	6,070	5,875	5,465	5,365	4,960	4,765	5,825
Dixon	2	6,155	6,155	6,070	5,875	5,465	5,365	4,960	4,765	5,598
Thurston	1	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,852
Thurston	2	6,025	6,000	5,900	5,900	5,800	5,650	4,980	4,290	5,760

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dakota	1	5,627	5,594	5,543	n/a	5,431	n/a	4,358	4,305	5,474
Burt	1	6,764	6,515	5,545	5,790	4,830	4,875	4,425	3,004	5,304
Thurston	2	5,130	5,130	4,510	4,510	4,360	4,360	4,180	3,960	4,442
Dakota	2	5,580	5,569	5,492	5,520	5,205	5,105	4,913	4,816	5,103
Dixon	1	5,860	5,480	5,285	5,210	5,180	4,870	4,660	4,240	5,107
Dixon	2	5,150	4,975	4,975	4,950	4,925	4,720	4,310	4,310	4,691
Thurston	1	5,815	5,810	5,365	5,365	5,350	5,335	4,715	4,045	5,337
Thurston	2	5,130	5,130	4,510	4,510	4,360	4,360	4,180	3,960	4,442

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dakota	1	2,006	2,282	2,229	n/a	2,250	n/a	1,798	1,950	2,004
Burt	1	2,470	2,380	1,859	1,965	1,873	1,830	1,765	1,581	1,864
Thurston	2	1,539	1,648	1,470	1,470	1,260	1,260	1,260	1,260	1,349
Dakota	2	2,400	2,365	2,325	2,290	2,250	2,175	2,100	1,950	2,112
Dixon	1	2,430	2,300	2,030	n/a	1,845	1,720	1,595	1,470	1,880
Dixon	2	2,430	2,300	2,030	1,845	1,845	1,720	1,595	1,470	1,720
Thurston	1	1,680	1,680	1,468	1,470	1,260	1,260	1,260	1,260	1,419
Thurston	2	1,539	1,648	1,470	1,470	1,260	1,260	1,260	1,260	1,349

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



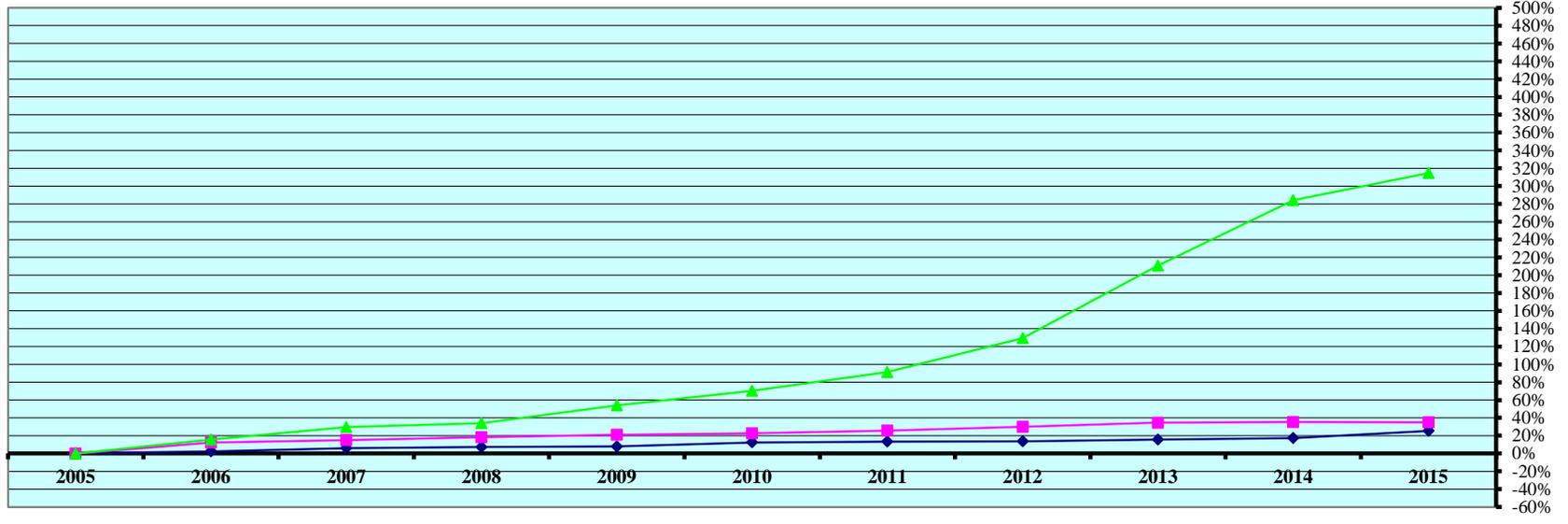
Legend

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

Dakota County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2005	441,900,915	--	--	--	231,947,040	--	--	--	157,741,235	--	--	--
2006	452,612,670	10,711,755	2.42%	2.42%	260,284,285	28,337,245	12.22%	12.22%	182,603,595	24,862,360	15.76%	15.76%
2007	468,253,195	15,640,525	3.46%	5.96%	266,894,510	6,610,225	2.54%	15.07%	204,567,040	21,963,445	12.03%	29.69%
2008	473,873,150	5,619,955	1.20%	7.24%	274,166,870	7,272,360	2.72%	18.20%	211,350,530	6,783,490	3.32%	33.99%
2009	476,522,750	2,649,600	0.56%	7.83%	280,798,785	6,631,915	2.42%	21.06%	242,766,720	31,416,190	14.86%	53.90%
2010	496,820,940	20,298,190	4.26%	12.43%	284,249,075	3,450,290	1.23%	22.55%	268,800,550	26,033,830	10.72%	70.41%
2011	501,185,330	4,364,390	0.88%	13.42%	291,733,760	7,484,685	2.63%	25.78%	301,933,494	33,132,944	12.33%	91.41%
2012	502,500,760	1,315,430	0.26%	13.71%	301,092,850	9,359,090	3.21%	29.81%	362,103,333	60,169,839	19.93%	129.56%
2013	510,940,590	8,439,830	1.68%	15.62%	312,057,535	10,964,685	3.64%	34.54%	490,197,585	128,094,252	35.38%	210.76%
2014	518,318,960	7,378,370	1.44%	17.29%	313,465,455	1,407,920	0.45%	35.15%	606,108,170	115,910,585	23.65%	284.24%
2015	553,789,005	35,470,045	6.84%	25.32%	313,009,740	-455,715	-0.15%	34.95%	654,066,310	47,958,140	7.91%	314.65%

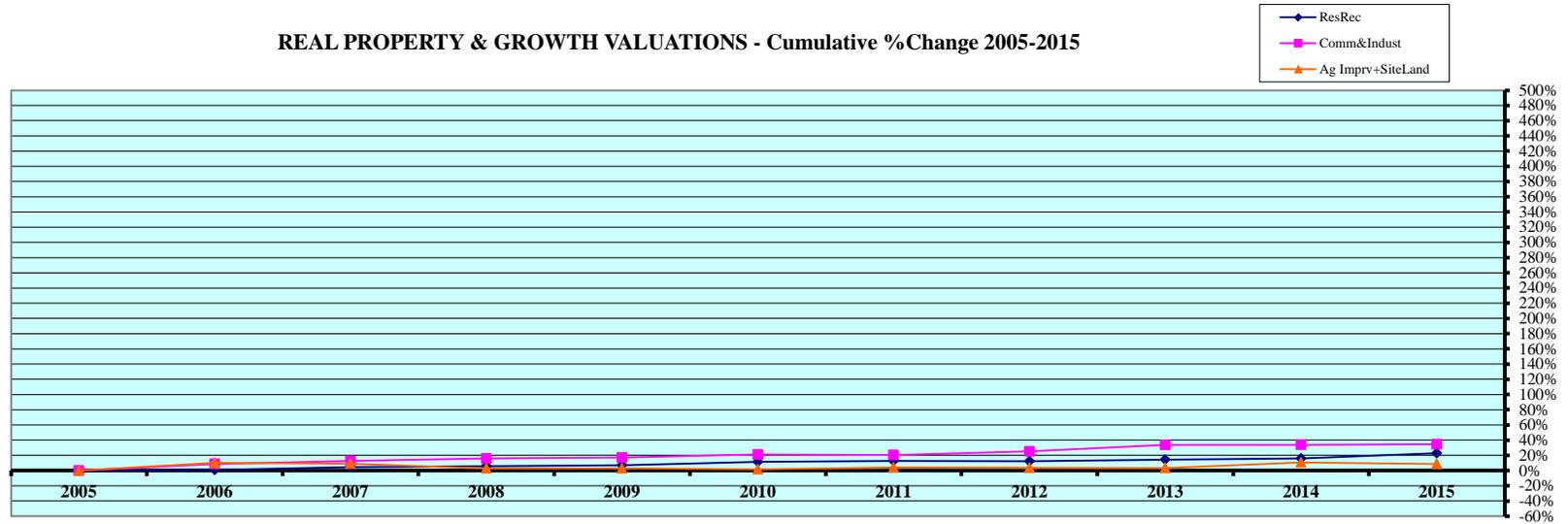
Rate Annual %chg: Residential & Recreational 2.28% Commercial & Industrial 3.04% Agricultural Land 15.28%

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 2005-2015



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2005	441,900,915	5,699,046	1.29%	436,201,869	--	--	231,947,040	9,723,020	4.19%	222,224,020	--	--	
2006	452,612,670	6,690,265	1.48%	445,922,405	0.91%	0.91%	260,284,285	8,108,738	3.12%	252,175,547	8.72%	8.72%	
2007	468,253,195	5,382,985	1.15%	462,870,210	2.27%	4.75%	266,894,510	5,439,625	2.04%	261,454,885	0.45%	12.72%	
2008	473,873,150	5,585,855	1.18%	468,287,295	0.01%	5.97%	274,166,870	5,639,710	2.06%	268,527,160	0.61%	15.77%	
2009	476,522,750	4,222,975	0.89%	472,299,775	-0.33%	6.88%	280,798,785	9,358,513	3.33%	271,440,272	-0.99%	17.03%	
2010	496,820,940	3,888,371	0.78%	492,932,569	3.44%	11.55%	284,249,075	3,192,875	1.12%	281,056,200	0.09%	21.17%	
2011	501,185,330	3,848,580	0.77%	497,336,750	0.10%	12.54%	291,733,760	12,175,565	4.17%	279,558,195	-1.65%	20.53%	
2012	502,500,760	6,318,041	1.26%	496,182,719	-1.00%	12.28%	301,092,850	10,974,769	3.64%	290,118,081	-0.55%	25.08%	
2013	510,940,590	5,995,957	1.17%	504,944,633	0.49%	14.27%	312,057,535	1,758,447	0.56%	310,299,088	3.06%	33.78%	
2014	518,318,960	6,316,100	1.22%	512,002,860	0.21%	15.86%	313,465,455	3,054,755	0.97%	310,410,700	-0.53%	33.83%	
2015	553,789,005	11,605,273	2.10%	542,183,732	4.60%	22.69%	313,009,740	814,845	0.26%	312,194,895	-0.41%	34.60%	
Rate Ann%chg	2.28%			Resid & Rec. w/o growth			3.04%			C & I w/o growth			0.88%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2005	26,238,270	7,894,980	34,133,250	580,635	1.70%	33,552,615	--	--
2006	30,094,490	8,035,610	38,130,100	566,735	1.49%	37,563,365	10.05%	10.05%
2007	29,623,970	8,032,530	37,656,500	475,230	1.26%	37,181,270	-2.49%	8.93%
2008	27,893,385	8,358,990	36,252,375	1,073,888	2.96%	35,178,487	-6.58%	3.06%
2009	27,757,825	8,525,865	36,283,690	1,167,360	3.22%	35,116,330	-3.13%	2.88%
2010	26,969,890	8,473,335	35,443,225	729,701	2.06%	34,713,524	-4.33%	1.70%
2011	25,705,735	10,675,865	36,381,600	844,585	2.32%	35,537,015	0.26%	4.11%
2012	28,327,105	9,131,337	37,458,442	2,018,924	5.39%	35,439,518	-2.59%	3.83%
2013	28,332,370	9,493,300	37,825,670	2,489,400	6.58%	35,336,270	-5.67%	3.52%
2014	28,442,895	9,467,670	37,910,565	94,245	0.25%	37,816,320	-0.02%	10.79%
2015	27,877,595	10,969,555	38,847,150	1,723,480	4.44%	37,123,670	-2.08%	8.76%
Rate Ann%chg	0.61%	3.34%	1.30%	Ag Imprv+Site w/o growth			-1.66%	

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

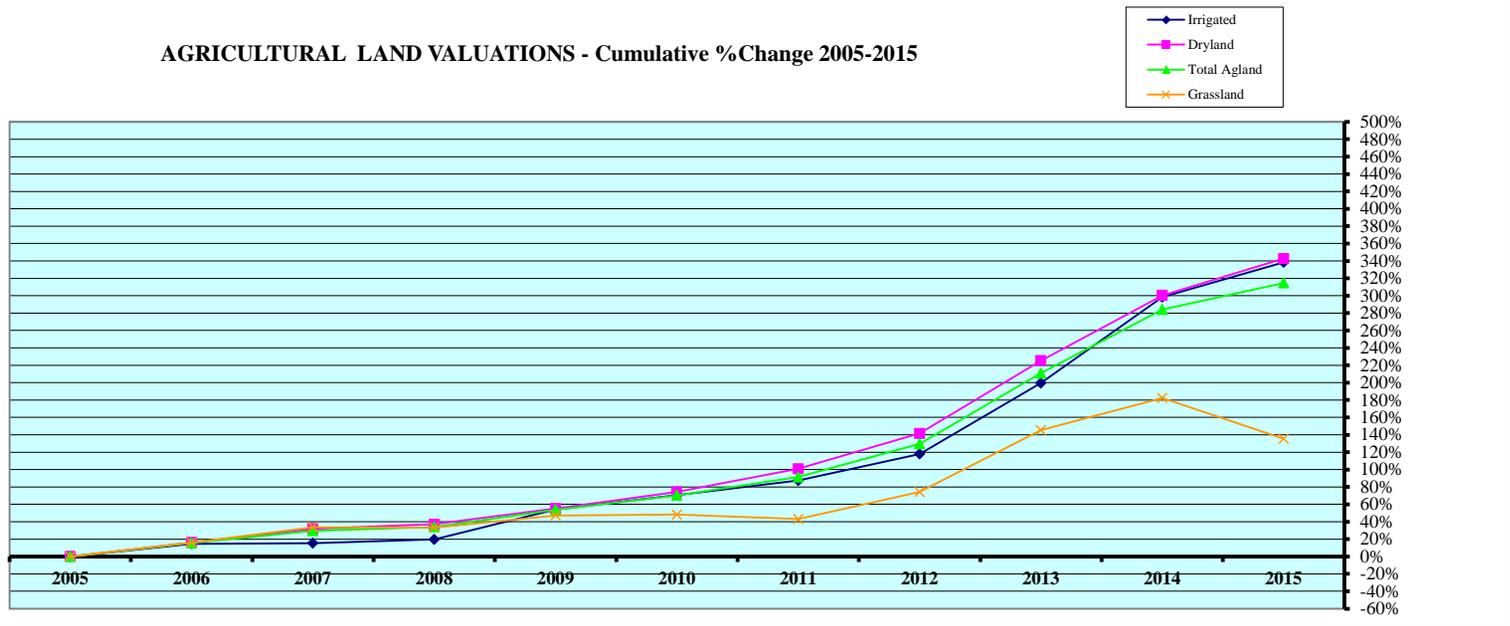
Sources:
Value; 2005 - 2015 CTL
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

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

Cnty# 22
County DAKOTA

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	23,510,625	--	--	--	113,560,915	--	--	--	19,922,150	--	--	--
2006	26,972,385	3,461,760	14.72%	14.72%	131,775,515	18,214,600	16.04%	16.04%	23,107,775	3,185,625	15.99%	15.99%
2007	27,145,975	173,590	0.64%	15.46%	149,828,695	18,053,180	13.70%	31.94%	26,639,820	3,532,045	15.29%	33.72%
2008	28,102,045	956,070	3.52%	19.53%	155,717,615	5,888,920	3.93%	37.12%	26,577,780	-62,040	-0.23%	33.41%
2009	36,251,290	8,149,245	29.00%	54.19%	176,129,805	20,412,190	13.11%	55.10%	29,330,545	2,752,765	10.36%	47.23%
2010	40,101,055	3,849,765	10.62%	70.57%	197,933,220	21,803,415	12.38%	74.30%	29,511,310	180,765	0.62%	48.13%
2011	44,060,140	3,959,085	9.87%	87.41%	228,102,640	30,169,420	15.24%	100.86%	28,506,499	-1,004,811	-3.40%	43.09%
2012	51,237,299	7,177,159	16.29%	117.93%	274,295,692	46,193,052	20.25%	141.54%	34,705,386	6,198,887	21.75%	74.21%
2013	70,416,250	19,178,951	37.43%	199.51%	369,407,610	95,111,918	34.67%	225.29%	48,890,870	14,185,484	40.87%	145.41%
2014	93,662,510	23,246,260	33.01%	298.38%	454,763,675	85,356,065	23.11%	300.46%	56,268,770	7,377,900	15.09%	182.44%
2015	103,092,690	9,430,180	10.07%	338.49%	502,647,085	47,883,410	10.53%	342.62%	46,895,545	-9,373,225	-16.66%	135.39%

Rate Ann.%chg: Irrigated **15.93%** Dryland **16.04%** Grassland **8.94%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2005	747,545	--	--	--	0	--	--	--	157,741,235	--	--	--
2006	747,920	375	0.05%	0.05%	0	0			182,603,595	24,862,360	15.76%	15.76%
2007	952,550	204,630	27.36%	27.42%	0	0			204,567,040	21,963,445	12.03%	29.69%
2008	953,090	540	0.06%	27.50%	0	0			211,350,530	6,783,490	3.32%	33.99%
2009	1,055,080	101,990	10.70%	41.14%	0	0			242,766,720	31,416,190	14.86%	53.90%
2010	1,254,965	199,885	18.95%	67.88%	0	0			268,800,550	26,033,830	10.72%	70.41%
2011	1,264,215	9,250	0.74%	69.12%	0	0			301,933,494	33,132,944	12.33%	91.41%
2012	2,066,502	802,287	63.46%	176.44%	(201,546)	-201,546			362,103,333	60,169,839	19.93%	129.56%
2013	1,941,200	-125,302	-6.06%	159.68%	(458,345)	-256,799			490,197,585	128,094,252	35.38%	210.76%
2014	1,412,635	-528,565	-27.23%	88.97%	580	458,925			606,108,170	115,910,585	23.65%	284.24%
2015	1,430,395	17,760	1.26%	91.35%	595	15	2.59%		654,066,310	47,958,140	7.91%	314.65%

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

Rate Ann.%chg: Total Agric Land **15.28%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	23,510,625	14,289	1,645			113,764,300	101,841	1,117			19,962,285	28,572	699		
2006	27,055,530	14,276	1,895	15.18%	15.18%	132,205,805	101,673	1,300	16.40%	16.40%	22,936,850	28,590	802	14.83%	14.83%
2007	27,145,975	14,234	1,907	0.63%	15.91%	151,105,395	101,192	1,493	14.84%	33.68%	25,730,340	28,836	892	11.22%	27.71%
2008	28,113,045	14,742	1,907	0.00%	15.90%	155,832,825	99,792	1,562	4.58%	39.79%	26,541,275	29,540	898	0.69%	28.60%
2009	36,423,830	15,017	2,425	27.19%	47.41%	176,322,525	99,903	1,765	13.02%	58.00%	29,161,915	29,276	996	10.87%	42.57%
2010	40,101,055	16,620	2,413	-0.52%	46.65%	199,072,985	97,844	2,035	15.28%	82.13%	29,123,895	29,069	1,002	0.58%	43.40%
2011	44,528,985	16,391	2,717	12.59%	65.12%	228,257,800	97,373	2,344	15.21%	109.85%	28,555,470	29,327	974	-2.81%	39.36%
2012	51,175,765	14,613	3,502	28.91%	112.85%	274,361,500	96,368	2,847	21.45%	154.86%	34,790,785	28,988	1,200	23.26%	71.78%
2013	70,402,325	14,614	4,817	37.56%	192.79%	369,040,745	96,151	3,838	34.81%	243.59%	48,831,685	28,744	1,699	41.55%	143.15%
2014	92,980,020	16,749	5,551	15.23%	237.40%	456,164,085	96,627	4,721	23.00%	322.61%	55,642,745	28,717	1,938	14.06%	177.33%
2015	103,198,255	16,827	6,133	10.47%	272.74%	503,253,555	96,312	5,225	10.68%	367.76%	46,615,355	28,870	1,615	-16.67%	131.11%

Rate Annual %chg Average Value/Acre: 14.06%

16.68%

8.74%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2005	747,825	5,755	130			0	0				157,985,035	150,456	1,050		
2006	747,575	5,753	130	0.00%	0.00%	0	0				182,945,760	150,292	1,217	15.93%	15.93%
2007	972,490	5,802	168	28.97%	28.97%	0	0				204,954,200	150,065	1,366	12.20%	30.07%
2008	953,225	5,766	165	-1.35%	27.22%	0	0				211,440,370	149,840	1,411	3.32%	34.39%
2009	1,049,630	6,048	174	4.97%	33.54%	0	0				242,957,900	150,245	1,617	14.60%	54.00%
2010	1,250,395	6,670	187	8.02%	44.26%	0	0				269,548,330	150,203	1,795	10.98%	70.90%
2011	1,253,165	6,695	187	-0.15%	44.04%	0	0				302,595,420	149,786	2,020	12.57%	92.39%
2012	2,069,225	9,284	223	19.07%	71.52%	0	0				362,397,275	149,253	2,428	20.19%	131.24%
2013	1,956,800	9,291	211	-5.51%	62.06%	168,940	266	635			490,400,495	149,066	3,290	35.49%	213.30%
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%	287.25%
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%	318.58%

22
DAKOTA

Rate Annual %chg Average Value/Acre: 15.39%

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

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
21,006	DAKOTA	78,825,810	28,228,482	23,230,131	553,789,005	198,829,025	114,180,715	0	654,066,310	27,877,595	10,969,555	0	1,689,996,628
cnty.sector.value % of total value:		4.66%	1.67%	1.37%	32.77%	11.77%	6.76%		38.70%	1.65%	0.65%		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	1,021,017	477,746	705,032	54,828,415	5,897,870	13,428,500	0	0	0	0	0	76,358,580
9.14%	%sector of county sector	1.30%	1.69%	3.03%	9.90%	2.97%	11.76%						4.52%
	%sector of municipality	1.34%	0.63%	0.92%	71.80%	7.72%	17.59%						100.00%
840	EMERSON	83,181	65,035	8,276	7,983,250	898,870	0	0	0	0	0	0	9,038,612
4.00%	%sector of county sector	0.11%	0.23%	0.04%	1.44%	0.45%							0.53%
	%sector of municipality	0.92%	0.72%	0.09%	88.32%	9.94%							100.00%
549	HOMER	240,838	240,312	458,549	17,516,250	1,782,635	0	0	0	0	0	0	20,238,584
2.61%	%sector of county sector	0.31%	0.85%	1.97%	3.16%	0.90%							1.20%
	%sector of municipality	1.19%	1.19%	2.27%	86.55%	8.81%							100.00%
236	HUBBARD	281,636	0	0	5,487,445	752,480	0	0	0	0	0	0	6,521,561
1.12%	%sector of county sector	0.36%			0.99%	0.38%							0.39%
	%sector of municipality	4.32%			84.14%	11.54%							100.00%
223	JACKSON	3,192,648	58,318	13,883	7,889,390	2,254,080	181,330	0	0	0	0	0	13,589,649
1.06%	%sector of county sector	4.05%	0.21%	0.06%	1.42%	1.13%	0.16%						0.80%
	%sector of municipality	23.49%	0.43%	0.10%	58.05%	16.59%	1.33%						100.00%
13,353	SOUTH SIOUX CITY	45,762,835	11,833,171	5,003,278	311,662,095	167,492,945	53,931,555	0	385,960	0	20	0	596,071,859
63.57%	%sector of county sector	58.06%	41.92%	21.54%	56.28%	84.24%	47.23%		0.06%		0.00%		35.27%
	%sector of municipality	7.65%	1.99%	0.84%	52.29%	28.10%	9.05%		0.06%		0.00%		100.00%
17,120	Total Municipalities	50,582,155	12,674,582	6,189,018	405,366,845	179,078,880	67,541,385	0	385,960	0	20	0	721,818,845
81.50%	%all municip.sect of cnty	64.17%	44.90%	26.64%	73.20%	90.07%	59.15%		0.06%		0.00%		42.71%

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

Cnty#	County
22	DAKOTA

CHART 5

EXHIBIT

22B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 9,738	Value : 1,602,804,380	Growth 20,128,420	Sum Lines 17, 25, & 41
--	------------------------	------------------------------	--------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	465	7,720,700	166	3,931,750	117	2,412,965	748	14,065,415	
02. Res Improve Land	4,156	58,717,225	596	14,343,815	503	13,918,380	5,255	86,979,420	
03. Res Improvements	4,447	344,861,510	831	80,361,095	520	61,573,320	5,798	486,795,925	
04. Res Total	4,912	411,299,435	997	98,636,660	637	77,904,665	6,546	587,840,760	12,201,020
% of Res Total	75.04	69.97	15.23	16.78	9.73	13.25	67.22	36.68	60.62
05. Com UnImp Land	149	5,409,665	49	1,131,445	18	826,770	216	7,367,880	
06. Com Improve Land	575	28,403,710	52	2,837,035	28	1,491,785	655	32,732,530	
07. Com Improvements	581	147,552,655	55	10,884,390	30	4,141,775	666	162,578,820	
08. Com Total	730	181,366,030	104	14,852,870	48	6,460,330	882	202,679,230	2,086,025
% of Com Total	82.77	89.48	11.79	7.33	5.44	3.19	9.06	12.65	10.36
09. Ind UnImp Land	11	1,939,035	5	409,100	0	0	16	2,348,135	
10. Ind Improve Land	16	4,187,570	10	3,410,470	0	0	26	7,598,040	
11. Ind Improvements	16	54,333,460	10	54,700,235	0	0	26	109,033,695	
12. Ind Total	27	60,460,065	15	58,519,805	0	0	42	118,979,870	5,285,530
% of Ind Total	64.29	50.82	35.71	49.18	0.00	0.00	0.43	7.42	26.26
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	4,912	411,299,435	997	98,636,660	637	77,904,665	6,546	587,840,760	12,201,020
% of Res & Rec Total	75.04	69.97	15.23	16.78	9.73	13.25	67.22	36.68	60.62
Com & Ind Total	757	241,826,095	119	73,372,675	48	6,460,330	924	321,659,100	7,371,555
% of Com & Ind Total	81.93	75.18	12.88	22.81	5.19	2.01	9.49	20.07	36.62
17. Taxable Total	5,669	653,125,530	1,116	172,009,335	685	84,364,995	7,470	909,499,860	19,572,575
% of Taxable Total	75.89	71.81	14.94	18.91	9.17	9.28	76.71	56.74	97.24

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	94	5,193,850	2,557,410	0	0	0
19. Commercial	82	12,761,290	18,040,395	0	0	0
20. Industrial	1	181,330	31,246,230	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	94	5,193,850	2,557,410
19. Commercial	0	0	0	82	12,761,290	18,040,395
20. Industrial	0	0	0	1	181,330	31,246,230
21. Other	0	0	0	0	0	0
22. Total Sch II				177	18,136,470	51,844,035

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	334	93	110	537

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	305,190	241	53,160,935	1,602	465,977,745	1,844	519,443,870
28. Ag-Improved Land	1	80,770	68	12,628,720	339	127,154,190	408	139,863,680
29. Ag Improvements	1	20	72	5,686,825	351	28,310,125	424	33,996,970
30. Ag Total							2,268	693,304,520

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	2,890	
32. HomeSite Improv Land	0	0.00	0	48	50.00	577,930	
33. HomeSite Improvements	0	0.00	0	48	48.00	4,228,310	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	4.00	8,270	
36. FarmSite Improv Land	0	0.00	0	56	141.47	253,420	
37. FarmSite Improvements	1	0.00	20	57	0.00	1,458,515	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	190.15	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	67,400	7	6.25	70,290	
32. HomeSite Improv Land	237	243.56	2,683,660	285	293.56	3,261,590	
33. HomeSite Improvements	238	234.56	20,285,220	286	282.56	24,513,530	555,845
34. HomeSite Total				293	299.81	27,845,410	
35. FarmSite UnImp Land	51	107.72	220,160	55	111.72	228,430	
36. FarmSite Improv Land	309	945.19	1,638,285	365	1,086.66	1,891,705	
37. FarmSite Improvements	302	0.00	8,024,905	360	0.00	9,483,440	0
38. FarmSite Total				415	1,198.38	11,603,575	
39. Road & Ditches	0	2,085.92	0	0	2,276.07	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				708	3,774.26	39,448,985	555,845

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	47	1,773.13	8,357,520
44. Recapture Value N/A	0	0.00	0	47	1,773.13	11,607,470
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	248.90	1,195,570	48	2,022.03	9,553,090
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	3,677.47	22.40%	23,746,710	23.51%	6,457.35
46. 1A	176.57	1.08%	1,107,985	1.10%	6,275.05
47. 2A1	4,940.23	30.09%	30,356,130	30.05%	6,144.68
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	6,631.60	40.39%	39,988,535	39.59%	6,030.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	970.76	5.91%	5,683,820	5.63%	5,855.02
52. 4A	21.70	0.13%	123,910	0.12%	5,710.14
53. Total	16,418.33	100.00%	101,007,090	100.00%	6,152.09
Dry					
54. 1D1	10,514.89	34.24%	59,163,740	35.20%	5,626.66
55. 1D	521.51	1.70%	2,917,545	1.74%	5,594.42
56. 2D1	7,636.93	24.87%	42,330,705	25.19%	5,542.90
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	10,460.25	34.07%	56,814,375	33.80%	5,431.45
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,507.13	4.91%	6,568,000	3.91%	4,357.95
61. 4D	65.73	0.21%	282,975	0.17%	4,305.11
62. Total	30,706.44	100.00%	168,077,340	100.00%	5,473.68
Grass					
63. 1G1	208.79	7.35%	376,615	8.80%	1,803.80
64. 1G	36.66	1.29%	63,535	1.48%	1,733.09
65. 2G1	454.86	16.01%	887,845	20.74%	1,951.91
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	482.62	16.98%	869,845	20.32%	1,802.34
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,352.32	47.59%	1,850,835	43.24%	1,368.64
70. 4G	306.21	10.78%	231,915	5.42%	757.37
71. Total	2,841.46	100.00%	4,280,590	100.00%	1,506.48
Irrigated Total					
Irrigated Total	16,418.33	32.05%	101,007,090	36.91%	6,152.09
Dry Total					
Dry Total	30,706.44	59.93%	168,077,340	61.42%	5,473.68
Grass Total					
Grass Total	2,841.46	5.55%	4,280,590	1.56%	1,506.48
72. Waste	1,264.90	2.47%	277,560	0.10%	219.43
73. Other	2.77	0.01%	595	0.00%	214.80
74. Exempt	343.18	0.67%	0	0.00%	0.00
75. Market Area Total	51,233.90	100.00%	273,643,175	100.00%	5,341.06

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	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	10,287.49	15.70%	57,293,965	17.13%	5,569.29
56. 2D1	3,733.07	5.70%	20,502,290	6.13%	5,492.07
57. 2D	432.50	0.66%	2,387,410	0.71%	5,520.02
58. 3D1	8,773.63	13.39%	45,666,920	13.65%	5,205.02
59. 3D	2,548.42	3.89%	13,009,680	3.89%	5,105.00
60. 4D1	32,408.03	49.45%	159,211,805	47.60%	4,912.73
61. 4D	6,081.49	9.28%	29,286,350	8.76%	4,815.65
62. Total	65,539.95	100.00%	334,474,695	100.00%	5,103.37
Grass					
63. 1G1	52.64	0.20%	86,770	0.20%	1,648.37
64. 1G	2,644.78	10.03%	5,331,820	12.53%	2,015.98
65. 2G1	909.65	3.45%	1,579,195	3.71%	1,736.05
66. 2G	259.15	0.98%	586,445	1.38%	2,262.96
67. 3G1	1,672.19	6.34%	3,286,250	7.72%	1,965.24
68. 3G	170.43	0.65%	343,530	0.81%	2,015.67
69. 4G1	10,078.08	38.24%	18,139,550	42.63%	1,799.90
70. 4G	10,569.26	40.10%	13,200,515	31.02%	1,248.95
71. Total	26,356.18	100.00%	42,554,075	100.00%	1,614.58
Irrigated Total					
Irrigated Total	384.15	0.39%	2,038,115	0.54%	5,305.52
Dry Total					
Dry Total	65,539.95	67.15%	334,474,695	87.97%	5,103.37
Grass Total					
Grass Total	26,356.18	27.00%	42,554,075	11.19%	1,614.58
72. Waste	5,327.45	5.46%	1,145,475	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	97,607.73	100.00%	380,212,360	100.00%	3,895.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	1,467.13	9,087,170	15,335.35	93,958,035	16,802.48	103,045,205
77. Dry Land	81.44	373,860	9,495.55	50,972,920	86,669.40	451,205,255	96,246.39	502,552,035
78. Grass	17.84	12,100	3,113.65	4,766,140	26,066.15	42,056,425	29,197.64	46,834,665
79. Waste	0.00	0	566.12	120,915	6,026.23	1,302,120	6,592.35	1,423,035
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	99.28	385,960	14,642.45	64,947,145	134,099.90	588,522,430	148,841.63	653,855,535

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	16,802.48	11.29%	103,045,205	15.76%	6,132.74
Dry Land	96,246.39	64.66%	502,552,035	76.86%	5,221.52
Grass	29,197.64	19.62%	46,834,665	7.16%	1,604.06
Waste	6,592.35	4.43%	1,423,035	0.22%	215.86
Other	2.77	0.00%	595	0.00%	214.80
Exempt	1,184.79	0.80%	0	0.00%	0.00
Total	148,841.63	100.00%	653,855,535	100.00%	4,392.96

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	94	1,232,410	560	5,099,300	595	52,374,195	689	58,705,905	349,450
83.2 Emrsn Hubb	32	191,830	175	1,124,070	192	13,809,290	224	15,125,190	190
83.3 Homer	27	136,810	204	1,002,555	207	17,890,290	234	19,029,655	219,465
83.4 Jackson	52	750,140	87	1,330,090	90	9,332,580	142	11,412,810	183,700
83.5 Rural	202	4,827,065	728	21,874,650	750	89,103,315	952	115,805,030	1,014,655
83.6 Rural Subdivisions	80	1,504,530	368	6,194,600	588	51,872,525	668	59,571,655	1,681,770
83.7 South Sioux City	261	5,422,630	3,133	50,354,155	3,376	252,413,730	3,637	308,190,515	8,751,790
84 Residential Total	748	14,065,415	5,255	86,979,420	5,798	486,795,925	6,546	587,840,760	12,201,020

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	39	1,077,545	64	1,935,385	66	17,086,590	105	20,099,520	332,325
85.2	Emrsn Hubb	4	10,755	24	163,350	24	1,478,290	28	1,652,395	26,245
85.3	Homer	3	69,200	22	168,930	22	1,629,575	25	1,867,705	0
85.4	Jackson	13	80,680	18	371,380	20	2,282,835	33	2,734,895	0
85.5	Rural	39	1,680,585	61	5,625,520	63	46,846,925	102	54,153,030	516,210
85.6	Rural Subdivisions	6	111,210	11	530,895	11	3,927,650	17	4,569,755	39,245
85.7	South Sioux City	128	6,686,040	481	31,535,110	486	198,360,650	614	236,581,800	6,457,530
86	Commercial Total	232	9,716,015	681	40,330,570	692	271,612,515	924	321,659,100	7,371,555

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	177.44	9.82%	355,895	9.83%	2,005.72
88. 1G	24.76	1.37%	56,490	1.56%	2,281.50
89. 2G1	373.48	20.67%	832,610	22.99%	2,229.33
90. 2G	0.00	0.00%	0	0.00%	0.00
91. 3G1	345.46	19.12%	777,295	21.47%	2,250.03
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	849.25	46.99%	1,526,980	42.17%	1,798.03
94. 4G	36.72	2.03%	71,605	1.98%	1,950.03
95. Total	1,807.11	100.00%	3,620,875	100.00%	2,003.68
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	31.35	3.03%	20,720	3.14%	660.93
106. 1T	11.90	1.15%	7,045	1.07%	592.02
107. 2T1	81.38	7.87%	55,235	8.37%	678.73
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	137.16	13.26%	92,550	14.03%	674.76
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	503.07	48.64%	323,855	49.09%	643.76
112. 4T	269.49	26.05%	160,310	24.30%	594.86
113. Total	1,034.35	100.00%	659,715	100.00%	637.81
<hr/>					
Grass Total	1,807.11	63.60%	3,620,875	84.59%	2,003.68
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,034.35	36.40%	659,715	15.41%	637.81
<hr/>					
114. Market Area Total	2,841.46	100.00%	4,280,590	100.00%	1,506.48

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	2,122.76	12.05%	5,020,395	13.49%	2,365.03
89. 2G1	590.58	3.35%	1,373,150	3.69%	2,325.09
90. 2G	254.55	1.45%	582,915	1.57%	2,289.98
91. 3G1	1,382.67	7.85%	3,111,090	8.36%	2,250.06
92. 3G	153.33	0.87%	333,520	0.90%	2,175.18
93. 4G1	8,045.33	45.68%	16,895,190	45.41%	2,100.00
94. 4G	5,033.53	28.58%	9,815,450	26.38%	1,950.01
95. Total	17,612.18	100.00%	37,202,340	100.00%	2,112.31
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	522.02	5.97%	311,425	5.82%	596.58
107. 2T1	319.07	3.65%	206,045	3.85%	645.77
108. 2T	4.60	0.05%	3,530	0.07%	767.39
109. 3T1	289.52	3.31%	175,160	3.27%	605.00
110. 3T	17.10	0.20%	10,010	0.19%	585.38
111. 4T1	2,032.75	23.25%	1,244,360	23.25%	612.16
112. 4T	5,535.73	63.31%	3,385,065	63.25%	611.49
113. Total	8,744.00	100.00%	5,351,735	100.00%	612.05
<hr/>					
Grass Total	17,612.18	66.82%	37,202,340	87.42%	2,112.31
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	8,744.00	33.18%	5,351,735	12.58%	612.05
<hr/>					
114. Market Area Total	26,356.18	100.00%	42,554,075	100.00%	1,614.58

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

22 Dakota

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	553,789,005	587,840,760	34,051,755	6.15%	12,201,020	3.95%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,877,595	27,845,410	-32,185	-0.12%	555,845	-2.11%
04. Total Residential (sum lines 1-3)	581,666,600	615,686,170	34,019,570	5.85%	12,756,865	3.66%
05. Commercial	198,829,025	202,679,230	3,850,205	1.94%	2,086,025	0.89%
06. Industrial	114,180,715	118,979,870	4,799,155	4.20%	5,285,530	-0.43%
07. Ag-Farmsite Land, Outbuildings	10,969,555	11,603,575	634,020	5.78%	0	5.78%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	323,979,295	333,262,675	9,283,380	2.87%	7,371,555	0.59%
10. Total Non-Agland Real Property	905,645,895	948,948,845	43,302,950	4.78%	20,128,420	2.56%
11. Irrigated	103,092,690	103,045,205	-47,485	-0.05%		
12. Dryland	502,647,085	502,552,035	-95,050	-0.02%		
13. Grassland	46,895,545	46,834,665	-60,880	-0.13%		
14. Wasteland	1,430,395	1,423,035	-7,360	-0.51%		
15. Other Agland	595	595	0	0.00%		
16. Total Agricultural Land	654,066,310	653,855,535	-210,775	-0.03%		
17. Total Value of all Real Property (Locally Assessed)	1,559,712,205	1,602,804,380	43,092,175	2.76%	20,128,420	1.47%

2016 Assessment Survey for Dakota County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1 - Christy Abts
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	2 - Rita Diechert (Clerk) and Jalissa Hattig (Clerk)
5.	Number of shared employees:
	1- Jalissa Hattig (Clerk) w/Treasurer's office
6.	Assessor's requested budget for current fiscal year:
	\$394,117.51
7.	Adopted budget, or granted budget if different from above:
	\$394,148.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$120,000.00 for Commercial Reappraisal Project/\$45,000 for Residential Land Study and New Depreciation schedule
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:
	\$12,500 for Annual Contract and M&S Cost Updates
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,400.00
12.	Other miscellaneous funds:
	\$500.00
13.	Amount of last year's assessor's budget not used:
	\$19,669.00

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan 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?
	Yes. Some of our cadastral maps in the office were lost in a flood back in June of 2014, so we are working with only part of our maps. There is no budget for creation of new maps.
4.	If so, who maintains the Cadastral Maps?
	The Cadastral maps are only updated for ownership at this time. All parcel mapping is completed on GIS by the GIS Workshop staff.
5.	Does the county have GIS software?
	Yes
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?
	GIS Workshop
8.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes. Rural and some towns
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
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.

2016 Residential Assessment Survey for Dakota County

1.	Valuation data collection done by:																		
	Assessor, staff and outside contractors.																		
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="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, dependent upon South Sioux City for retail and access to retail</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Hubbard, dependent upon South Sioux City for retail and employment. Furthest in distance to South Sioux City.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Homer, dependent upon South Sioux City for retail and employment. Less than 10 miles to retail and employment (south)</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Jackson, dependent upon South Sioux City for retail and employment. Less than 7 miles to retail and employment (west)</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural, outside of city limits and not located in rural subdivision</td> </tr> <tr> <td style="text-align: center;">25</td> <td>South Sioux City</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural Subdivisions</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, dependent upon South Sioux City for retail and access to retail	5	Emerson and Hubbard, dependent upon South Sioux City for retail and employment. Furthest in distance to South Sioux City.	10	Homer, dependent upon South Sioux City for retail and employment. Less than 10 miles to retail and employment (south)	15	Jackson, dependent upon South Sioux City for retail and employment. Less than 7 miles to retail and employment (west)	20	Rural, outside of city limits and not located in rural subdivision	25	South Sioux City	30	Rural Subdivisions	AG	Agricultural Homes and Outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	Dakota City, dependent upon South Sioux City for retail and access to retail																		
5	Emerson and Hubbard, dependent upon South Sioux City for retail and employment. Furthest in distance to South Sioux City.																		
10	Homer, dependent upon South Sioux City for retail and employment. Less than 10 miles to retail and employment (south)																		
15	Jackson, dependent upon South Sioux City for retail and employment. Less than 7 miles to retail and employment (west)																		
20	Rural, outside of city limits and not located in rural subdivision																		
25	South Sioux City																		
30	Rural Subdivisions																		
AG	Agricultural Homes and Outbuildings																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Market sales with Market generated depreciation.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	The local market.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No, some locations may be lumped into the same depreciation table (see below). This may change as we transition Assessor Locations into Valuation Groups as needed. For 2016 we have 3 market derived depreciations tables: 1.) South Sioux City (200) 2.) Dakota City, Homer, Jackson and Rural (235) 3.) Emerson and Hubbard (240)																		
6.	Describe the methodology used to determine the residential lot values?																		
	Market sales. We prefer to start with vacant land sales and only use improved lots as an additional 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?																		
	N/A																		

8.

<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	2008,2015-2016
30	2016	6/2015	2016	2009
AG	Unknown	6/2015	Unknown	Unknown

2016 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:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Dakota City - County seat, large industrial area between South Sioux City and Dakota City, dependent upon South Sioux City retail and access to retail</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Emerson and Hubbard, Small towns, dependent upon South Sioux City for retail and employment. The furthest in distance from South Sioux City</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Homer, dependent upon South Sioux City for retail and employment. Less than 10-miles to retail and employment</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Jackson, dependent upon South Sioux City for retail and employment, less than 7 miles to retail and employment (west)</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural, outside of the city limits and not located in a rural subdivision</td> </tr> <tr> <td style="text-align: center;">25</td> <td>South Sioux, the hub for retail and employment in the county</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural Subdivisions, outside of the city limits and located in a platted development (subdivision)</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Dakota City - County seat, large industrial area between South Sioux City and Dakota City, dependent upon South Sioux City retail and access to retail	5	Emerson and Hubbard, Small towns, dependent upon South Sioux City for retail and employment. The furthest in distance from South Sioux City	10	Homer, dependent upon South Sioux City for retail and employment. Less than 10-miles to retail and employment	15	Jackson, dependent upon South Sioux City for retail and employment, less than 7 miles to retail and employment (west)	20	Rural, outside of the city limits and not located in a rural subdivision	25	South Sioux, the hub for retail and employment in the county	30	Rural Subdivisions, outside of the city limits and located in a platted development (subdivision)
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
1	Dakota City - County seat, large industrial area between South Sioux City and Dakota City, dependent upon South Sioux City retail and access to retail																
5	Emerson and Hubbard, Small towns, dependent upon South Sioux City for retail and employment. The furthest in distance from South Sioux City																
10	Homer, dependent upon South Sioux City for retail and employment. Less than 10-miles to retail and employment																
15	Jackson, dependent upon South Sioux City for retail and employment, less than 7 miles to retail and employment (west)																
20	Rural, outside of the city limits and not located in a rural subdivision																
25	South Sioux, the hub for retail and employment in the county																
30	Rural Subdivisions, outside of the city limits and located in a platted development (subdivision)																
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.																
6.	Describe the methodology used to determine the commercial lot values.																
	Items such as sale price, location, zoning, size, purchased by adjoining owner are considered.																

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 one of our 3 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.

2016 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
<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								
	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, no new applications since 2008. 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 2015, 2016 and 2017**

Date: July 31st, 2015

Amended: October 31st, 2015

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 2015.

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	6507	67%	35.4%
Commercial	896	9%	12.99%
Industrial	43	.44%	7.3%
Recreational	0	0%	0%
Agricultural	2267	24%	44.31%
Special Value	48	.47%	

Agricultural Land Detail: The County has a total of **148,963** acres. These acres are broke into two market areas; **Area 1** contains **51,284.76** acres and **Area 2** contains **97,678.30** acres. Dakota County has **16,827.17** irrigated acres, **96,312.12** dry acres, **28,869.77** acres of grass, **6,606.10** acres in waste, **347.9** acres of other and the remaining **1.184.79** acres are exempt.

Building Permit Detail: For assessment year 2015:

- Open Permits: Count 203 / Est. of Value \$80,268,302.00
 - AG: Count 24 / Est. of Value \$1,708,172.00
 - COM/IND: Count 48 / Est. of Value \$70,331,745.00
 - RES: Count 124 / Est. of Value \$7,836,385.00
 - EXEMPT: Count 7 / Est. of Value \$392,000

Level of Value, Quality, and Uniformity for assessment year 2014:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	*91	10.45	102.09
Commercial	*NEI	21.82	101.04
Agricultural Land	70	23.97	104.20
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 2014 Reports & Opinions.

Current Resources

A. Staff

- a. We currently have an Assessor, Deputy Assessor and two part-time Clerks working in the office. To assist on the Appraisal side we are working with 2 part-time data collection specialists and budget pending will be adding an additional resource for listing support. In

addition if our Budget is approved, 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. As time and budget allow, personnel are sent to schools offered by the Department of Property Assessment and Taxation as well as schools conducted by other organizations.

B. Cadastral Maps & Other Mapping Resources

- a. The Cadastral Maps are maintained by the Assessment Staff and to the best of our ability are kept up to date. Unfortunately, we lost three of our Cadastral books to water damage resulting in the loss of an estimated 1/3 of the County. The Cadastral books we have left are in below average condition and are in need of repair as the budget allows. In 2015 we let our AgriData Contract expire and are working 100% with our GIS vendor for Cadastral work.

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 and others).

D. GIS

- a. Our GIS system is in place with some 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 the Summer & Fall of 2015 AND BEYOND

2015 – Residential

- The 2014 needs analysis showed some deficiencies in our Residential file. The anomalies found can be mitigated and no increase in priority or adjustment to the order of review is deemed necessary at this time.
- We will continue with our normal six year review cycle making *South Sioux City* Residential Parcels first in our review cycle.
- All Sales will be reviewed accordingly.
- All New Construction, Building Permits and Pick-Up work will be reviewed and analyzed accordingly
- Ratio Studies will be conducted and analyzed
- Market adjustments will be made in those situations the Assessor deems as necessary

2015-Commercial

- The 2014 needs analysis showed that that our Commercial and Industrial files are in a diminished state and require immediate attention impacting our priority and schedule. An overview of our findings has been provided to our State Liaison Barb Oswald. We are placing a priority on having these files reassessed and reviewed and will bring on outside Appraisal Services to mitigate the impact to our existing resources and schedule.
- We will adhere to Nebraska Administrative Code Title 350, Chapter 50 Assessment process regulations ensuring we are compliant. We would like to complete a reassessment of all commercial and industrial property over a three year period starting in 2015, this of course is budget depending. Once a contractor(s) have been identified and approved by the County Board and Tax Commissioners office a three year assessment plan will be developed just for this class of property and included in this document.
- All Sales will be reviewed and analyzed accordingly
- All New Construction, 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

2015-Agricultural

- The 2014 needs analysis showed some deficiencies in our Agricultural parcels. The anomalies found can be mitigated and no increase in priority or adjustment to the order of review is deemed necessary at this time. We will continue with our normal six year review cycle.
- Continue land use review for the GISW project and complete field review as necessary. All parcels reviewed will be documented by map number and included in the six year review cycle. The 2015 focus will be on all sections in Townships 27 and 29 Range 7.
- In 2014 as time permitted we were able to identify and pickup new irrigated acres
- In 2014 as time permitted we were able to identify and pickup land use changes as a result of the GISW project, Protest Process and field work.
- 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

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

2016-Commercial

- Continue reassessment of all commercial and industrial property in year two of an estimated three year plan commencing in 2015.
- Complete Land study
- 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

- Continue land use review for the GISW project and complete field review as necessary. All parcels reviewed will be documented by map number and included in the six year review cycle. Next townships will be determined based on need.
- 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-Residential

- Finalize the systematic review of the *"Rural" South Sioux City* Residential parcels staying on the six year schedule
- 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

2017-Commercial

- Finalize the reassessment of all commercial and industrial property in year three of an estimated three year plan commencing in 2015.
- Assess and extend as needed our reassessment of all commercial and industrial property project.
- Initiate planning for the continued maintenance of newly assessed commercial and industrial property (extend contracts as needed).
- 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-Agricultural

- Continue land use review for the GISW project and complete field review as necessary. All parcels reviewed will be documented by map number and included in the six year review cycle. Next townships will be determined based on need.
- 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-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

2018-Commercial

- Transition into the Maintenance Contract for the Assessment of Commercial properties.
- Define and plan for the continued maintenance of newly assessed commercial and industrial property (extend contracts as needed).
- 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-Agricultural

- Continue land use review for the GISW project and complete field review as necessary. All parcels reviewed will be documented by map number and included in the six year review cycle. Next townships will be determined based on need.
- 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 1038 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 525 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

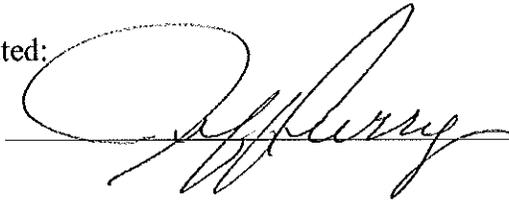
TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

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:

11/3/2015