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## 2010 Commission Summary

**43 Hayes**

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### Residential Real Property - Current

Number of Sales	12	Median	98
Total Sales Price	\$474,000	Mean	97
Total Adj. Sales Price	\$471,800	Wgt. Mean	95
Total Assessed Value	\$448,053	Average Assessed Value of the Base	\$32,922
Avg. Adj. Sales Price	\$39,317	Avg. Assessed Value	\$37,338

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### Confidence Interval - Current

95% Median C.I	93.94 to 98.84
95% Mean C.I	92.56 to 100.93
95% Wgt. Mean C.I	90.87 to 99.06

% of Value of the Class of all Real Property Value in the County	3.93
% of Records Sold in the Study Period	4.53
% of Value Sold in the Study Period	5.14

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### Residential Real Property - History

Year	Number of Sales	LOV	Median
<b>2009</b>	12	95	95
<b>2008</b>	15	98	98
<b>2007</b>	13	96	96
<b>2006</b>	19		88

## 2010 Commission Summary

43 Hayes

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### Commercial Real Property - Current

Number of Sales	5	Median	96
Total Sales Price	\$144,500	Mean	116
Total Adj. Sales Price	\$144,500	Wgt. Mean	84
Total Assessed Value	\$121,580	Average Assessed Value of the Base	\$40,688
Avg. Adj. Sales Price	\$28,900	Avg. Assessed Value	\$24,316

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### Confidence Interval - Current

95% Median C.I	N/A
95% Mean C.I	26.86 to 206.12
95% Wgt. Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.94
% of Records Sold in the Study Period	9.80
% of Value Sold in the Study Period	5.86

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### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	6	100	98
2008	6	97	97
2007	9	100	53
2006	6		53



## 2010 Opinions of the Property Tax Administrator for Hayes County

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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 (R. S. Supp., 2005). 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 this 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.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Hayes County is 98% of market value. The quality of assessment for the class of residential real property in Hayes County indicates the assessment practices meet generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Hayes County is 100% of market value. The quality of assessment for the class of commercial real property in Hayes County indicates the assessment practices meet generally accepted mass appraisal practices.

### **Agricultural Land or Special Valuation of Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Hayes County is 71% of market value. The quality of assessment for the class of agricultural land in Hayes County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



## **2010 Assessment Actions for Hayes County**

**taken to address the following property classes/subclasses:**

### **Residential**

The assessor applied new 2010 depreciation tables to residential improvements which were developed using market derived information with 2007 Marshall and Swift costing tables. In 2008 Hayes County implemented a county wide reappraisal and the updated depreciation tables for 2010. This was beneficial to equalize the valuation groupings for the entire property class. No changes were made to the residential lot values, as they were updated in 2009 with the market and the neighboring Village of Palisade which is location in both Hayes and Hitchcock Counties. Sales were used across the county lines to support the new lot values.

## 2010 Assessment Survey for Hayes County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>	
	The assessor and Larry Rexroth	
2.	<b>List the valuation groupings used by the County:</b>	
	01	Hayes Center
	02	Palisade
	03	Hamlet
	04	Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>	
	01	Hayes Center is the County seat with a population of approximately 275-300 people. It has the only school system, bank, local Co-op, grocery store and café/bar in the County. It is located in the middle of the County with the only paved highway (25) running through the west side of town. Hayes Center serves as the main residential, commercial and trade area in the County.
	02	Palisade is located on the south edge of the county line, where 95% of the Village is located in Hitchcock County. Only one street divides the County's and the market is contained by the valuation grouping of the Village not the other groupings in Hayes County.
	03	Hamlet is an unincorporated Village with approximately 40-45 residents. It is a declining area where there is no school, store or medical satellite service. It is located in the southwest corner of the County along Hwy 6. The residents are served by public amenities and medical services in Wauneta or Imperial west of Hamlet in Chase County.
	04	The rural valuation grouping outside of the main Village, Hayes Center contains approximately 95% of the residents of the County. The County is nearly all agricultural living with a few rural residential parcels.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>	
	Cost Approach	
4	<b>When was the last lot value study completed?</b>	
	2010	
a.	<b>What methodology was used to determine the residential lot values?</b>	
	Sales comparison or market data.	
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>	
	Yes	
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>	
	Local market information	

a.	<b>How often does the County update depreciation tables?</b>
	As the market reflects changes in the valuation groupings
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	The assessor and Larry Rexroth
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	The County is complete with an entire reappraisal that was implemented and conducted in 2008-2009.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes; by township and parcel number.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The entire valuation grouping is updated at the same time and no percentage adjustments are given.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

NUMBER of Sales:	12	<b>MEDIAN:</b>	<b>98</b>	COV:	6.81	95% Median C.I.:	93.94 to 98.84
TOTAL Sales Price:	474,000	WGT. MEAN:	95	STD:	6.59	95% Wgt. Mean C.I.:	90.87 to 99.06
TOTAL Adj.Sales Price:	471,800	MEAN:	97	AVG.ABS.DEV:	3.98	95% Mean C.I.:	92.56 to 100.93
TOTAL Assessed Value:	448,053						
AVG. Adj. Sales Price:	39,316	COD:	4.07	MAX Sales Ratio:	110.83		
AVG. Assessed Value:	37,337	PRD:	101.87	MIN Sales Ratio:	81.93		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	1	97.58	97.58	97.58			97.58	97.58	N/A	18,000	17,564
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	3	97.73	100.21	96.68	6.40	103.65	92.06	110.83	N/A	57,933	56,007
04/01/08 TO 06/30/08	3	98.00	97.71	97.53	0.66	100.18	96.59	98.53	N/A	16,833	16,418
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08	2	87.94	87.94	88.98	6.83	98.83	81.93	93.94	N/A	60,500	53,830
01/01/09 TO 03/31/09	3	98.84	97.92	97.28	1.99	100.66	94.51	100.42	N/A	36,166	35,184
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/07 TO 06/30/08	7	97.73	98.76	96.92	3.09	101.90	92.06	110.83	92.06 to 110.83	34,614	33,548
07/01/08 TO 06/30/09	5	94.51	93.93	92.90	4.95	101.10	81.93	100.42	N/A	45,900	42,642
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	8	97.16	96.20	94.10	5.22	102.23	81.93	110.83	81.93 to 110.83	43,162	40,617
<u>ALL</u>											
	12	97.66	96.75	94.97	4.07	101.87	81.93	110.83	93.94 to 98.84	39,316	37,337

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	10	97.66	97.09	95.60	4.28	101.56	81.93	110.83	93.94 to 100.42	38,530	36,833
03	1	98.00	98.00	98.00			98.00	98.00	N/A	1,500	1,470
04	1	92.06	92.06	92.06			92.06	92.06	N/A	85,000	78,252
<u>ALL</u>											
	12	97.66	96.75	94.97	4.07	101.87	81.93	110.83	93.94 to 98.84	39,316	37,337

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	97.58	96.63	94.96	4.41	101.76	81.93	110.83	92.06 to 100.42	42,754	40,598
2	1	98.00	98.00	98.00			98.00	98.00	N/A	1,500	1,470
<u>ALL</u>											
	12	97.66	96.75	94.97	4.07	101.87	81.93	110.83	93.94 to 98.84	39,316	37,337

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	10	97.16	96.49	94.66	4.82	101.92	81.93	110.83	92.06 to 100.42	43,030	40,733
06											
07	2	98.06	98.06	98.12	0.48	99.94	97.58	98.53	N/A	20,750	20,359
<u>ALL</u>											
	12	97.66	96.75	94.97	4.07	101.87	81.93	110.83	93.94 to 98.84	39,316	37,337

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2007 to 06/30/2009 Posted Before: 02/15/2010

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	98.00	98.00	98.00			98.00	98.00	N/A	1,500	1,470
Total \$ _____											
1 TO 9999	1	98.00	98.00	98.00			98.00	98.00	N/A	1,500	1,470
10000 TO 29999	5	98.53	100.79	100.83	3.47	99.96	96.59	110.83	N/A	21,560	21,738
30000 TO 59999	3	94.51	91.76	91.42	5.96	100.37	81.93	98.84	N/A	46,833	42,814
60000 TO 99999	3	93.94	94.58	94.35	2.01	100.25	92.06	97.73	N/A	74,000	69,815
ALL	12	97.66	96.75	94.97	4.07	101.87	81.93	110.83	93.94 to 98.84	39,316	37,337



**2010 Correlation Section  
for Hayes County**

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**Residential Real Property**

**I. Correlation**

The level of value for the residential real property in Hayes County, as determined by the PTA is 98%. The mathematically calculated median is 98%.

RESIDENTIAL: The level of value, 98 is supported through the actions applied to the residential properties in an equal manner between the sold and unsold parcels to equalize the property class. The three measures of central tendency are within the acceptable parameters and support the median as the statistical level of value. Although the total qualified sample is small, the major valuation grouping of Hayes Center contains ten residential sales. Historically this has been the average sample size for the past four years. The residential valuation consists of approximately only 4% of the county, and Hayes Center contains approximately 54% of that base. The valuation groupings 03, Hamlet and 04, rural are not reliable due to the unrepresented small sample of one individual sale. The Hayes County Assessor has been proactive in her approach to keep current data available and make any changes to the entire class for equalization and uniformity. In 2008 a complete appraisal was implemented as conducted by a licensed appraiser with the assistance of the County Assessor and staff. June/2007 Marshall and Swift Costing tables were used to develop new depreciation tables and all new record cards were developed. In 2010 the assessor along with the assistance of the contract appraiser developed new depreciation tables using the same 2007 costing. All new construction and pickup work was completed as shown on the Form 45 abstract growth values. Along with achieving these goals the county is currently in the process of implementing a GIS system through GIS workshop and have recently began a web-site for property data.

After analyzing all residential data available, it is determined that Hayes County has attained the level of value of 98 shown through the actions taken to the property class and the median measure of central tendency. No nonbinding recommendations are made to improve this property class for 2010.

**2010 Correlation Section  
for Hayes County**

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**II. Analysis of Sales Verification**

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

RESIDENTIAL: Approximately 46% of the total residential sales are determined to be arm's length transactions through the assessor's verification process in Hayes County. A review of the verification process was conducted. Four sales were substantially changed since the date of sale and if these could be utilized, the percent would increase to 62% used. The assessor has implemented a verification set of questions which are mailed to both the buyers and sellers and receive approximately 50-55% of them back to the office. From that data the county reviews the property record card and often follows up with a physical inspection. Looking at the non-qualified sales there was one sale that sold for back taxes, one family estate private sale, three partial interest deeds, two deeds to square off the property line with a neighbor, one correction deed, one foreclosure and one partial rural property that was disqualified. Based on the good assessment practices that Hayes County has implemented and the review completed; it is determined that the Hayes County Assessor has used all available sales for the measurement of the residential property class.

**2010 Correlation Section  
for Hayes County**

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**III. Measure of Central Tendency**

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98</b>	<b>95</b>	<b>97</b>

**2010 Correlation Section  
for Hayes County**

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**IV. Analysis of Quality of Assessment**

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section  
for Hayes County**

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2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Hayes County, which are considered as one part of the analysis of the County's assessment practices.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>4.07</b>	<b>101.87</b>

RESIDENTIAL: The qualitative statistics accurately reflect the COD and PRD are within the acceptable parameters for the measures. This is an indication that Hayes County has achieved good uniformity and proportionality within the small residential class of property. There are no signs of outliers in the sample. Based on the 2010 assessment actions and the known assessment practices it is believed that Hayes County has attained uniformity within the residential property.



## **2010 Assessment Actions for Hayes County**

**taken to address the following property classes/subclasses:**

### **Commercial**

After a new appraisal and lot values were implemented in 2008 and new depreciation tables applied to the commercial properties, no changes were necessary in 2010. With very few sales the market information is not reliable and the property class as a whole represents 1% or less of the total county value.

## 2010 Assessment Survey for Hayes County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>	
	The assessor and Larry Rexroth	
2.	<b>List the valuation groupings used by the County:</b>	
	01	Hayes Center
	02	Palisade
	03	Hamlet
	04	Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>	
	01	Hayes Center is the County seat with a population of approximately 275-300 people. It has the only school system, bank, local Co-op, grocery store and café/bar in the County. It is located in the middle of the County with the only paved highway (25) running through the west side of town. Hayes Center serves as the main residential, commercial and trade area in the County.
	02	Palisade is located on the south edge of the county line, where 95% of the Village is located in Hitchcock County. Only one street divides the County's and the market is contained by the valuation grouping of the Village not the other groupings in Hayes County.
	03	Hamlet is an unincorporated Village with approximately 40-45 residents. It is a declining area where there is no school, store or medical satellite service. It is located in the southwest corner of the County along Hwy 6. The residents are served by public amenities and medical services in Wauneta or Imperial west of Hamlet in Chase County.
	04	The rural valuation grouping outside of the main Village, Hayes Center contains approximately 95% of the residents of the County. The County is nearly all agricultural living with a few rural residential parcels.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>	
	Cost Approach and Income when available data is obtained.	
4	<b>When was the last lot value study completed?</b>	
	2009	
a.	<b>What methodology was used to determine the commercial lot values?</b>	
	Sales Comparison	
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>	
	Yes	
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>	
	Local Market information is used to develop depreciation tables.	

a.	<b>How often does the County update the depreciation tables?</b>
	As necessary in accordance with market information
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	The assessor and Larry Rexroth
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	The County is complete with an entire reappraisal that was implemented and conducted in 2008-2009.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes; by township and parcel number.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The entire valuation grouping is updated at the same time and no percentage adjustments are given.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

(!: AVTot=0)

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>96</b>	COV:	61.98	95% Median C.I.:	N/A
TOTAL Sales Price:	144,500	WGT. MEAN:	84	STD:	72.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	144,500	MEAN:	116	AVG.ABS.DEV:	38.84	95% Mean C.I.:	26.86 to 206.12
TOTAL Assessed Value:	121,580						
AVG. Adj. Sales Price:	28,900	COD:	40.46	MAX Sales Ratio:	241.71		
AVG. Assessed Value:	24,316	PRD:	138.45	MIN Sales Ratio:	54.92		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	1	54.92	54.92	54.92			54.92	54.92	N/A	65,000	35,700
10/01/07 TO 12/31/07	2	97.32	97.32	98.30	1.35	99.00	96.00	98.63	N/A	20,000	19,660
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08	1	91.20	91.20	91.20			91.20	91.20	N/A	32,500	29,640
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	1	241.71	241.71	241.71			241.71	241.71	N/A	7,000	16,920
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07											
07/01/07 TO 06/30/08	3	96.00	83.18	71.45	15.18	116.43	54.92	98.63	N/A	35,000	25,006
07/01/08 TO 06/30/09	2	166.46	166.46	117.87	45.21	141.22	91.20	241.71	N/A	19,750	23,280
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	3	96.00	83.18	71.45	15.18	116.43	54.92	98.63	N/A	35,000	25,006
01/01/08 TO 12/31/08	1	91.20	91.20	91.20			91.20	91.20	N/A	32,500	29,640
<u>ALL</u>											
	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316
<u>ALL</u>											
	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316
<u>ALL</u>											
	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2009 Posted Before: 02/15/2010

(!: AVTot=0)

NUMBER of Sales:	5	<b>MEDIAN:</b>	<b>96</b>	COV:	61.98	95% Median C.I.:	N/A
TOTAL Sales Price:	144,500	WGT. MEAN:	84	STD:	72.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	144,500	MEAN:	116	AVG.ABS.DEV:	38.84	95% Mean C.I.:	26.86 to 206.12
TOTAL Assessed Value:	121,580						
AVG. Adj. Sales Price:	28,900	COD:	40.46	MAX Sales Ratio:	241.71		
AVG. Assessed Value:	24,316	PRD:	138.45	MIN Sales Ratio:	54.92		

Printed: 03/24/2010 14:20:26

**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	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316
04											
ALL	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	2	168.86	168.86	181.00	43.15	93.29	96.00	241.71	N/A	6,000	10,860
Total \$											
1 TO 9999	2	168.86	168.86	181.00	43.15	93.29	96.00	241.71	N/A	6,000	10,860
30000 TO 59999	2	94.91	94.91	95.05	3.91	99.86	91.20	98.63	N/A	33,750	32,080
60000 TO 99999	1	54.92	54.92	54.92			54.92	54.92	N/A	65,000	35,700
ALL	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316

**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	97.32	122.82	82.09	48.66	149.61	54.92	241.71	N/A	28,000	22,985
47	1	91.20	91.20	91.20			91.20	91.20	N/A	32,500	29,640
ALL	5	96.00	116.49	84.14	40.46	138.45	54.92	241.71	N/A	28,900	24,316



**2010 Correlation Section  
for Hayes County**

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**Commerical Real Property**

**I. Correlation**

The level of value for the commercial real property in Hayes County, as determined by the PTA is 100%. The mathematically calculated median is 96%.

COMMERCIAL:After a review of the qualified commercial sales was conducted for Hayes County, it is determined the sample is not representative of the population and the statistical calculations are not reliable for this class of property. The assessor has used every qualified sale available of the total commercial sales and the sample is still not representative. The county did implement a complete new appraisal in 2008 and new record cards made. The lack of sales information is not unusual with the total county commercial valuation base less than one percent. No nonbinding recommendations are made for the commercial property class. There are no indications that the county has not meet the statutory level of 100% and has not accomplished uniform assessment practices based on the unreliable sample available.

**2010 Correlation Section  
for Hayes County**

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**II. Analysis of Sales Verification**

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

COMMERCIAL: The Hayes County Assessor follows the same verification procedures for each property class, with questionnaires sent to the buyer and seller to obtain all information that may help determine the qualification of the sale. Although the small sample of only 5 qualified commercial sales appears biased, the total amount of sales is only 14. If the two substantially changed sales could be used the percent used would increase to 50%. Reviewing the non-qualified sales, the list includes three exempt owner sales, one repossession of a bar, one family sale, one to establish correct property line, and one large grain elevator which included several counties and the large amount of personal property and allocation to each county sale was undetermined. The assessor has fairly completed the same sales review procedures for each property class and the sample contains the very few available commercial sales in this agricultural county.

**2010 Correlation Section  
for Hayes County**

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**III. Measure of Central Tendency**

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96</b>	<b>84</b>	<b>116</b>

**2010 Correlation Section  
for Hayes County**

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#### **IV. Analysis of Quality of Assessment**

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July,

**2010 Correlation Section  
for Hayes County**

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2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Hayes County, which are considered as one part of the analysis of the County's assessment practices.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>40.46</b>	<b>138.45</b>

COMMERCIAL: The small commercial sample of 5 qualified sales reflects an unreliable set of qualitative statistics. The COD of 40.46 and PRD of 138.45 are not reliable due to the unrepresented sample. Based on the consideration of the unreliable measures and the small sample size along with the known assessment practices in Hayes County, there are no indications that the county has not achieved uniformity assessments.



## 2010 Assessment Actions for Hayes County

**taken to address the following property classes/subclasses:**

### Agricultural

The Hayes County Assessor studied the current market within the agricultural class of property along with the surrounding values by similar soil and geographical characteristics. The increased number of qualified sales and strong market has affected the need to increase the values to meet the equalization and acceptable ranges for the level of value in Hayes County. The 2010 values for grass subclasses increased on an average of \$5 per LCG whereas irrigated subclasses increased from \$35-\$100 per LCG. Dry categories increased \$5-\$10 with only 1D remaining the same as in 2009. The supply and demand for water is the largest factor of the market for irrigation in the Republican River Basin.

<b><u>Irrigated:</u></b>	<b>2009</b>	<b>2010</b>
1A1		
1A	1150	1200
2A1	1000	1100
2A	1000	1000
3A1	950	1000
3A	950	1000
4A1	900	900
4A	865	900
<b><u>Dry land:</u></b>		
1D1		
1D	445	445
2D1	345	350
2D	345	350
3D1	300	310
3D	300	310
4D1	300	310
4D	300	310
<b><u>Grass:</u></b>		
All Grass subclasses	240-250	245

## 2010 Assessment Survey for Hayes County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	The assessor and Larry Rexroth Appraisal Service
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	No
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	To analyze any market differences within the county or outside influences. None are seen to determine a distinct market area boundary.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	N/A
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	It is the policy of the county to define the agricultural land according to Nebraska Revised Statute 77-1359 and all corresponding regulations and directives.
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	The property parcel type is determined by the primary use of the parcel.
c.	<b>Are these definitions in writing?</b>
	Yes
d.	<b>What are the recognized differences?</b>
	The use of the entire parcel as solely used for ag use or residential or recreational/part-time living.
e.	<b>How are rural home sites valued?</b>
	All rural home sites are valued in the same manner by market data.
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Yes
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	They are valued the same.
h.	<b>What are the recognized differences?</b>
	None
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	The assessor has implemented the numeric soil conversion for 2010.
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes with other data
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	By majority land use and similar sales of soil type in the area; including sales in

	neighboring counties.
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	The county is in the process of fully implementing GIS, FSA maps, NRD information, well registration lists, physical inspections etc.
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	No
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	N/A
b.	<b>Has the County received applications for special valuation?</b>
	No
c.	<b>Describe special value methodology</b>
	N/A
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	The assessor and Larry Rexroth
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	The county completed every property with the 6 year inspection and review in 2009 for all classes of property.
a.	<b>Does the County maintain a tracking process?</b>
	Yes
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The properties within the same valuation groupings were inspected and reviewed at the same time and no adjustments were needed to the balance of the county.



## Hayes County 43

### 2010 Analysis of Agricultural Land

#### Proportionality Among Study Years

The following tables represent the distribution of sales among each year of the study period in the original sales file, the sales that were added to each area, and the resulting proportionality.

##### Preliminary Results:

Study Year	County	Area 1
07/01/06 - 06/30/07	13	13
07/01/07 - 06/30/08	15	15
07/01/08 - 06/30/09	9	9
Totals	37	37

##### Added Sales:

Study Year	Total	Mkt 1
7/1/06 - 6/30/07	0	0
7/1/07 - 6/30/08	0	0
7/1/08 - 6/30/09	4	4
	4	4

##### Final Results:

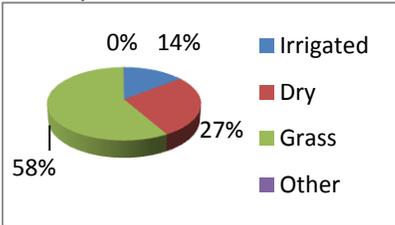
Study Year	County	Area 1
07/01/06 - 06/30/07	13	13
07/01/07 - 06/30/08	15	15
07/01/08 - 06/30/09	13	13
Totals	41	41

## Representativeness by Majority Land Use

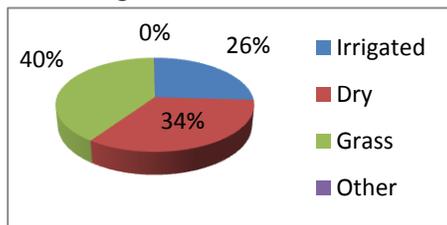
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	14%	26%	21%
Dry	27%	34%	30%
Grass	58%	40%	49%
Other	0%	0%	0%

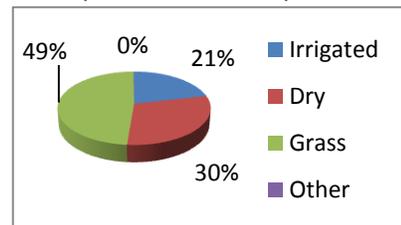
County



Original Sales File

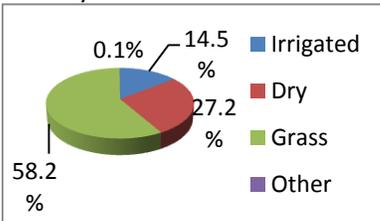


Representative Sample

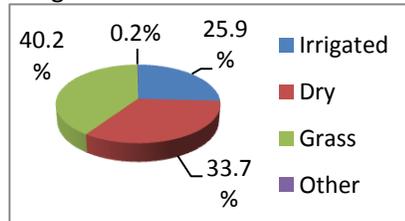


	Mkt Area 1		
	county	sales file	sample
Irrigated	14%	26%	21%
Dry	27%	34%	30%
Grass	58%	40%	49%
Other	0%	0%	0%

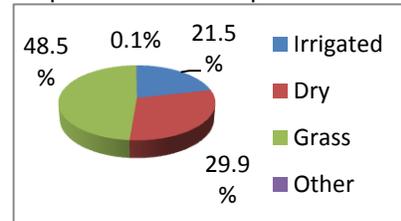
County



Original Sales File



Representative Sample



## Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	37	37
Number of Sales - Expanded Sample	41	41
Total Number of Acres Added	5364	5364

## Ratio Study

### Final Statistics

County # sales 41

Median	71%	AAD	12.08%
Mean	73%	COD	17.09%
W. Mean	65%	PRD	112.60%

Market Area 1 # sales 41

Median	71%	AAD	12.08%
Mean	73%	COD	17.09%
W. Mean	65%	PRD	112.60%

### Preliminary Statistics

Median	69%	AAD	11.65%
Mean	71%	COD	17.00%
W. Mean	63%	PRD	112.91%

Median	69%	AAD	11.65%
Mean	71%	COD	17.00%
W. Mean	63%	PRD	112.91%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	1	85.63%	5	74.18%	6	70.20%
Mkt Area 1	1	85.63%	5	74.18%	6	70.20%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	7	72.15%	7	71.21%	10	70.20%
Mkt Area 1	7	72.15%	7	71.21%	10	70.20%

**Agricultural or Special  
Valuation Correlation**

## **2010 Correlation Section**

### **For Hayes County**

#### **Agricultural Land**

##### **I. Correlation**

The level of value for the agricultural land in Hayes County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

##### **AGRICULTURAL LAND:**

A detailed and thorough analysis of the agricultural land in Hayes County was conducted using all available data. The distribution of the sales among the three year period was reviewed for proportionality and equalization. The oldest and middle study years were relatively close with the exception of the newest year. To achieve a uniform and proportionate analysis for measurement purposes, every comparable sale was used to achieve the highest reliability on the level of value for the property class. The expanded sample corrects the time skew and the makeup of the land use in the sample versus the population. Four additional sales were utilized for this representation.

Hayes County sits in the middle of southwest Nebraska and has experienced market factors relating to the Republican River water issues and the Middle Republican NRD similar to the other neighboring counties. The total Hayes County valuation is comprised of approximately 85% or larger agricultural value base. Any change to the agricultural market affects every taxpayer in this County. The County population is 58% grass, 27% dry and 14% irrigated. The original sample shows the sold grass base was originally 40%. This in effect caused a skew to the other property types across the county. The expanded sample brought comparable grass sales from Frontier County to achieve a uniform measurement.

After reviewing the land characteristics in and around the county with the assessor and staff, it was determined the grass land is most comparable to the western edge of Frontier County. The assessor considered the market of the neighboring counties to equalize the subclasses in a uniform manner across county lines. Almost all subclasses of agricultural land experienced new 2010 values. The County has achieved equalization through the assessment actions of the County Assessor. Grass is valued at \$245 in Hayes and Hitchcock counties, with Red Willow at \$250 and Frontier \$305.

After a final review of the 2010 Hayes County expanded agricultural land analysis it is determined the level of value is 71%. Hayes County has achieved uniform and proportionate assessment practices and there is no non-binding recommendation for this class of property for the current assessment year.

## **2010 Correlation Section**

### **For Hayes County**

#### **II. Analysis of Sales Verification**

Neb. Rev. Stat. 77-1327(2) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2007), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Division frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

#### **AGRICULTURAL LAND:**

Every agricultural sale is verified by the County Assessor and staff. A review of the sales verification used within the county was completed. The County has used over 63% of the total sales file for reliability of valuation and measurement purposes. The non-qualified sales were partial interest transactions, family to family deeds, and land exchanges not reliable for measurement purposes. Hayes County conducts a verification process through a written cover letter with an agricultural property questionnaire to determine usability and qualification status. All buyers receive the letter and the staff keeps a current log of all data returned. The date sent, book and page and parcel numbers and when returned are kept current in the office. The assessor has approximately a 60% return rate on the information requested. If no return is made the assessor will follow up with a review and telephone call when necessary. Based on the assessment practices used and a review of the non-qualified sales it is determined the assessor has used all available qualified sales for the measurement of the property class.

## 2010 Correlation Section

### For Hayes County

#### III. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of 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.

	<b>Median</b>	<b>Wgt.Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71</b>	<b>65</b>	<b>73</b>

## 2010 Correlation Section

### For Hayes County

#### IV. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The International Association of Assessing Officers recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.  
Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that high-value properties are over assessed in relation to low-value properties.

## 2010 Correlation Section

### For Hayes County

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard of Ratio Studies, adopted by the International Association of Assessing Officers, July, 2007, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section displays the calculated COD and PRD measures for Hayes County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
<b>R&amp;O Statistics</b>	<b>17.09</b>	<b>112.60</b>

#### AGRICULTURAL LAND:

The coefficient of dispersion calculates well within the acceptable range for this index of assessment equalization. The price related differential may be misleading after a review of the sample. Although over 20,500 acres of all three land uses are contained in the sample; only one irrigated sale qualifies for the 95% majority land use. Each sale is comprised of the makeup of each land use. Based on the known assessment practices and 2010 actions taken by the county to equalize the property class there are no indicators that Hayes County has not attained uniform and proportionate assessment practices.



**Total Real Property**  
Sum Lines 17, 25, & 30

**Records : 2,339**

**Value : 221,838,175**

**Growth 819,032**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	46	85,280	0	0	0	0	46	85,280	
<b>02. Res Improve Land</b>	164	330,275	0	0	51	250,980	215	581,255	
<b>03. Res Improvements</b>	165	5,282,531	0	0	54	2,775,273	219	8,057,804	
<b>04. Res Total</b>	211	5,698,086	0	0	54	3,026,253	265	8,724,339	116,697
<b>% of Res Total</b>	79.62	65.31	0.00	0.00	20.38	34.69	11.33	3.93	14.25
<b>05. Com UnImp Land</b>	9	11,780	0	0	1	490	10	12,270	
<b>06. Com Improve Land</b>	33	44,255	0	0	8	45,720	41	89,975	
<b>07. Com Improvements</b>	33	1,517,943	0	0	8	454,877	41	1,972,820	
<b>08. Com Total</b>	42	1,573,978	0	0	9	501,087	51	2,075,065	76,885
<b>% of Com Total</b>	82.35	75.85	0.00	0.00	17.65	24.15	2.18	0.94	9.39
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	211	5,698,086	0	0	54	3,026,253	265	8,724,339	116,697
<b>% of Res &amp; Rec Total</b>	79.62	65.31	0.00	0.00	20.38	34.69	11.33	3.93	14.25
<b>Com &amp; Ind Total</b>	42	1,573,978	0	0	9	501,087	51	2,075,065	76,885
<b>% of Com &amp; Ind Total</b>	82.35	75.85	0.00	0.00	17.65	24.15	2.18	0.94	9.39
<b>17. Taxable Total</b>	253	7,272,064	0	0	63	3,527,340	316	10,799,404	193,582
<b>% of Taxable Total</b>	80.06	67.34	0.00	0.00	19.94	32.66	13.51	4.87	23.64

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	12	2,825,590	12	2,825,590	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	12	2,825,590	12	2,825,590	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	42	0	43	85

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,551	131,422,860	1,551	131,422,860
28. Ag-Improved Land	0	0	0	0	460	55,927,920	460	55,927,920
29. Ag Improvements	0	0	0	0	460	20,862,401	460	20,862,401
30. Ag Total							2,011	208,213,181

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	3	3.00	9,000	3	3.00	9,000	
32. HomeSite Improv Land	278	292.00	876,000	278	292.00	876,000	
33. HomeSite Improvements	279	0.00	10,925,830	279	0.00	10,925,830	1,451
34. HomeSite Total				<b>282</b>	<b>295.00</b>	<b>11,810,830</b>	
35. FarmSite UnImp Land	50	155.00	100,750	50	155.00	100,750	
36. FarmSite Improv Land	435	1,685.50	1,095,575	435	1,685.50	1,095,575	
37. FarmSite Improvements	455	0.00	9,936,571	455	0.00	9,936,571	623,999
38. FarmSite Total				<b>505</b>	<b>1,840.50</b>	<b>11,132,896</b>	
39. Road & Ditches	1,272	5,518.68	0	1,272	5,518.68	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>787</b>	<b>7,654.18</b>	<b>22,943,726</b>	<b>625,450</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	98.00	10,150	2	98.00	10,150

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	91.50	0.14%	109,800	0.15%	1,200.00
46. 1A	30,240.63	45.59%	36,288,755	50.37%	1,200.00
47. 2A1	5,179.15	7.81%	5,697,065	7.91%	1,100.00
48. 2A	1,455.02	2.19%	1,455,020	2.02%	1,000.00
49. 3A1	5,937.97	8.95%	5,937,970	8.24%	1,000.00
50. 3A	14,729.36	22.21%	14,729,360	20.44%	1,000.00
51. 4A1	6,906.79	10.41%	6,216,105	8.63%	900.00
52. 4A	1,789.83	2.70%	1,610,845	2.24%	900.00
53. Total	66,330.25	100.00%	72,044,920	100.00%	1,086.15
<b>Dry</b>					
54. 1D1	166.50	0.14%	74,105	0.15%	445.08
55. 1D	75,000.67	61.30%	33,377,345	68.78%	445.03
56. 2D1	7,082.00	5.79%	2,478,695	5.11%	350.00
57. 2D	4,056.58	3.32%	1,419,805	2.93%	350.00
58. 3D1	7,142.19	5.84%	2,214,080	4.56%	310.00
59. 3D	17,854.75	14.59%	5,534,975	11.41%	310.00
60. 4D1	7,373.85	6.03%	2,285,900	4.71%	310.00
61. 4D	3,681.49	3.01%	1,141,260	2.35%	310.00
62. Total	122,358.03	100.00%	48,526,165	100.00%	396.59
<b>Grass</b>					
63. 1G1	121.54	0.00%	29,805	0.05%	245.23
64. 1G	22,993.45	8.71%	5,635,355	8.71%	245.09
65. 2G1	3,550.04	1.34%	869,975	1.34%	245.06
66. 2G	3,866.37	1.46%	947,650	1.46%	245.10
67. 3G1	6,981.05	2.64%	1,710,715	2.64%	245.05
68. 3G	19,518.95	7.39%	4,782,780	7.39%	245.03
69. 4G1	36,060.81	13.66%	8,835,830	13.66%	245.03
70. 4G	170,933.52	64.74%	41,880,925	64.74%	245.01
71. Total	264,025.73	100.00%	64,693,035	100.00%	245.03
<b>Irrigated Total</b>					
Irrigated Total	66,330.25	14.63%	72,044,920	38.89%	1,086.15
<b>Dry Total</b>					
Dry Total	122,358.03	27.00%	48,526,165	26.19%	396.59
<b>Grass Total</b>					
Grass Total	264,025.73	58.25%	64,693,035	34.92%	245.03
<b>Waste</b>					
Waste	521.31	0.12%	5,215	0.00%	10.00
<b>Other</b>					
Other	12.00	0.00%	120	0.00%	10.00
<b>Exempt</b>					
Exempt	483.95	0.11%	185,260	0.10%	382.81
<b>Market Area Total</b>					
Market Area Total	453,247.32	100.00%	185,269,455	100.00%	408.76

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	66,330.25	72,044,920	66,330.25	72,044,920
<b>77. Dry Land</b>	0.00	0	0.00	0	122,358.03	48,526,165	122,358.03	48,526,165
<b>78. Grass</b>	0.00	0	0.00	0	264,025.73	64,693,035	264,025.73	64,693,035
<b>79. Waste</b>	0.00	0	0.00	0	521.31	5,215	521.31	5,215
<b>80. Other</b>	0.00	0	0.00	0	12.00	120	12.00	120
<b>81. Exempt</b>	0.00	0	0.00	0	483.95	185,260	483.95	185,260
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>453,247.32</b>	<b>185,269,455</b>	<b>453,247.32</b>	<b>185,269,455</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	66,330.25	14.63%	72,044,920	38.89%	1,086.15
<b>Dry Land</b>	122,358.03	27.00%	48,526,165	26.19%	396.59
<b>Grass</b>	264,025.73	58.25%	64,693,035	34.92%	245.03
<b>Waste</b>	521.31	0.12%	5,215	0.00%	10.00
<b>Other</b>	12.00	0.00%	120	0.00%	10.00
<b>Exempt</b>	483.95	0.11%	185,260	0.10%	382.81
<b>Total</b>	<b>453,247.32</b>	<b>100.00%</b>	<b>185,269,455</b>	<b>100.00%</b>	<b>408.76</b>

## 2010 County Abstract of Assessment for Real Property, Form 45 Compared with the 2009 Certificate of Taxes Levied (CTL)

43 Hayes

	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	8,583,458	8,724,339	140,881	1.64%	116,697	0.28%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,876,200	11,810,830	-65,370	-0.55%	1,451	-0.56%
<b>04. Total Residential (sum lines 1-3)</b>	<b>20,459,658</b>	<b>20,535,169</b>	<b>75,511</b>	<b>0.37%</b>	<b>118,148</b>	<b>-0.21%</b>
05. Commercial	2,061,961	2,075,065	13,104	0.64%	76,885	-3.09%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	10,573,221	11,132,896	559,675	5.29%	623,999	-0.61%
08. Minerals	4,485,280	2,825,590	-1,659,690	-37.00	0	-37.00
<b>09. Total Commercial (sum lines 5-8)</b>	<b>17,120,462</b>	<b>16,033,551</b>	<b>-1,086,911</b>	<b>-6.35%</b>	<b>700,884</b>	<b>-10.44%</b>
<b>10. Total Non-Agland Real Property</b>	<b>37,580,120</b>	<b>36,568,720</b>	<b>-1,011,400</b>	<b>-2.69%</b>	<b>819,032</b>	<b>-4.87%</b>
11. Irrigated	68,268,700	72,044,920	3,776,220	5.53%		
12. Dryland	48,370,635	48,526,165	155,530	0.32%		
13. Grassland	63,650,065	64,693,035	1,042,970	1.64%		
14. Wasteland	5,335	5,215	-120	-2.25%		
15. Other Agland	0	120	120			
<b>16. Total Agricultural Land</b>	<b>180,294,735</b>	<b>185,269,455</b>	<b>4,974,720</b>	<b>2.76%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>217,874,855</b>	<b>221,838,175</b>	<b>3,963,320</b>	<b>1.82%</b>	<b>819,032</b>	<b>1.44%</b>

**2010 Plan of Assessment for Hayes County  
Assessment Years 2010, 2011, and 2012  
July 31, 2009**

**Plan of Assessment Requirements:**

Pursuant to NE State Statute, 77-1311.02, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. This plan is to be presented to the county board of equalization on or before July 31 each year and to the Department of Revenue on or before October 31 each year..

**Assessment requirements for Real Property**

All real property in the State of Nebraska is subject to taxation unless expressly exempt by Nebraska Statutes or the Nebraska Constitution. All real property other than agricultural land and horticultural land shall be valued at 100% of its actual value. Agricultural and horticultural land shall be valued at 75% of the actual value. Personal Property shall be valued at its net book value.

**Property Summary for Hayes County**

**Personal Property**

Property Type	Parcel Count	Total Value	% of Parcels	%of Value
Commercial	44	\$1,001,903	16.30%	7.89%
Agriculture	226	\$10,277,398	83.70%	80.90%
Railroad/Public Service		\$1,423,869		11.21%
2008 Totals	270	\$12,703,170		100.00%
2007 Totals		\$11,225,364		
Increase/Decrease		\$1,477,806		

**Real Property**

Property Type	Taxable Acres	Unimproved Parcels	Improved Parcels	Total Parcel Count	Total Value	% of Value
Commercial		10	31	41	\$1,708,877.00	0.84%
Agriculture	453,372.33	1554	454	2008		
Irrigated	65,528.50				\$65,441,320.00	32.16%
Dryland	123,414.23				\$33,496,035.00	16.46%
Grass	263,899.89				\$63,450,930.00	31.18%
Waste	529.71				\$5,335.00	0.00%
Farm-site/out buildings				388	\$9,600,447.00	4.72%
Residential		43	169	212	\$21,431,778.00	10.53%
Centrally Assessed					\$2,525,791.00	1.24%
Minerals				14	\$5,857,580.00	2.88%
2008 Totals	453,372.33			2663	\$203,518,093.00	100.00%
2007 Totals					\$170,074,154.00	
Increase/Decrease					\$33,443,939.00	19.66%

**Misc Parcels**

Property Type	Parcel Count	Total Value
Game & Parks (exempt)	2	\$ 9,950.00
Exempt	42	\$ -
2008 Total	44	\$ 9,950.00

**Current Resources:**

**Staff & Training**

The Hayes County Assessor’s office is an ex-officio office. Current staff consists of Clerk/Assessor Susan Messersmith, Deputy Assessor Sandra Harms, and Deputy Clerk, Vickie Gohl. All personnel hold a current Assessor certificate.

The 60 hours of education required during the current re-certification period ending December 31, 2010 will be met by all office personnel currently holding an assessor certificate. To complete the required hours, the Assessor and/or staff has attended Assessor workshops, NACO’s Mapping 101, Assessor assistant training, What-if ag land spreadsheet training, West Central Association meetings, Sales file practice manual training, Basic depreciation class, and Fundamentals of Real Property Appraisal Course 101 and County Board of Equalization Workshop.

**Budget**

The office of the Clerk/Assessor encompasses the following five offices: County Clerk, Register of Deeds, County Assessor, Election Commissioner, and Clerk of District Court. The Assessor’s proposed budget is sufficient to cover the upcoming expenses of office operation.

**2009-2010 Proposed Budget**

Salary's	\$54,000.00
Office Operation & Misc	\$12,300.00
Office Equip & Supply & Training	\$2,500.00
Pickup appraisal work	\$7,900.00
	<hr/>
	\$76,700.00

**Hardware and Software:**

Hayes County uses MIPs CAMA and Administrative software for parcel record keeping. In 2008, the Commissioners approved the contracting for the construction of cadastral mapping and soil calculation services with GIS Workshop. When complete, this system will replace the need to update the current cadastral maps. Cost of this contract was \$49,000. A \$25,000 grant, awarded by the Nebraska State Records Board, along with budgeted funds made it possible to pay the full amount of the contract during the 08-09 budget year. Three new computers, with required hardware specifications to run GIS workshop and maps, were also purchased from the 08-09 budget.

Once mapping is complete, GIS Workshop will build a web-based appraisal /assessment page for Hayes County. The web page will allow anyone with internet access to search for real estate records and information via the internet. The public will be notified of this web page through publication in the newspaper, mailings, and informing people in person and by phone.

**Record Maintenance**

**Property Record Cards**

New property record cards for all property types were completed in 2008. New files were color-coded to prevent misfiling of parcels. All property record cards are updated annually, or as needed, electronically and with hard copies of the current information.

Each Property Record Card includes the following information:

Current owner and address (if applicable, a situs address if different from owners mailing address)

Legal description of parcel

A property record break down report detailing:

History of property

Codes relating to taxing districts,

Property classification codes,

Soil types and uses by acre and total acres

Current and previous valuation

Book and pages of last deed record

## **Current Assessment Procedures for Real Property**

### **Discover, List and Inventory all property:**

All real and personal property subject to taxation shall be assessed as of January 1, current year. The appropriate paperwork for ownership changes, splits and combinations are completed according to statutory requirements. Sales questionnaires are sent to both seller and buyer to assist in completing the sales review process.

**Homestead Exemptions:** Homestead exemption applications are accepted in the office from February 1<sup>st</sup> through June 30. Letters containing pre-printed applications are sent to the previous years' applicants. When returned, they are verified that the applicant is owner/occupant. Applications along with an income statement are forwarded to the Nebraska Department of Revenue by August 1<sup>st</sup> for income verification.

**Personal Property:** Personal property data is gathered primarily using the taxpayer's federal income tax depreciation schedules. All Real Estate Transfer Form 521's with non-real property value excluded from the purchase price are required to provide an itemized listing of such personal property for use on the following year personal property return of the new owner. Personal property filing forms are sent to each property owner the beginning of March and deadline reminders are published in the local paper twice prior to the filing deadline.

**Real Property Improvements:** Hayes County uses various methods of discovering changes in real property. County and village zoning permits, personal property depreciation schedules, reports of taxpayers, realtors and appraisers, information on sales questionnaires and ongoing physical inspections by staff and other sources are all used as means of discovery.

**Ag Land:** Currently, ag land details are gathered from several sources. Irrigated land acres are cross referenced with a listing of owner certified acres at the NRD. CREP and CRP contracts are also used as information sources. Visual inspection along with surveys verifies land usage and size. Once the GIS system is complete, it will be used to keep ag land information current and correct.

**Improvements on Leased Land:** IOLL data is gathered in the same manner as real property improvements. Current ownership of IOLL's on school land is updated after each Board of Educational Lands and Funds auction.

### **Level of Value, Quality and Uniformity for assessment year 2009**

Sales rosters provided by the state along with the "what if" spread sheet are used when reviewing the level of value. Information for the following chart was taken from the summary sheets of 2009 Reports and Opinions of the Property Tax Administrator.

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
Residential	95	5.68	98.79
Commercial		Insufficient # of sales	
Agriculture	73	16.95	107.43

The office will continue to work with our Liaison to maintain appraisal ratios which comply with Department of Revenue, Property Assessment Division requirements.

	<b>Median</b>	<b>COD</b>	<b>PRD</b>
<b>Residential</b>	92-100%	< 15	98-103%
<b>Commercial</b>	92-100%	< 20	98-103%
<b>Agland</b>	69-75%	< 20	98-103%

### **Other Functions Performed by the Assessor's Office**

1. Record Maintenance, mapping updates, ownership changes and pickup work
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - \* Abstracts (Real & Personal Property)
  - \* Assessor survey
  - \* Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
  - \* Certification of Value to Political Subdivisions
  - \* School District Taxable Value Report
  - \* Homestead Exemption and Tax Loss Report
  - \* 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
  - \* Report of Trusts owning Ag land in Hayes County
  - \* Report of average assessed value in Hayes County of single-family residential property
  - \* Annual Plan of Assessment Report
3. Send Personal Property schedules; administer annual filing of personal property schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property; annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. 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.
8. 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.
9. Send Notice of Valuation Changes
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed. Prepare tax statements for the county treasurer.
11. Tax List Corrections-prepare tax list correction documents for county board approval.
12. County Board of Equalization; attend county board of equalization meetings for valuation protests, assemble and provide information.
13. TERC Appeals; prepare information and attend taxpayer appeal hearings before TERC, defend valuations.

14. TERC Statewide Equalization; attend hearings if applicable to county, defend values and/or implement orders of the TERC.
15. Education; Assessor education- attend meetings, workshops and educational classes to obtain 60 hours of continuing education to maintain assessor certification.

### **Assessment Actions Planned for Assessment Year 2010**

A complete county reappraisal was completed for the 2008 tax year by contracted appraiser, Larry Rexroth. All rural, residential and commercial properties were physically inspected, interior inspection were performed when possible. New measurements and photos of all structures were taken. Depreciation tables for dwellings were developed and implemented. All data was entered into CAMA and reports were evaluated upon completion. Miscellaneous building component value pricing sheet was developed and implemented.

**Ag Land:** A market analysis of ag sales by land classification groups will be conducted to determine any possible adjustments needed to comply with statistical range requirements. All qualified sales with sale information (ie, date of sale, type of land, selling price) are plotted on a county map to aid in the public education process. Ag land soil symbols will be converted from alpha to numeric symbols. Reviews will be done based on GIS

**Residential and Commercial:** Residential and commercial parcels will be review based on sales information and statistical data. Pickup work of new construction will be completed annually as well as a review of all sales.

Currently, parcel ID's have been applied to each parcel in GIS workshop. Maps with the soil layer and sketching are scheduled to be completed by the end of the year. A pickup list for future site visits is continuously being updated. We will continue the current process of sending sales questionnaires to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03.

All addresses will be updated in the personal property and real estate software programs due to a reassignment of new E-911 addresses for all county residents.

In order to maintain the established process of valuing land and buildings, the proposed budget will included money for Mr. Rexroth to assist with pickup work during the 2009-2010 appraisal year.

### **Assessment Actions Planned for Assessment Year 2011**

**Ag Land:** A market analysis of ag sales by land classification groups will be conducted to determine any possible adjustments needed to comply with statistical range requirements. All qualified sales information will be plotted on a county map to aid in the public education process. Review of land and acre use will be completed with GIS Workshop.

**Residential and Commercial:** Residential and commercial parcels will be review based on sales information and statistical data. Pickup work of new construction and remodeling will be completed annually as well as a review of all sales. Depreciation tables for dwellings will be reviewed and updated according to current sales information.

Pick-up work for all classes of property will be conducted. County and village building and zoning permits will be monitored and inspected along with new land sale locations. A pickup list of sites for future visits will be continuously updated. Sales questionnaires will be sent to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03.

**Assessment Actions Planned for Assessment Year 2012**

Ag Land: A market analysis of ag sales by land classification groups will be conducted to determine any possible adjustments needed to comply with statistical range requirements. All qualified sales information will be plotted on a county map to aid in the public education process. Review of land use will be completed with GIS Workshop.

Residential and Commercial: Residential and commercial parcels will be reviewed based on sales information and statistical data. Pickup work of new construction will be completed annually as well as a review of all sales. Depreciation tables for dwellings will be reviewed and updated according to current sales information. The miscellaneous building component value pricing sheet pricing will be reviewed

Pick-up work for all classes of property will be conducted. County and village building and zoning permits will be monitored and inspected along with new land sale locations. A pickup list of sites for future visits will be continuously updated. Sales questionnaires will be sent to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03.

Respectfully Submitted:

Susan Messersmith  
Hayes County Assessor  
7/24/09

Adopted by the Hayes County Board of Commissioners the \_\_\_\_ day of \_\_\_\_\_, 2009:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 2010 Assessment Survey for Hayes County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	Contracted as needed
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$75,250
7.	<b>Adopted budget, or granted budget if different from above</b>
	Same
8.	<b>Amount of the total budget set aside for appraisal work</b>
	\$7,900
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	N/A
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$10,000
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$800
12.	<b>Other miscellaneous funds</b>
	\$2550
13.	<b>Was any of last year's budget not used:</b>
	Yes, the GIS program payment that was budgeted was not used because we received the \$25,000 grant

#### B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	MIPS
2.	<b>CAMA software</b>
	MIPS
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes, and the County is in the process of implementing GIS through GIS Workshop
4.	<b>Who maintains the Cadastral Maps?</b>

	The assessor and staff
5.	<b>Does the county have GIS software?</b>
	Yes, the Deputy Assessor wrote a Grant for the assistance to fund GIS and the County was successful with this. They are in the process of implementing the soil layer at this point.
6.	<b>Who maintains the GIS software and maps?</b>
	The assessor and staff
7.	<b>Personal Property software:</b>
	MIPS

### C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Hayes Center
4.	<b>When was zoning implemented?</b>
	1998

### D. Contracted Services

1.	<b>Appraisal Services</b>
	Larry Rexroth Valuation Services
2.	<b>Other services</b>
	Pritchard and Abbott for mineral interests; MIPS for Administrative services; GIS Workshop for GIS services.



# Certification

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This is to certify that the 2010 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission and one printed copy by hand delivery to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Hayes County Assessor.

Dated this 7th day of April, 2010.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts