

Table of Contents

2012 Commission Summary

2012 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Statistics

Residential Correlation

- I. Correlation
- II. Analysis of Sales Verification
- III. Measure of Central Tendency
- IV. Analysis of Quality of Assessment

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Statistics

Commercial Correlation

- I. Correlation
- II. Analysis of Sales Verification
- III. Measure of Central Tendency
- IV. Analysis of Quality of Assessment

Agricultural and/or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Land Statistics
- Special Valuation Methodology, if applicable
- Special Valuation Statistics, if applicable

Agricultural and/or Special Valuation Correlation

- I. Correlation
- II. Analysis of Sales Verification
- III. Measure of Central Tendency
- IV. Analysis of Quality of Assessment

County Reports

- 2012 County Abstract of Assessment for Real Property, Form 45
- 2012 County Agricultural Land Detail
- 2012 County Abstract of Assessment for Real Property Compared with the 2011 Certificate of Taxes Levied (CTL)
- County Assessor's Three Year Plan of Assessment

Assessment Survey – General Information

Certification

Maps

Market Areas

Registered Wells > 500 GPM

Valuation History Charts

2012 Commission Summary for Hayes County

Residential Real Property - Current

Number of Sales	8	Median	99.49
Total Sales Price	\$335,200	Mean	103.45
Total Adj. Sales Price	\$335,200	Wgt. Mean	100.21
Total Assessed Value	\$335,891	Average Assessed Value of the Base	\$33,218
Avg. Adj. Sales Price	\$41,900	Avg. Assessed Value	\$41,986

Confidence Interval - Current

95% Median C.I	64.86 to 152.60
95% Wgt. Mean C.I	86.53 to 113.88
95% Mean C.I	81.45 to 125.45
% of Value of the Class of all Real Property Value in the	3.25
% of Records Sold in the Study Period	2.95
% of Value Sold in the Study Period	3.73

Residential Real Property - History

Year	Number of Sales	LOV	Median
2011	13	99	99
2010	12	98	98
2009	12	95	95
2008	15	98	98

2012 Commission Summary for Hayes County

Commercial Real Property - Current

Number of Sales	5	Median	100.00
Total Sales Price	\$177,327	Mean	91.76
Total Adj. Sales Price	\$177,327	Wgt. Mean	97.44
Total Assessed Value	\$172,780	Average Assessed Value of the Base	\$40,867
Avg. Adj. Sales Price	\$35,465	Avg. Assessed Value	\$34,556

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	73.52 to 110.00
% of Value of the Class of all Real Property Value in the County	0.77
% of Records Sold in the Study Period	9.62
% of Value Sold in the Study Period	8.13

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2011	8		99
2010	5	100	96
2009	6	100	98
2008	6	97	97

2012 Opinions of the Property Tax Administrator for Hayes County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 9th day of April, 2012.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2012 Residential Assessment Actions for Hayes County

The 2012 residential changes were minor in Hayes County although new construction included 246,739 in growth value. The Assessor follows an inspection and review process on an annual basis. Hayes County has three valuation groupings with Hayes Center, the County seat being the largest residential valuation base. All changes and new construction were properly listed and valued for the current assessment year.

2012 Residential Assessment Survey for Hayes County

1.	Valuation data collection done by:	
	The Assessor and trained lister	
2.	In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Hayes Center serves as the sole corporate municipality and is the Co. seat for Hayes County. It is located near the middle of the County where the only school system, majority residential base, and services are located.
	02	Only one street, on the north edge of the Village of Palisade is located within Hayes County. The remainder of Palisade is within Hitchcock County. This separated street is comparable to the residential properties within the Hitchcock County boundaries for Palisade.
	03	Hamlet is located in the southwest portion of the county along Hwy 6 where no services are located except a grain elevator. This Village is unincorporated and has a small amount of residents, approximately 50.
	04	The rural valuation grouping outside the Villages encompasses an estimated 25 square mile radius where the agricultural living is favored but with one paved highway for transportation.
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Cost Approach	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2010	
5.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	Sales Comparison or market data	
6.	Are individual depreciation tables developed for each valuation grouping?	
	December/2006	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2011	
8.	When was the last lot value study completed for each valuation grouping?	
	2010	
9.	Describe the methodology used to determine the residential lot values?	
	Local Market Data	
10.	How do you determine whether a sold parcel is substantially changed?	
	After the Assessor conducts a sales review process and a physical inspection; a determination is made if the property would have sold for the same consideration as	

	before the changes. A small improvement added or removed does not constitute a substantially changed sale.
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43 Hayes
RESIDENTIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2009 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 8
Total Sales Price : 335,200
Total Adj. Sales Price : 335,200
Total Assessed Value : 335,891
Avg. Adj. Sales Price : 41,900
Avg. Assessed Value : 41,986

MEDIAN : 99
WGT. MEAN : 100
MEAN : 103
COD : 16.69
PRD : 103.23

COV : 25.43
STD : 26.31
Avg. Abs. Dev : 16.60
MAX Sales Ratio : 152.60
MIN Sales Ratio : 64.86

95% Median C.I. : 64.86 to 152.60
95% Wgt. Mean C.I. : 86.53 to 113.88
95% Mean C.I. : 81.45 to 125.45

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-JUL-09 To 30-SEP-09	2	100.56	100.56	100.75	00.69	99.81	99.87	101.25	N/A	46,900	47,253
01-OCT-09 To 31-DEC-09	1	98.74	98.74	98.74	00.00	100.00	98.74	98.74	N/A	15,500	15,305
01-JAN-10 To 31-MAR-10	1	99.11	99.11	99.11	00.00	100.00	99.11	99.11	N/A	85,000	84,245
01-APR-10 To 30-JUN-10	1	64.86	64.86	64.86	00.00	100.00	64.86	64.86	N/A	18,000	11,675
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10	2	105.57	105.57	98.15	19.80	107.56	84.67	126.47	N/A	52,700	51,728
01-JAN-11 To 31-MAR-11	1	152.60	152.60	152.60	00.00	100.00	152.60	152.60	N/A	17,500	26,705
01-APR-11 To 30-JUN-11											
<u>Study Yrs</u>											
01-JUL-09 To 30-JUN-10	5	99.11	92.77	96.91	07.57	95.73	64.86	101.25	N/A	42,460	41,146
01-JUL-10 To 30-JUN-11	3	126.47	121.25	105.91	17.90	114.48	84.67	152.60	N/A	40,967	43,387
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	4	91.89	93.78	95.67	20.69	98.02	64.86	126.47	N/A	52,100	49,844
<u>ALL</u>	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	7	99.87	108.96	102.21	13.99	106.60	84.67	152.60	84.67 to 152.60	45,314	46,317
03	1	64.86	64.86	64.86	00.00	100.00	64.86	64.86	N/A	18,000	11,675
<u>ALL</u>	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986
06											
07											
<u>ALL</u>	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986

43 Hayes
RESIDENTIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

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COV : 25.43
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MIN Sales Ratio : 64.86

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95% Wgt. Mean C.I. : 86.53 to 113.88
95% Mean C.I. : 81.45 to 125.45

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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
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	3	98.74	105.40	105.26	29.62	100.13	64.86	152.60	N/A	17,000	17,895
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986
Greater Than 14,999	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986
Greater Than 29,999	5	99.87	102.27	99.30	08.80	102.99	84.67	126.47	N/A	56,840	56,441
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	3	98.74	105.40	105.26	29.62	100.13	64.86	152.60	N/A	17,000	17,895
30,000 TO 59,999	2	113.17	113.17	113.21	11.75	99.96	99.87	126.47	N/A	33,900	38,378
60,000 TO 99,999	3	99.11	95.01	94.94	05.58	100.07	84.67	101.25	N/A	72,133	68,483
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	8	99.49	103.45	100.21	16.69	103.23	64.86	152.60	64.86 to 152.60	41,900	41,986

**2012 Correlation Section
for Hayes County**

A. Residential Real Property

Historically the calculated statistic sample for residential property in Hayes County has included 13-15 qualified sales. This residential set has only 8 qualified sales to analyze for statistical measurement. The assessor has utilized approximately 53% of the total file. There is a mere 15 residential sales to review for qualification purposes. The sample is not representative of the population and therefore will be not be determined as a reliable sample for measurement purposes. The largest valuation grouping, 01 or the Village of Hayes Center has a total of 217 residential parcels in the assessor location. Seven of the 8 qualified sales are within Hayes Center but do not fairly represent the population.

The assessor continues to complete assessment work for residential parcels and has completed the inspection and review cycle of the six year statutory requirement. All new property has been valued for the current year and a sales review process is completed for all property types.

Based on all available information, the level of value cannot be determined for the residential class of property although the known assessment practices are believed to be uniform and proportionate.

**2012 Correlation Section
for Hayes County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

2012 Correlation Section for Hayes County

C. 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Hayes County

D. 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Hayes County**

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. 239.

2012 Commercial Assessment Actions for Hayes County

No changes were made to the commercial valuations as a property class. Minor review work was conducted through annual maintenance inspections.

2012 Commercial Assessment Survey for Hayes County

1.	Valuation data collection done by:	
	The Assessor and trained lister	
2.	In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Hayes Center serves as the only Corporate Village in the County with the only commercial base of local grocery store, bank, Co-op, processing plant and school system.
	02	Currently the one street in Palisade which is on the Hayes/Hitchcock County boundary has the swimming pool and no commercial industry.
	03	Hamlet is located in the southwest corner of the County where residents commute for services to Wauneta or Imperial. One grain elevator is the only commercial property base.
	04	The rural valuation grouping includes the small commercial base outside the Village limits.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost approach and income when data is available.	
3a.	Describe the process used to value unique commercial properties.	
	A contract with a Certified Appraiser is used for valuation purposes	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	July 2006	
5.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	The County develops depreciation tables based on the local market.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2011	
8.	When was the last lot value study completed for each valuation grouping?	
	2009	
9.	Describe the methodology used to determine the commercial lot values.	
	Market Data	
10.	How do you determine whether a sold parcel is substantially changed?	
	After the Assessor conducts a sales review process and a physical inspection; a determination is made if the property would have sold for the same consideration as before the changes.	

43 Hayes
COMMERCIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 5
Total Sales Price : 177,327
Total Adj. Sales Price : 177,327
Total Assessed Value : 172,780
Avg. Adj. Sales Price : 35,465
Avg. Assessed Value : 34,556

MEDIAN : 100
WGT. MEAN : 97
MEAN : 92
COD : 08.69
PRD : 94.17

COV : 16.01
STD : 14.69
Avg. Abs. Dev : 08.69
MAX Sales Ratio : 101.13
MIN Sales Ratio : 66.48

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 73.52 to 110.00

Printed:3/29/2012 3:14:00PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-JUL-08 To 30-SEP-08	1	91.20	91.20	91.20	00.00	100.00	91.20	91.20	N/A	32,500	29,640
01-OCT-08 To 31-DEC-08											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09	1	66.48	66.48	66.48	00.00	100.00	66.48	66.48	N/A	6,047	4,020
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	2	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	54,390	54,390
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11	1	101.13	101.13	101.13	00.00	100.00	101.13	101.13	N/A	30,000	30,340
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	1	91.20	91.20	91.20	00.00	100.00	91.20	91.20	N/A	32,500	29,640
01-JUL-09 To 30-JUN-10	3	100.00	88.83	98.23	11.17	90.43	66.48	100.00	N/A	38,276	37,600
01-JUL-10 To 30-JUN-11	1	101.13	101.13	101.13	00.00	100.00	101.13	101.13	N/A	30,000	30,340
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	1	66.48	66.48	66.48	00.00	100.00	66.48	66.48	N/A	6,047	4,020
01-JAN-10 To 31-DEC-10	2	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	54,390	54,390
<u>ALL</u>	5	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	3	91.20	86.27	93.37	12.66	92.40	66.48	101.13	N/A	22,849	21,333
04	2	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	54,390	54,390
<u>ALL</u>	5	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556

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	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556
04											
<u>ALL</u>	5	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556

43 Hayes
COMMERCIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 5
Total Sales Price : 177,327
Total Adj. Sales Price : 177,327
Total Assessed Value : 172,780
Avg. Adj. Sales Price : 35,465
Avg. Assessed Value : 34,556

MEDIAN : 100
WGT. MEAN : 97
MEAN : 92
COD : 08.69
PRD : 94.17

COV : 16.01
STD : 14.69
Avg. Abs. Dev : 08.69
MAX Sales Ratio : 101.13
MIN Sales Ratio : 66.48

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 73.52 to 110.00

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	66.48	66.48	66.48	00.00	100.00	66.48	66.48	N/A	6,047	4,020
Less Than 30,000	1	66.48	66.48	66.48	00.00	100.00	66.48	66.48	N/A	6,047	4,020
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	5	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556
Greater Than 14,999	4	100.00	98.08	98.53	02.48	99.54	91.20	101.13	N/A	42,820	42,190
Greater Than 29,999	4	100.00	98.08	98.53	02.48	99.54	91.20	101.13	N/A	42,820	42,190
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	66.48	66.48	66.48	00.00	100.00	66.48	66.48	N/A	6,047	4,020
15,000 TO 29,999											
30,000 TO 59,999	3	100.00	97.44	97.67	03.31	99.76	91.20	101.13	N/A	35,985	35,145
60,000 TO 99,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	63,325	63,325
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	5	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
Blank	3	100.00	88.83	98.23	11.17	90.43	66.48	100.00	N/A	38,276	37,600
47	1	91.20	91.20	91.20	00.00	100.00	91.20	91.20	N/A	32,500	29,640
<u>ALL</u>	5	100.00	91.76	97.44	08.69	94.17	66.48	101.13	N/A	35,465	34,556

2012 Correlation Section for Hayes County

A. Commercial Real Property

The commercial population in Hayes County is less than one percent of the county valuation and has a very small qualified sample base for measurement. Four commercial sales total the sample and two of the four are the same property. The same property selling is an older rendering/ processing plant. The other two sales are a dairy queen that has closed their business and one round Quonset used for the Farm Bureau Insurance Office. The County commercial base is primarily located in the Village of Hayes Center where they have one bank, one grocery store, one agricultural Co-op and one post office. The small Village of Hamlet has a population of approximately 50 residents and only has one grain elevator for commercial base. The rural locations include a Veterinary business, feedlot for cattle markets and few home based businesses. With the lack of sales information, the sample is not proportionate to represent each type of property that is within the population. The statistics calculated from the 2012 assessed values are not reliable due to the lack of information.

The assessor continues to process a thorough sales verification procedure involving questionnaires to the buyers and sellers of every property type. The county reviews all sales for any personal property purchased in the sale amount and conducts property reviews when necessary.

All commercial properties were a part of the county-wide reappraisal conducted by Larry Rexroth Appraisal Services in 2008 with annual reviews and new pickup work completed each year after to keep current information on the property record cards. New costing and depreciation tables were developed using local market information. Based on the known assessment practices used by the assessor, it is believed that the assessments are uniform and proportionate within the commercial property class. There is no reliable information due to the lack of sales in which to determine a level of value for commercial properties.

**2012 Correlation Section
for Hayes County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

2012 Correlation Section for Hayes County

C. 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Hayes County

D. 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Hayes County**

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. 239.

2012 Agricultural Assessment Actions for Hayes County

Agricultural improvements for 2012 included new structures worth 1.17 million in value along with substantial increases to the land classifications. Increases to all agricultural land were taken to equalize the raising market value within Hayes County and surrounding counties. Irrigated subclasses all increased between 13-20% per each land classification group. Dry values increased the most with a range of 36-58%. The highest increase was 2D1; \$380 to \$600 per acre. Grassland all raised \$10 per acre to \$280.

2012 Agricultural Assessment Survey for Hayes County

1.	Valuation data collection done by:	
	The Assessor and staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	01	There are no apparent characteristic differences throughout the county. Hayes County is comprised of 50-60% grass. There are limited parcels or sales of a majority of a certain land class. The water issues within the Middle Republican NRD have created uncertainty with the income potential with irrigable property. The assessor continually gathers information to determine the effect on the value due to the characteristics of all land uses.
3.	Describe the process that is used to determine and monitor market areas.	
	Minimally improved agricultural sales are mapped, reviewed and monitored for any specific characteristics.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	By the actual use of the entire parcel	
5.	Do farm home sites carry the same value as rural residential home sites or are market differences recognized? If differences, what are the recognized market differences?	
	Yes	
6.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	The County is near the implementation of GIS, along with FSA maps, NRD information, physical inspections, and well registration lists.	
7.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	There are no current identifiable influences of non-agricultural characteristics.	
8.	Have special valuation applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	No	
9.	How do you determine whether a sold parcel is substantially changed?	
	After the Assessor conducts a sales review process and a physical inspection; a determination is made if the property would have sold for the same consideration as before the changes. A small improvement added or removed does not constitute a Substantially changed sale.	

43 Hayes

AGRICULTURAL LAND

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 42
 Total Sales Price : 15,745,415
 Total Adj. Sales Price : 14,849,531
 Total Assessed Value : 10,093,119
 Avg. Adj. Sales Price : 353,560
 Avg. Assessed Value : 240,312

MEDIAN : 74
 WGT. MEAN : 68
 MEAN : 76
 COD : 18.26
 PRD : 111.78

COV : 23.49
 STD : 17.85
 Avg. Abs. Dev : 13.58
 MAX Sales Ratio : 125.79
 MIN Sales Ratio : 45.01

95% Median C.I. : 69.19 to 78.40
 95% Wgt. Mean C.I. : 63.23 to 72.70
 95% Mean C.I. : 70.58 to 81.38

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-08 To 30-SEP-08	2	119.03	119.03	119.05	05.68	99.98	112.27	125.79	N/A	69,750	83,038
01-OCT-08 To 31-DEC-08	1	69.23	69.23	69.23	00.00	100.00	69.23	69.23	N/A	224,000	155,075
01-JAN-09 To 31-MAR-09	4	74.84	76.63	61.68	14.06	124.24	57.79	99.05	N/A	637,210	393,026
01-APR-09 To 30-JUN-09	6	76.33	77.45	76.37	08.92	101.41	68.46	88.76	68.46 to 88.76	265,943	203,109
01-JUL-09 To 30-SEP-09	6	91.04	85.41	82.89	08.58	103.04	57.36	94.42	57.36 to 94.42	250,595	207,724
01-OCT-09 To 31-DEC-09	5	71.20	79.23	71.31	15.74	111.11	66.67	99.96	N/A	398,400	284,109
01-JAN-10 To 31-MAR-10	1	67.32	67.32	67.32	00.00	100.00	67.32	67.32	N/A	925,000	622,665
01-APR-10 To 30-JUN-10	4	77.02	82.17	77.42	11.35	106.14	70.71	103.92	N/A	165,850	128,395
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10	9	69.31	65.48	65.78	16.58	99.54	46.44	87.08	47.15 to 75.90	345,411	227,209
01-JAN-11 To 31-MAR-11	1	65.53	65.53	65.53	00.00	100.00	65.53	65.53	N/A	109,253	71,592
01-APR-11 To 30-JUN-11	3	50.80	51.10	52.05	08.19	98.17	45.01	57.49	N/A	679,872	353,868
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	13	75.24	82.96	69.03	18.05	120.18	57.79	125.79	69.19 to 99.05	346,769	239,377
01-JUL-09 To 30-JUN-10	16	81.76	81.54	74.81	14.86	109.00	57.36	103.92	67.78 to 92.97	317,748	237,696
01-JUL-10 To 30-JUN-11	13	58.53	62.17	60.45	18.86	102.85	45.01	87.08	47.15 to 74.67	404,428	244,468
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	21	78.40	79.99	71.43	14.38	111.98	57.36	99.96	69.19 to 90.54	363,812	259,888
01-JAN-10 To 31-DEC-10	14	72.40	70.38	67.73	15.19	103.91	46.44	103.92	56.18 to 77.89	335,507	227,223
<u>ALL</u>	42	74.35	75.98	67.97	18.26	111.78	45.01	125.79	69.19 to 78.40	353,560	240,312

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	42	74.35	75.98	67.97	18.26	111.78	45.01	125.79	69.19 to 78.40	353,560	240,312
<u>ALL</u>	42	74.35	75.98	67.97	18.26	111.78	45.01	125.79	69.19 to 78.40	353,560	240,312

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	6	62.32	76.05	67.71	41.93	112.32	46.44	125.79	46.44 to 125.79	140,433	95,091
1	6	62.32	76.05	67.71	41.93	112.32	46.44	125.79	46.44 to 125.79	140,433	95,091
<u>Grass</u>											
County	9	74.67	77.59	77.43	06.95	100.21	69.23	94.42	70.71 to 87.08	173,063	134,002
1	9	74.67	77.59	77.43	06.95	100.21	69.23	94.42	70.71 to 87.08	173,063	134,002
<u>ALL</u>	42	74.35	75.98	67.97	18.26	111.78	45.01	125.79	69.19 to 78.40	353,560	240,312

43 Hayes
AGRICULTURAL LAND

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MEDIAN : 74
 WGT. MEAN : 68
 MEAN : 76
 COD : 18.26
 PRD : 111.78

COV : 23.49
 STD : 17.85
 Avg. Abs. Dev : 13.58
 MAX Sales Ratio : 125.79
 MIN Sales Ratio : 45.01

95% Median C.I. : 69.19 to 78.40
 95% Wgt. Mean C.I. : 63.23 to 72.70
 95% Mean C.I. : 70.58 to 81.38

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	71.20	72.64	68.74	15.27	105.67	45.01	92.97	57.36 to 90.54	407,809	280,320
1	11	71.20	72.64	68.74	15.27	105.67	45.01	92.97	57.36 to 90.54	407,809	280,320
_____Dry_____											
County	8	73.18	79.15	71.91	33.62	110.07	46.44	125.79	46.44 to 125.79	137,805	99,098
1	8	73.18	79.15	71.91	33.62	110.07	46.44	125.79	46.44 to 125.79	137,805	99,098
_____Grass_____											
County	12	74.26	73.62	67.93	09.53	108.38	57.49	94.42	69.19 to 78.40	291,586	198,066
1	12	74.26	73.62	67.93	09.53	108.38	57.49	94.42	69.19 to 78.40	291,586	198,066
_____ALL_____											
	42	74.35	75.98	67.97	18.26	111.78	45.01	125.79	69.19 to 78.40	353,560	240,312

Hayes County 2012 Average LCG Value Comparison

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
43.10	Hayes	1	1,500	1,500	1,400	1,400	1,300	1,300	1,200	1,200	1,389
44.90	Hitchcock	100	1,600	1,600	1,450	1,450	1,300	1,300	1,200	1,200	1,494
15.10	Chase	1	#DIV/0!	1,500	1,498	1,420	1,420	1,360	1,360	1,359	1,432
32.10	Frontier	1	1,300	1,299	1,218	1,246	1,200	1,200	1,148	1,121	1,273
56.40	Lincoln	4	1,375	1,366	1,276	1,375	1,293	1,325	1,225	1,263	1,323
56.50	Lincoln	5	#DIV/0!	1,465	1,470	1,470	1,467	1,456	1,462	1,463	1,463

	County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
	Hayes	1	600	600	600	500	500	500	450	450	562
	Hitchcock	100	735	735	600	600	475	475	410	410	637
	Chase	1	#DIV/0!	700	700	700	600	600	600	600	675
	Frontier	1	790	790	740	740	690	690	640	640	760
	Lincoln	4	500	500	500	500	500	500	500	500	500
	Lincoln	5	500	500	500	500	500	500	500	500	500

	County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
	Hayes	1	280	280	280	280	280	280	280	280	280
	Hitchcock	100	310	310	310	310	310	310	310	310	310
	Chase	1	#DIV/0!	300	300	300	300	300	300	300	300
	Frontier	1	350	350	350	350	350	350	350	350	350
	Lincoln	4	400	400	400	400	400	380	380	380	382
	Lincoln	5	400	400	400	400	400	280	280	280	286

*Land capability grouping averages calculated using data reported on the 2012 Form 45, Abstract of Assessment

2012 Correlation Section for Hayes County

A. Agricultural Land

Hayes County is located in the southwest portion of the state where the agricultural market continues to be increasing yearly at a high rate. The agricultural land totals 85% of the total value of all real property in Hayes County. The entire county survives on the agricultural industry. The farm economy is strong and the high cattle markets continually support the high land prices. Only one town, Hayes Center sits in the middle of the County where there is one school system, one bank, grocery store, Co-op and few residents. The deep canyons are grazed by the cattle where most of the farmed lands are smaller fields around the pastures. Approximately 58% of the county is grass. The increased market of irrigable land within this Middle Republican Natural Resource District remains a large market factor and surrounding counties.

The first analysis included a base of the Hayes County sales, 34 transactions. The date of the sales was distributed by 8 in the oldest study year, 16 in the middle and 10 in the newest year. The time distribution was definitely very weak in the oldest sales and doubled in the middle time period. In reviewing the majority land use within the population base of the county, the makeup of the county is 58% grass, 27% dry land and only 15% irrigated acres. The 34 Hayes County sales included only 44% grass acres, similar dry, but 28% irrigated acres. It was clear that the heavy market for irrigated land has skewed the sample towards the irrigated market. Based on the uneven distribution of both the time and the majority land use, the original sample was unreliable for measurement purposes.

The next step was to review comparable areas with similar market characteristics of soils and topography. Frontier, Lincoln, Hitchcock and Chase counties border Hayes. Eight sales were chosen at random to add to the sample, resulting in balancing the time distribution and also the majority land uses. Five sales were added to the oldest study year, no sales were needed for the middle year and three sales were added to the newest year totaling 13, 16 and 13 sales. It was apparent the comparable sales should be grass acres to improve the skewed sample.

The Hayes County assessor increased land values in conjunction with the similar increased market prices. Irrigated LCG's increased as much as \$200 per acre resulting in the highest value at \$1500. Dry land values increased up to \$220 per acre resulting in \$600 per acre values. Grass values took similar increases to neighboring counties at \$10 per acre. All grass land in Hayes County is valued at \$280.

The finished sample of 42 comparable sales used for the measurement purposes in Hayes County was determined reliable and proportionate by the majority land uses and also the time distribution. Based on the representative statistical measures and the 2012 assessment actions taken by the assessor, it is determined the level of value is 74 for the agricultural real property class in Hayes County. It is believed the assessments are uniform and proportionate in this property class.

A1. Correlation for Special Valuation of Agricultural Land

**2012 Correlation Section
for Hayes County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

2012 Correlation Section for Hayes County

C. 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Hayes County

D. 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Hayes County**

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. 239.

Total Real Property Sum Lines 17, 25, & 30	Records : 2,361	Value : 276,671,611	Growth 1,424,000	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	46	86,180	0	0	1	7,500	47	93,680	
02. Res Improve Land	166	334,150	0	0	54	259,045	220	593,195	
03. Res Improvements	167	5,223,539	0	0	57	3,091,607	224	8,315,146	
04. Res Total	213	5,643,869	0	0	58	3,358,152	271	9,002,021	246,739
% of Res Total	78.60	62.70	0.00	0.00	21.40	37.30	11.48	3.25	17.33
05. Com UnImp Land	9	10,530	0	0	1	560	10	11,090	
06. Com Improve Land	34	47,085	0	0	8	45,755	42	92,840	
07. Com Improvements	34	1,567,943	0	0	8	453,207	42	2,021,150	
08. Com Total	43	1,625,558	0	0	9	499,522	52	2,125,080	0
% of Com Total	82.69	76.49	0.00	0.00	17.31	23.51	2.20	0.77	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	213	5,643,869	0	0	58	3,358,152	271	9,002,021	246,739
% of Res & Rec Total	78.60	62.70	0.00	0.00	21.40	37.30	11.48	3.25	17.33
Com & Ind Total	43	1,625,558	0	0	9	499,522	52	2,125,080	0
% of Com & Ind Total	82.69	76.49	0.00	0.00	17.31	23.51	2.20	0.77	0.00
17. Taxable Total	256	7,269,427	0	0	67	3,857,674	323	11,127,101	246,739
% of Taxable Total	79.26	65.33	0.00	0.00	20.74	34.67	13.68	4.02	17.33

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	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	13	5,478,700	13	5,478,700	0
24. Non-Producing	0	0	0	0	1	2,750	1	2,750	0
25. Total	0	0	0	0	14	5,481,450	14	5,481,450	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	38	0	31	69

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,558	166,788,400	1,558	166,788,400
28. Ag-Improved Land	0	0	0	0	466	71,219,640	466	71,219,640
29. Ag Improvements	0	0	0	0	466	22,055,020	466	22,055,020
30. Ag Total							2,024	260,063,060

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	5	5.00	15,000	5	5.00	15,000	
32. HomeSite Improv Land	278	296.00	888,000	278	296.00	888,000	
33. HomeSite Improvements	281	0.00	11,370,955	281	0.00	11,370,955	0
34. HomeSite Total				286	301.00	12,273,955	
35. FarmSite UnImp Land	54	168.00	109,200	54	168.00	109,200	
36. FarmSite Improv Land	438	1,690.50	1,098,825	438	1,690.50	1,098,825	
37. FarmSite Improvements	459	0.00	10,684,065	459	0.00	10,684,065	1,177,261
38. FarmSite Total				513	1,858.50	11,892,090	
39. Road & Ditches	1,283	5,517.68	0	1,283	5,517.68	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				799	7,677.18	24,166,045	1,177,261

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	12,395	2	98.00	12,395

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	124.50	0.18%	186,750	0.20%	1,500.00
46. 1A	30,933.63	45.85%	46,400,445	49.50%	1,500.00
47. 2A1	5,279.75	7.83%	7,391,650	7.89%	1,400.00
48. 2A	1,407.52	2.09%	1,970,530	2.10%	1,400.00
49. 3A1	6,419.80	9.52%	8,345,740	8.90%	1,300.00
50. 3A	14,818.36	21.96%	19,263,870	20.55%	1,300.00
51. 4A1	6,823.29	10.11%	8,187,945	8.74%	1,200.00
52. 4A	1,658.26	2.46%	1,989,915	2.12%	1,200.00
53. Total	67,465.11	100.00%	93,736,845	100.00%	1,389.41
Dry					
54. 1D1	107.50	0.09%	64,500	0.09%	600.00
55. 1D	74,263.67	61.17%	44,558,200	65.25%	600.00
56. 2D1	7,028.40	5.79%	4,217,025	6.18%	600.00
57. 2D	4,100.08	3.38%	2,050,040	3.00%	500.00
58. 3D1	6,930.19	5.71%	3,465,095	5.07%	500.00
59. 3D	17,806.25	14.67%	8,903,125	13.04%	500.00
60. 4D1	7,436.35	6.12%	3,346,365	4.90%	450.00
61. 4D	3,739.49	3.08%	1,682,775	2.46%	450.00
62. Total	121,411.93	100.00%	68,287,125	100.00%	562.44
Grass					
63. 1G1	121.54	0.05%	34,030	0.05%	279.99
64. 1G	23,026.95	8.73%	6,447,555	8.73%	280.00
65. 2G1	3,546.04	1.34%	992,885	1.34%	280.00
66. 2G	3,861.37	1.46%	1,081,185	1.46%	280.00
67. 3G1	6,685.67	2.53%	1,871,985	2.53%	280.00
68. 3G	19,471.75	7.38%	5,452,085	7.38%	280.00
69. 4G1	36,056.36	13.67%	10,095,780	13.67%	280.00
70. 4G	171,015.59	64.83%	47,884,360	64.83%	280.00
71. Total	263,785.27	100.00%	73,859,865	100.00%	280.00
Irrigated Total					
	67,465.11	14.89%	93,736,845	39.74%	1,389.41
Dry Total					
	121,411.93	26.79%	68,287,125	28.95%	562.44
Grass Total					
	263,785.27	58.21%	73,859,865	31.31%	280.00
72. Waste	521.31	0.12%	13,060	0.01%	25.05
73. Other	12.00	0.00%	120	0.00%	10.00
74. Exempt	483.95	0.11%	203,275	0.09%	420.03
75. Market Area Total	453,195.62	100.00%	235,897,015	100.00%	520.52

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	67,465.11	93,736,845	67,465.11	93,736,845
77. Dry Land	0.00	0	0.00	0	121,411.93	68,287,125	121,411.93	68,287,125
78. Grass	0.00	0	0.00	0	263,785.27	73,859,865	263,785.27	73,859,865
79. Waste	0.00	0	0.00	0	521.31	13,060	521.31	13,060
80. Other	0.00	0	0.00	0	12.00	120	12.00	120
81. Exempt	0.00	0	0.00	0	483.95	203,275	483.95	203,275
82. Total	0.00	0	0.00	0	453,195.62	235,897,015	453,195.62	235,897,015

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	67,465.11	14.89%	93,736,845	39.74%	1,389.41
Dry Land	121,411.93	26.79%	68,287,125	28.95%	562.44
Grass	263,785.27	58.21%	73,859,865	31.31%	280.00
Waste	521.31	0.12%	13,060	0.01%	25.05
Other	12.00	0.00%	120	0.00%	10.00
Exempt	483.95	0.11%	203,275	0.09%	420.03
Total	453,195.62	100.00%	235,897,015	100.00%	520.52

2012 County Abstract of Assessment for Real Property, Form 45 Compared with the 2011 Certificate of Taxes Levied (CTL)

43 Hayes

	2011 CTL County Total	2012 Form 45 County Total	Value Difference (2012 form 45 - 2011 CTL)	Percent Change	2012 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	8,776,645	9,002,021	225,376	2.57%	246,739	-0.24%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,701,050	12,273,955	572,905	4.90%	0	4.90%
04. Total Residential (sum lines 1-3)	20,477,695	21,275,976	798,281	3.90%	246,739	2.69%
05. Commercial	2,151,710	2,125,080	-26,630	-1.24%	0	-1.24%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	11,290,295	11,892,090	601,795	5.33%	1,177,261	-5.10%
08. Minerals	3,754,680	5,481,450	1,726,770	45.99	0	45.99
09. Total Commercial (sum lines 5-8)	17,196,685	19,498,620	2,301,935	13.39%	1,177,261	6.54%
10. Total Non-Agland Real Property	37,674,380	40,774,596	3,100,216	8.23%	1,424,000	4.45%
11. Irrigated	81,602,980	93,736,845	12,133,865	14.87%		
12. Dryland	52,772,730	68,287,125	15,514,395	29.40%		
13. Grassland	71,220,700	73,859,865	2,639,165	3.71%		
14. Wasteland	13,060	13,060	0	0.00%		
15. Other Agland	120	120	0	0.00%		
16. Total Agricultural Land	205,609,590	235,897,015	30,287,425	14.73%		
17. Total Value of all Real Property (Locally Assessed)	243,283,970	276,671,611	33,387,641	13.72%	1,424,000	13.14%

**2012 Plan of Assessment for Hayes County
Assessment Years 2012, 2013, and 2014
July 31, 2011**

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 92-100% of its actual value. Agricultural and horticultural land shall be valued at 69-75% of the actual value. Personal Property shall be valued at its net book value.

General description of Real Property in Hayes County

Per the 2011 County Abstract, Hayes County consists of the following real property types:

	Parcels	Total Value	% of Taxable Value Base
Residential	269	\$ 8,775,168	3.368 %
Commercial	51	\$ 2,090,320	0.802 %
Ag land/Improv	2017	\$228,717,591	87.778 %
Exempt	79	---	
Mineral	12	\$ 3,754,680	1.441 %
Game & Parks	2	\$ 10,150	0.0039 %
Personal Prop-Com	45	\$ 976,028	0.375 %
Personal Prop-Ag	232	<u>\$ 16,244,262</u>	<u>6.234 %</u>
		\$260,568,199	100.00 %

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 one part time office helper. Clerk & Deputy hold a current Assessor certificate.

The 60 hours of education required during the current re-certification period ending December 31, 2014 will be met by all office personnel currently holding an assessor certificate.

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.

2011-2012 Proposed Budget

Salaries	\$57,846.00
Office Operation & Misc	\$12,590.00
Office Equip & Supply & Training	\$5,850.00
Pickup appraisal work	\$2,000.00
	<hr/>
	\$78,286.00

Hardware and Software:

Hayes County uses MIPs CAMA and Administrative software for parcel record keeping. GIS Workshop is used to map soil use. This system will replace the need to update the current cadastral maps. Three new computers, with required hardware specifications to run GIS workshop and maps, were purchased in 2009.

GIS Workshop has built a web-based appraisal /assessment page for Hayes County. The web page allows anyone with internet access to search for real estate records and information via the internet. We have made efforts to notify the public of this web page through publication in the newspaper, mailings, and informing people in person and by phone.

Property Record Cards

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 1st 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 1st 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. Non-responders are contacted by phone prior to the 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 2011

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 2010 Reports and Opinions of the Property Tax Administrator.

Property Class	Median	COD	PRD
Residential	99	13.64	103.06
Commercial	Insufficient # of sales		
Agriculture	72	19.08	115.59

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

	Median	COD	PRD
Residential	92-100%	< 15	98-103%
Commercial	92-100%	< 20	98-103%
Agland	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 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 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. Reviews will be done based on GIS

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

Parcel ID's have been applied to each parcel in GIS workshop. The soil calculator layer and Land Use layer have been added and are scheduled to be completed by the end of the year. GIS maps will be printed and mailed to landowners. Landowners will be requested to review the maps and visit our office with any questions. 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.

In order to maintain the established process of valuing land and buildings, the proposed budget will include money for Mr. Rexroth to assist with training of staff for future pickup work during the 2011-2012 appraisal year.

Assessment Actions Planned for Assessment Year 2013

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, remodeling and removals 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 and personal property. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03.

Assessment Actions Planned for Assessment Year 2014

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 public education of the 3 year sales study 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, remodeling and removals 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
7/25/11

2012 Assessment Survey for Hayes County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$78,286.00
7.	Adopted budget, or granted budget if different from above:
	N/A
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$3,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,590
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500.00
12.	Other miscellaneous funds:
13.	Amount of last year's assessor's budget not used:
	\$72.51

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes

6.	Is GIS available on a website? If so, what is the name of the website?
7.	Who maintains the GIS software and maps?
	The Assessor and staff
8.	Personal Property software:
	MIPS

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for mineral appraisals
2.	Other services:
	MIPS; GIS workshop

2012 Certification for Hayes County

This is to certify that the 2012 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Hayes County Assessor.

Dated this 9th day of April, 2012.



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

Ruth A. Sorensen
Property Tax Administrator

