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## 2013 Commission Summary for Hayes County

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### Residential Real Property - Current

Number of Sales	10	Median	90.17
Total Sales Price	\$588,400	Mean	96.57
Total Adj. Sales Price	\$588,400	Wgt. Mean	80.14
Total Assessed Value	\$471,518	Average Assessed Value of the Base	\$33,610
Avg. Adj. Sales Price	\$58,840	Avg. Assessed Value	\$47,152

### Confidence Interval - Current

95% Median C.I	60.04 to 152.60
95% Wgt. Mean C.I	51.45 to 108.82
95% Mean C.I	67.95 to 125.19
% of Value of the Class of all Real Property Value in the	2.70
% of Records Sold in the Study Period	3.65
% of Value Sold in the Study Period	5.12

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2012	8		99.49
2011	13	99	99
2010	12	98	98
2009	12	95	95

## 2013 Commission Summary for Hayes County

### Commercial Real Property - Current

Number of Sales	3	Median	100.13
Total Sales Price	\$138,780	Mean	100.42
Total Adj. Sales Price	\$138,780	Wgt. Mean	100.29
Total Assessed Value	\$139,180	Average Assessed Value of the Base	\$41,950
Avg. Adj. Sales Price	\$46,260	Avg. Assessed Value	\$46,393

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	98.88 to 101.96
% of Value of the Class of all Real Property Value in the County	0.63
% of Records Sold in the Study Period	5.88
% of Value Sold in the Study Period	6.51

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2012	5		100.00
2011	8		99
2010	5	100	96
2009	6	100	98



## 2013 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
<b>Residential Real Property</b>	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	75	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 5th day of April, 2013.



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Ruth A. Sorensen  
Property Tax Administrator



## **2013 Residential Assessment Actions for Hayes County**

The residential property had very few changes with only annual reviews to be completed. These were done by the Assessor and staff for the 2013 assessment year. There are very few residential sales to review for any changes to the depreciation tables. The six year physical inspections and reviews are completed and will begin again for 2014.

## 2012 Residential Assessment Survey for Hayes County

1.	<b>Valuation data collection done by:</b>	
	The Assessor and trained lister	
2.	<b>In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:</b>	
	<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.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	Cost Approach	
4.	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	2010	
5.	<b>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?</b>	
	Sales Comparison or market data	
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	December/2006	
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>	
	2011	
8.	<b>When was the last lot value study completed for each valuation grouping?</b>	
	2010	
9.	<b>Describe the methodology used to determine the residential lot values?</b>	
	Local Market Data	
10.	<b>How do you determine whether a sold parcel is substantially changed?</b>	
	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 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 10  
Total Sales Price : 588,400  
Total Adj. Sales Price : 588,400  
Total Assessed Value : 471,518  
Avg. Adj. Sales Price : 58,840  
Avg. Assessed Value : 47,152

MEDIAN : 90  
WGT. MEAN : 80  
MEAN : 97  
COD : 35.23  
PRD : 120.50

COV : 41.43  
STD : 40.01  
Avg. Abs. Dev : 31.77  
MAX Sales Ratio : 165.07  
MIN Sales Ratio : 47.81

95% Median C.I. : 60.04 to 152.60  
95% Wgt. Mean C.I. : 51.45 to 108.82  
95% Mean C.I. : 67.95 to 125.19

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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
<b>Qrtrs</b>											
01-OCT-10 To 31-DEC-10	2	104.06	104.06	97.06	18.96	107.21	84.33	123.78	N/A	52,700	51,150
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											
01-JUL-11 To 30-SEP-11	2	58.89	58.89	66.27	18.81	88.86	47.81	69.96	N/A	45,000	29,822
01-OCT-11 To 31-DEC-11	1	60.04	60.04	60.04	00.00	100.00	60.04	60.04	N/A	254,000	152,500
01-JAN-12 To 31-MAR-12	1	104.27	104.27	104.27	00.00	100.00	104.27	104.27	N/A	4,500	4,692
01-APR-12 To 30-JUN-12	2	113.46	113.46	107.93	45.50	105.12	61.84	165.07	N/A	56,000	60,439
01-JUL-12 To 30-SEP-12	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	5,000	4,800
<b>Study Yrs</b>											
01-OCT-10 To 30-SEP-11	5	84.33	95.70	88.61	37.61	108.00	47.81	152.60	N/A	42,580	37,730
01-OCT-11 To 30-SEP-12	5	96.00	97.44	75.33	30.72	129.35	60.04	165.07	N/A	75,100	56,574
<b>Calendar Yrs</b>											
01-JAN-11 To 31-DEC-11	4	65.00	82.60	66.07	44.12	125.02	47.81	152.60	N/A	90,375	59,712
<b>ALL</b>	10	90.17	96.57	80.14	35.23	120.50	47.81	165.07	60.04 to 152.60	58,840	47,152

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	84.33	90.90	82.81	32.66	109.77	47.81	152.60	47.81 to 152.60	39,986	33,113
03	1	104.27	104.27	104.27	00.00	100.00	104.27	104.27	N/A	4,500	4,692
04	2	112.56	112.56	77.31	46.66	145.60	60.04	165.07	N/A	152,000	117,518
<b>ALL</b>	10	90.17	96.57	80.14	35.23	120.50	47.81	165.07	60.04 to 152.60	58,840	47,152

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	90.17	96.57	80.14	35.23	120.50	47.81	165.07	60.04 to 152.60	58,840	47,152
06											
07											
<b>ALL</b>	10	90.17	96.57	80.14	35.23	120.50	47.81	165.07	60.04 to 152.60	58,840	47,152

**43 Hayes**  
**RESIDENTIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

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MEAN : 97  
COD : 35.23  
PRD : 120.50

COV : 41.43  
STD : 40.01  
Avg. Abs. Dev : 31.77  
MAX Sales Ratio : 165.07  
MIN Sales Ratio : 47.81

95% Median C.I. : 60.04 to 152.60  
95% Wgt. Mean C.I. : 51.45 to 108.82  
95% Mean C.I. : 67.95 to 125.19

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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	1	104.27	104.27	104.27	00.00	100.00	104.27	104.27	N/A	4,500	4,692	
Less Than 15,000	2	100.14	100.14	99.92	04.13	100.22	96.00	104.27	N/A	4,750	4,746	
Less Than 30,000	4	100.14	100.17	103.26	28.23	97.01	47.81	152.60	N/A	10,500	10,842	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	9	84.33	95.71	79.95	39.24	119.71	47.81	165.07	60.04 to 152.60	64,878	51,870	
Greater Than 14,999	8	77.15	95.68	79.81	46.36	119.88	47.81	165.07	47.81 to 165.07	72,363	57,753	
Greater Than 29,999	6	77.15	94.17	78.36	39.17	120.18	60.04	165.07	60.04 to 165.07	91,067	71,358	
<u>Incremental Ranges</u>												
0 TO 4,999	1	104.27	104.27	104.27	00.00	100.00	104.27	104.27	N/A	4,500	4,692	
5,000 TO 14,999	1	96.00	96.00	96.00	00.00	100.00	96.00	96.00	N/A	5,000	4,800	
15,000 TO 29,999	2	100.21	100.21	104.23	52.29	96.14	47.81	152.60	N/A	16,250	16,938	
30,000 TO 59,999	2	144.43	144.43	148.36	14.30	97.35	123.78	165.07	N/A	42,000	62,310	
60,000 TO 99,999	3	69.96	72.04	72.47	10.72	99.41	61.84	84.33	N/A	69,467	50,343	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999	1	60.04	60.04	60.04	00.00	100.00	60.04	60.04	N/A	254,000	152,500	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	10	90.17	96.57	80.14	35.23	120.50	47.81	165.07	60.04 to 152.60	58,840	47,152	



## 2013 Correlation Section for Hayes County

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### A. Residential Real Property

The Hayes County residential valuation base is primarily within the Village limits of Hayes Center, the County seat of 214 residents. The only other town in the County is the Village of 50 residents in Hamlet along Highway 6. The Hayes and Hitchcock County line separates Palisade where only one street lies on the Hayes County side. Hayes Center has diminished in the residential setting. The only school system in the county provides younger families their education. The courthouse is the primary source of business with the few commercial businesses for taxpayers. The overall market elements in this small County are driven by the force of the Agricultural economy.

The total residential sample included 14 sales with the assessor using 10 as qualified arm's length transactions. Four non-qualified includes one Sheriff's sale, one ½ interest, one split parcel from an agricultural record and one private sale bought by realtors. There was no excessive trimming identified. The Department of Revenue, Property Assessment Division conducted an expanded review in Hayes County in 2012 and the liaison verified the assessment practices of sales verification and inspection cycles used in Hayes County. All practices were determined efficient and related to uniform and proportionate assessment practices.

Hayes County has been in the process of implementing all phases of the GIS program with GIS workshop. The assessor has identified areas of home-sites that previously were not allocated home-site values out in the rural areas. The 350,630 in value difference between the CTL report and the abstract represents these new home-site values on residential rural areas. The assessor and deputy have strived to meet goals of assessment and record keeping quality. The County has accomplished this with education, training and GIS implementation.

Although the calculated statistics for the quality measurements are over acceptable IAAO standards; there are no concerns with the small sample size of 10 sales. Assessment practices have been reviewed and the small sample has created unreliable qualitative measures. Based on the consideration of all available information, the level of value cannot be determined for the residential class of property nor will the qualitative measures be used in determining assessment uniformity and proportionality.

**2013 Correlation Section  
for Hayes County**

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**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.

## 2013 Correlation Section for Hayes County

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### 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.

## 2013 Correlation Section for Hayes County

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### 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Hayes County**

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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 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.



## **2013 Commercial Assessment Actions for Hayes County**

Only minor review and pickup work included changes in the commercial property for 2013. Growth commercial valuation included a new building for the grocery store in Hayes Center which is a warehouse for other local Shurfine stores and an addition to the carwash in town. The annual maintenance work was completed along with the residential and agricultural properties.

## 2013 Commercial Assessment Survey for Hayes County

1.	<b>Valuation data collection done by:</b>	
	The Assessor and trained lister	
2.	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>	
	<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 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.	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	Cost approach and income when data is available.	
3a.	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	Outside resources are used for expertise in the appraisal of unique properties.	
4.	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	July 2006	
5.	<b>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?</b>	
	The Assessor uses local market information to develop depreciation tables.	
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	Yes	
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>	
	2011	
8.	<b>When was the last lot value study completed for each valuation grouping?</b>	
	2009	
9.	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Market data	

**43 Hayes**  
**COMMERCIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 3  
Total Sales Price : 138,780  
Total Adj. Sales Price : 138,780  
Total Assessed Value : 139,180  
Avg. Adj. Sales Price : 46,260  
Avg. Assessed Value : 46,393

MEDIAN : 100  
WGT. MEAN : 100  
MEAN : 100  
COD : 00.38  
PRD : 100.13

COV : 00.62  
STD : 00.62  
Avg. Abs. Dev : 00.38  
MAX Sales Ratio : 101.13  
MIN Sales Ratio : 100.00

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 98.88 to 101.96

Printed:3/25/2013 2:27:00PM

<b>DATE OF SALE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrrs</u>											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	2	100.07	100.07	100.06	00.07	100.01	100.00	100.13	N/A	54,390	54,420
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
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12											
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	2	100.07	100.07	100.06	00.07	100.01	100.00	100.13	N/A	54,390	54,420
01-OCT-10 To 30-SEP-11	1	101.13	101.13	101.13	00.00	100.00	101.13	101.13	N/A	30,000	30,340
01-OCT-11 To 30-SEP-12											
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	2	100.07	100.07	100.06	00.07	100.01	100.00	100.13	N/A	54,390	54,420
01-JAN-11 To 31-DEC-11	1	101.13	101.13	101.13	00.00	100.00	101.13	101.13	N/A	30,000	30,340
<u>ALL</u>	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393

<b>VALUATION GROUPING</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	1	101.13	101.13	101.13	00.00	100.00	101.13	101.13	N/A	30,000	30,340
04	2	100.07	100.07	100.06	00.07	100.01	100.00	100.13	N/A	54,390	54,420
<u>ALL</u>	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393

<b>PROPERTY TYPE *</b>										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393
04											
<u>ALL</u>	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393

**43 Hayes**  
**COMMERCIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 3  
Total Sales Price : 138,780  
Total Adj. Sales Price : 138,780  
Total Assessed Value : 139,180  
Avg. Adj. Sales Price : 46,260  
Avg. Assessed Value : 46,393

MEDIAN : 100  
WGT. MEAN : 100  
MEAN : 100  
COD : 00.38  
PRD : 100.13

COV : 00.62  
STD : 00.62  
Avg. Abs. Dev : 00.38  
MAX Sales Ratio : 101.13  
MIN Sales Ratio : 100.00

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 98.88 to 101.96

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393	
Greater Than 14,999	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393	
Greater Than 29,999	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	2	100.63	100.63	100.53	00.50	100.10	100.13	101.13	N/A	37,728	37,928	
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>	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	2	100.07	100.07	100.06	00.07	100.01	100.00	100.13	N/A	54,390	54,420	
<u>ALL</u>	3	100.13	100.42	100.29	00.38	100.13	100.00	101.13	N/A	46,260	46,393	



## 2013 Correlation Section for Hayes County

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### A. Commercial Real Property

Hayes County has a very small percent attributing to the commercial population within the entire county. Within the last year, a total of three commercial sales exist throughout the three year average. The Assessor has completed a thorough sales review process; there is just a lack of any market to review for measurement purposes. Two of the sales represent the same rendering and processing plant that were within the 2012 sold commercial base. A new commercial sale is located in the Village of Hayes Center, the county seat. This property is the only grocery store in the county. Upon several years of the prior ownership, a group of local agricultural residents formed a LLC to purchase the cooperative effort to keep a grocery store open where the public can buy necessities without traveling 40 miles to the nearest Wal-Mart. It is possible that the 521 amount was chosen from the assessed value.

Hayes Center serves the residents with the only store, Co-op, school system and bank in the County. This Village with a population of approximately 215 residents shows signs of a struggling commercial economy. Within the past year or two Hayes Center has seen the Meat Processing Locker and the Dairy Queen close their businesses.

The Department of Revenue, Property Assessment Division has implemented a cyclical analysis of one-third of the counties within the state to review assessment practices. Hayes County was reviewed in 2012 as one of those selected. Hayes County affirmed that the assessment practices are reliable and being applied consistently. The liaison has reviewed the assessor's non-qualified sales and they have all been used with a verification procedure that meets acceptable assessment practices. In 2008, a reappraisal was completed by Larry Rexroth Appraisal Services and the assessor has completed annual reviews each year thereafter along with the addition of new construction and pickup work. One new business that has built in Hayes Center is a car wash and now a small convenience store attached to the car wash for small gifts and home-made items made by local folks.

Based on the consideration of all available information, the level of value cannot be determined for the commercial class of property nor will be qualitative measures be used in determining assessment uniformity and proportionality.

**2013 Correlation Section  
for Hayes County**

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**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.

## 2013 Correlation Section for Hayes County

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### 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.

## 2013 Correlation Section for Hayes County

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### 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Hayes County**

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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 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.



## **2013 Agricultural Assessment Actions for Hayes County**

Agricultural land values for each subclass were increased substantially to keep up with current market prices for agricultural property. To meet acceptable levels of value, irrigated subclasses increased 25% while the largest increases were in dry land categories. The dry subclasses increased from 33-60%. Grass also increased a total of 11% from \$280 in 2012 to \$310 in 2013.

## 2013 Agricultural Assessment Survey for Hayes County

1.	<b>Valuation data collection done by:</b>	
	Assessor and Staff	
2.	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	<b>Market Area</b>	<b>Description of unique characteristics</b>
	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.	<b>Describe the process used to determine and monitor market areas.</b>	
	Minimally improved agricultural sales are mapped, reviewed and monitored for any specific characteristics.	
4.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	By the actual use of the entire parcel	
5.	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	Yes	
6.	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>	
	The County is near the implementation of GIS, along with FSA maps, NRD information, physical inspections, and well registration lists.	
7.	<b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>	
	No	
8.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	N/A	

**43 Hayes**  
**AGRICULTURAL LAND**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 55  
Total Sales Price : 23,873,875  
Total Adj. Sales Price : 23,442,491  
Total Assessed Value : 16,377,807  
Avg. Adj. Sales Price : 426,227  
Avg. Assessed Value : 297,778

MEDIAN : 75  
WGT. MEAN : 70  
MEAN : 77  
COD : 25.35  
PRD : 109.83

COV : 37.48  
STD : 28.76  
Avg. Abs. Dev : 19.06  
MAX Sales Ratio : 213.38  
MIN Sales Ratio : 29.38

95% Median C.I. : 68.48 to 82.47  
95% Wgt. Mean C.I. : 64.04 to 75.68  
95% Mean C.I. : 69.13 to 84.33

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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-OCT-09 To 31-DEC-09	5	88.74	101.07	90.50	16.99	111.68	84.69	130.53	N/A	398,400	360,542
01-JAN-10 To 31-MAR-10	3	85.26	83.29	83.74	03.95	99.46	77.26	87.36	N/A	416,000	348,339
01-APR-10 To 30-JUN-10	9	82.47	88.33	84.66	18.29	104.33	61.09	136.17	71.51 to 99.03	191,138	161,824
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10	9	82.03	82.95	85.00	11.14	97.59	68.77	99.22	69.94 to 96.70	345,411	293,592
01-JAN-11 To 31-MAR-11	2	74.59	74.59	69.28	19.44	107.66	60.09	89.09	N/A	172,377	119,423
01-APR-11 To 30-JUN-11	5	63.13	65.18	64.17	11.50	101.57	56.62	78.83	N/A	531,423	341,033
01-JUL-11 To 30-SEP-11	1	34.90	34.90	34.90	00.00	100.00	34.90	34.90	N/A	30,000	10,469
01-OCT-11 To 31-DEC-11	8	68.60	84.56	69.10	34.07	122.37	57.22	213.38	57.22 to 213.38	521,523	360,394
01-JAN-12 To 31-MAR-12	9	49.48	51.67	50.13	20.78	103.07	35.37	83.57	40.17 to 62.35	606,834	304,220
01-APR-12 To 30-JUN-12	3	76.91	69.21	69.11	31.19	100.14	29.38	101.34	N/A	794,333	548,963
01-JUL-12 To 30-SEP-12	1	64.26	64.26	64.26	00.00	100.00	64.26	64.26	N/A	325,000	208,840
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	17	85.91	91.19	86.77	15.62	105.09	61.09	136.17	77.50 to 99.03	291,779	253,185
01-OCT-10 To 30-SEP-11	17	72.05	73.91	74.86	18.20	98.73	34.90	99.22	60.09 to 89.09	361,210	270,400
01-OCT-11 To 30-SEP-12	21	59.62	67.30	60.58	33.83	111.09	29.38	213.38	49.48 to 74.42	587,699	356,041
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	21	82.47	85.30	84.64	13.36	100.78	61.09	136.17	77.26 to 94.80	289,378	244,941
01-JAN-11 To 31-DEC-11	16	65.81	74.15	67.15	27.66	110.42	34.90	213.38	57.22 to 75.19	450,253	302,352
<u>ALL</u>	55	75.19	76.73	69.86	25.35	109.83	29.38	213.38	68.48 to 82.47	426,227	297,778

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	55	75.19	76.73	69.86	25.35	109.83	29.38	213.38	68.48 to 82.47	426,227	297,778
<u>ALL</u>	55	75.19	76.73	69.86	25.35	109.83	29.38	213.38	68.48 to 82.47	426,227	297,778

**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	9	71.51	74.68	73.27	12.56	101.92	60.09	99.03	61.09 to 82.47	174,722	128,013
1	9	71.51	74.68	73.27	12.56	101.92	60.09	99.03	61.09 to 82.47	174,722	128,013
<u>Grass</u>											
County	8	77.90	70.16	58.75	19.77	119.42	29.38	99.22	29.38 to 99.22	201,500	118,387
1	8	77.90	70.16	58.75	19.77	119.42	29.38	99.22	29.38 to 99.22	201,500	118,387
<u>ALL</u>	55	75.19	76.73	69.86	25.35	109.83	29.38	213.38	68.48 to 82.47	426,227	297,778

**43 Hayes**  
**AGRICULTURAL LAND**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

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 MEAN : 77  
 COD : 25.35  
 PRD : 109.83

COV : 37.48  
 STD : 28.76  
 Avg. Abs. Dev : 19.06  
 MAX Sales Ratio : 213.38  
 MIN Sales Ratio : 29.38

95% Median C.I. : 68.48 to 82.47  
 95% Wgt. Mean C.I. : 64.04 to 75.68  
 95% Mean C.I. : 69.13 to 84.33

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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
<b>_____Irrigated_____</b>											
County	12	74.48	72.76	67.74	27.03	107.41	40.70	115.46	49.48 to 88.74	592,461	401,326
1	12	74.48	72.76	67.74	27.03	107.41	40.70	115.46	49.48 to 88.74	592,461	401,326
<b>_____Dry_____</b>											
County	12	75.17	86.15	76.02	28.58	113.33	56.62	213.38	61.09 to 91.65	202,327	153,818
1	12	75.17	86.15	76.02	28.58	113.33	56.62	213.38	61.09 to 91.65	202,327	153,818
<b>_____Grass_____</b>											
County	13	75.19	68.83	64.73	17.83	106.33	29.38	99.22	53.26 to 82.03	363,746	235,459
1	13	75.19	68.83	64.73	17.83	106.33	29.38	99.22	53.26 to 82.03	363,746	235,459
<b>_____ALL_____</b>											
	55	75.19	76.73	69.86	25.35	109.83	29.38	213.38	68.48 to 82.47	426,227	297,778

## Hayes County 2013 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
Hayes	1	1,900	1,900	1,750	1,750	1,625	1,625	1,500	1,500	1,748
Hitchcock	90	1,855	1,855	1,680	1,680	1,510	1,510	1,395	1,395	1,788
Chase	1	N/A	2,100	2,097	1,989	1,990	1,900	1,899	1,899	2,004
Frontier	1	1,950	1,947	1,817	1,868	1,800	1,800	1,722	1,673	1,907
Lincoln	5	N/A	1,993	2,000	2,000	1,995	1,979	1,987	1,990	1,989
Red Willow	1	1,950	1,900	1,687	1,515	1,369	1,203	1,112	1,004	1,791
Perkins	1	N/A	2,579	2,143	2,103	2,108	2,059	2,068	2,079	2,246

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Hayes	1	890	890	800	800	750	750	600	600	826
Hitchcock	90	890	891	752	750	650	650	551	552	836
Chase	1	N/A	970	970	970	840	840	840	840	937
Frontier	1	910	910	850	850	795	795	740	740	876
Lincoln	5	640	640	640	640	640	640	640	640	640
Red Willow	1	1,000	1,000	950	950	850	750	700	690	946
Perkins	1	N/A	780	780	680	680	680	600	600	727

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Hayes	1	310	310	310	310	310	310	310	310	310
Hitchcock	90	425	315	315	323	315	315	318	315	315
Chase	1	N/A	300	300	300	300	300	300	300	300
Frontier	1	390	390	390	390	390	390	390	390	390
Lincoln	5	410	410	410	410	410	295	295	291	300
Red Willow	1	370	370	370	370	370	370	370	370	370
Perkins	1	N/A	350	350	350	350	350	350	350	350

Source: 2013 Abstract of Assessment, Form 45, Schedule IX



## 2013 Correlation Section for Hayes County

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### A. Agricultural Land

The deep set canyons that are prime grazing for cattle production make up 58% of Hayes County. The elements of the drought conditions and hot temperatures have put a demand at a high for pastures in this region. The supply for grass is still in demand which parallels the increased market. Approximately 27% of the agricultural acres are dry farmland and 15% have irrigation applications. With the Middle Republican NRD restrictions and moratoriums, similar characteristics are homogenous with the neighboring counties of Frontier, Hitchcock, Chase and the southern end of Lincoln Counties.

The entire driving force of Hayes County is the agricultural economy. With 99% of the valuation base coming from the agricultural land it is apparent the assessor continues to review all market information available for equalization purposes. Intra-county equalization has been achieved by the assessment actions to increase all sub classifications to bring irrigated, dry and grass levels of value at 75%. Irrigated LCG's all received a 25% increase, dry land averaged 47% and grass experienced an 11% increase from 2012. These are all comparable and valid increases when you analyze inter-county equalization with the 6-7 county area.

An expanded representative sample of 55 sales attributed to the measures of central tendency and quality statistics. The balanced sample uniformly represented time, majority land use and stability for measurements of the level of value. A review of the assessor's verification process was conducted by the liaison and no evidence was shown that excessive trimming exists. Hayes County addresses proper land uses through GIS services, NRD certifications and routine physical inspections. After a review of all available data within Hayes County, it is believed the qualitative assessments are acceptable and reliable.

A proportionate symmetrical analysis was studied to determine the level of value in Hayes County. All of the analyses determined the parallel market characteristics and it was found to be reliable and representative for agricultural land in this county. Based on the consideration of all available information, the level of value is determined to be 75% of market value for the agricultural land class of property, and all subclasses are determined to be valued within the acceptable range.

**2013 Correlation Section  
for Hayes County**

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**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.

## 2013 Correlation Section for Hayes County

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### 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.

## 2013 Correlation Section for Hayes County

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### 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Hayes County**

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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 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.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 2,366</b>	<b>Value : 341,284,210</b>	<b>Growth 1,153,936</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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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	86,180	0	0	1	9,500	47	95,680	
<b>02. Res Improve Land</b>	166	335,140	0	0	57	302,205	223	637,345	
<b>03. Res Improvements</b>	167	5,219,089	0	0	60	3,256,926	227	8,476,015	
<b>04. Res Total</b>	213	5,640,409	0	0	61	3,568,631	274	9,209,040	18,748
<b>% of Res Total</b>	77.74	61.25	0.00	0.00	22.26	38.75	11.58	2.70	1.62
<b>05. Com UnImp Land</b>	8	10,170	0	0	1	620	9	10,790	
<b>06. Com Improve Land</b>	35	47,445	0	0	7	33,510	42	80,955	
<b>07. Com Improvements</b>	35	1,647,093	0	0	7	400,612	42	2,047,705	
<b>08. Com Total</b>	43	1,704,708	0	0	8	434,742	51	2,139,450	77,530
<b>% of Com Total</b>	84.31	79.68	0.00	0.00	15.69	20.32	2.16	0.63	6.72
<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>	213	5,640,409	0	0	61	3,568,631	274	9,209,040	18,748
<b>% of Res &amp; Rec Total</b>	77.74	61.25	0.00	0.00	22.26	38.75	11.58	2.70	1.62
<b>Com &amp; Ind Total</b>	43	1,704,708	0	0	8	434,742	51	2,139,450	77,530
<b>% of Com &amp; Ind Total</b>	84.31	79.68	0.00	0.00	15.69	20.32	2.16	0.63	6.72
<b>17. Taxable Total</b>	256	7,345,117	0	0	69	4,003,373	325	11,348,490	96,278
<b>% of Taxable Total</b>	78.77	64.72	0.00	0.00	21.23	35.28	13.74	3.33	8.34

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	15	4,906,780	15	4,906,780	0
24. Non-Producing	0	0	0	0	1	1,460	1	1,460	0
25. Total	0	0	0	0	16	4,908,240	16	4,908,240	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	38	0	30	68

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,563	211,637,300	1,563	211,637,300
28. Ag-Improved Land	0	0	0	0	462	90,479,380	462	90,479,380
29. Ag Improvements	0	0	0	0	462	22,910,800	462	22,910,800
30. Ag Total							2,025	325,027,480

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	276	295.00	885,000	276	295.00	885,000	
33. HomeSite Improvements	278	0.00	11,719,370	278	0.00	11,719,370	0
34. HomeSite Total				<b>283</b>	<b>300.00</b>	<b>12,619,370</b>	
35. FarmSite UnImp Land	55	164.92	107,200	55	164.92	107,200	
36. FarmSite Improv Land	436	1,679.00	1,091,350	436	1,679.00	1,091,350	
37. FarmSite Improvements	455	0.00	11,191,430	455	0.00	11,191,430	1,057,658
38. FarmSite Total				<b>510</b>	<b>1,843.92</b>	<b>12,389,980</b>	
39. Road & Ditches	1,284	5,518.18	0	1,284	5,518.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>793</b>	<b>7,662.10</b>	<b>25,009,350</b>	<b>1,057,658</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	13,565	2	98.00	13,565

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%	236,550	0.20%	1,900.00
46. 1A	30,907.13	45.85%	58,723,550	49.83%	1,900.00
47. 2A1	5,274.15	7.82%	9,229,770	7.83%	1,750.00
48. 2A	1,402.02	2.08%	2,453,540	2.08%	1,750.00
49. 3A1	6,418.30	9.52%	10,429,960	8.85%	1,625.03
50. 3A	14,802.86	21.96%	24,055,010	20.41%	1,625.02
51. 4A1	6,818.29	10.12%	10,227,435	8.68%	1,500.00
52. 4A	1,657.26	2.46%	2,485,890	2.11%	1,500.00
53. Total	67,404.51	100.00%	117,841,705	100.00%	1,748.28
<b>Dry</b>					
54. 1D1	107.50	0.09%	95,675	0.10%	890.00
55. 1D	74,106.17	61.01%	65,954,490	65.70%	890.00
56. 2D1	7,190.00	5.92%	5,751,990	5.73%	800.00
57. 2D	4,136.08	3.41%	3,308,865	3.30%	800.00
58. 3D1	6,923.69	5.70%	5,192,785	5.17%	750.00
59. 3D	17,889.75	14.73%	13,417,345	13.37%	750.00
60. 4D1	7,428.85	6.12%	4,457,310	4.44%	600.00
61. 4D	3,687.99	3.04%	2,212,795	2.20%	600.00
62. Total	121,470.03	100.00%	100,391,255	100.00%	826.47
<b>Grass</b>					
63. 1G1	121.54	0.05%	37,675	0.05%	309.98
64. 1G	23,204.95	8.80%	7,193,525	8.80%	310.00
65. 2G1	3,390.04	1.29%	1,050,920	1.29%	310.00
66. 2G	3,830.87	1.45%	1,187,570	1.45%	310.00
67. 3G1	6,678.42	2.53%	2,070,320	2.53%	310.00
68. 3G	19,412.75	7.36%	6,017,970	7.36%	310.00
69. 4G1	36,073.86	13.68%	11,182,910	13.68%	310.00
70. 4G	171,068.66	64.85%	53,031,275	64.85%	310.00
71. Total	263,781.09	100.00%	81,772,165	100.00%	310.00
<b>Irrigated Total</b>					
	67,404.51	14.87%	117,841,705	39.28%	1,748.28
<b>Dry Total</b>					
	121,470.03	26.80%	100,391,255	33.46%	826.47
<b>Grass Total</b>					
	263,781.09	58.21%	81,772,165	27.26%	310.00
72. Waste	514.31	0.11%	12,885	0.00%	25.05
73. Other	12.00	0.00%	120	0.00%	10.00
74. Exempt	482.89	0.11%	224,130	0.07%	464.14
75. Market Area Total	453,181.94	100.00%	300,018,130	100.00%	662.03

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	67,404.51	117,841,705	67,404.51	117,841,705
<b>77. Dry Land</b>	0.00	0	0.00	0	121,470.03	100,391,255	121,470.03	100,391,255
<b>78. Grass</b>	0.00	0	0.00	0	263,781.09	81,772,165	263,781.09	81,772,165
<b>79. Waste</b>	0.00	0	0.00	0	514.31	12,885	514.31	12,885
<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	482.89	224,130	482.89	224,130
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>453,181.94</b>	<b>300,018,130</b>	<b>453,181.94</b>	<b>300,018,130</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	67,404.51	14.87%	117,841,705	39.28%	1,748.28
<b>Dry Land</b>	121,470.03	26.80%	100,391,255	33.46%	826.47
<b>Grass</b>	263,781.09	58.21%	81,772,165	27.26%	310.00
<b>Waste</b>	514.31	0.11%	12,885	0.00%	25.05
<b>Other</b>	12.00	0.00%	120	0.00%	10.00
<b>Exempt</b>	482.89	0.11%	224,130	0.07%	464.14
<b>Total</b>	<b>453,181.94</b>	<b>100.00%</b>	<b>300,018,130</b>	<b>100.00%</b>	<b>662.03</b>

## 2013 County Abstract of Assessment for Real Property, Form 45 Compared with the 2012 Certificate of Taxes Levied (CTL)

43 Hayes

	2012 CTL County Total	2013 Form 45 County Total	Value Difference (2013 form 45 - 2012 CTL)	Percent Change	2013 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	8,992,496	9,209,040	216,544	2.41%	18,748	2.20%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,268,740	12,619,370	350,630	2.86%	0	2.86%
<b>04. Total Residential (sum lines 1-3)</b>	<b>21,261,236</b>	<b>21,828,410</b>	<b>567,174</b>	<b>2.67%</b>	<b>18,748</b>	<b>2.58%</b>
05. Commercial	2,125,080	2,139,450	14,370	0.68%	77,530	-2.97%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	11,889,490	12,389,980	500,490	4.21%	1,057,658	-4.69%
08. Minerals	5,481,450	4,908,240	-573,210	-10.46	0	-10.46
<b>09. Total Commercial (sum lines 5-8)</b>	<b>19,496,020</b>	<b>19,437,670</b>	<b>-58,350</b>	<b>-0.30%</b>	<b>1,135,188</b>	<b>-6.12%</b>
<b>10. Total Non-Agland Real Property</b>	<b>40,757,256</b>	<b>41,266,080</b>	<b>508,824</b>	<b>1.25%</b>	<b>1,153,936</b>	<b>-1.58%</b>
11. Irrigated	93,622,055	117,841,705	24,219,650	25.87%		
12. Dryland	68,319,785	100,391,255	32,071,470	46.94%		
13. Grassland	73,866,045	81,772,165	7,906,120	10.70%		
14. Wasteland	12,885	12,885	0	0.00%		
15. Other Agland	120	120	0	0.00%		
<b>16. Total Agricultural Land</b>	<b>235,820,890</b>	<b>300,018,130</b>	<b>64,197,240</b>	<b>27.22%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>276,578,146</b>	<b>341,284,210</b>	<b>64,706,064</b>	<b>23.40%</b>	<b>1,153,936</b>	<b>22.98%</b>

**2012 Plan of Assessment for Hayes County  
Assessment Years 2013, 2014, and 2015  
July 31, 2012**

**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 2012 County Abstract, Hayes County consists of the following real property types:

	Parcels	Total Value	% of Taxable Value Base
Residential	271	\$ 9,002,021	3.037 %
Commercial	52	\$ 2,125,080	0.717 %
Ag land/Improv	2024	\$260,063,060	87.748 %
Exempt	69	---	
Mineral	14	\$ 5,481,450	1.850 %
Game & Parks	2	\$ 12,395	0.004 %
Personal Prop-Com	45	\$ 1,192,106	0.402 %
Personal Prop-Ag	232	<u>\$ 18,497,449</u>	<u>6.241 %</u>
		\$296,373,561	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 Clerk/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.

**2012-2013 Adopted Budget**

Salaries	\$57,846.00
Office Operation & Misc	\$12,590.00
Office Equip & Supply & Training	\$4,850.00
Pickup appraisal work	\$3,000.00
	<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 land use and soil type. 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 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. 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 2012**

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.

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
Residential		Insufficient # of sales	
Commercial		Insufficient # of sales	
Agriculture	74	18.26	111.78

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 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 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. 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

GIS map will continue to be refined. 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.

### **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 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 2015**

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  
7/10/12

## 2013 Assessment Survey for Hayes County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	0
4.	<b>Other part-time employees:</b>
	1
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$79,629
7.	<b>Adopted budget, or granted budget if different from above:</b>
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$3,000
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	N/A
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$12,590
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$850
12.	<b>Other miscellaneous funds:</b>
	\$700
13.	<b>Amount of last year's assessor's budget not used:</b>
	\$9,798.54

### B. Computer, Automation Information and GIS

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

6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; <a href="http://hayes.assessor.gisworkshop.com">http://hayes.assessor.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The Assessor and staff
8.	<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>
	Pritchard & Abbott for producing mineral appraisals
2.	<b>GIS Services:</b>
	GIS workshop
3.	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	N/A
4.	<b>Have the existing contracts been approved by the PTA?</b>
	No
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A



## 2013 Certification for Hayes County

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This is to certify that the 2013 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 5th day of April, 2013.



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

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Ruth A. Sorensen  
Property Tax Administrator



