

## Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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## 2008 Commission Summary

43 Hayes

### Residential Real Property - Current

Number of Sales	15	COD	7.50
Total Sales Price	\$392,047	PRD	98.31
Total Adj. Sales Price	\$392,047	COV	12.98
Total Assessed Value	\$384,660	STD	12.52
Avg. Adj. Sales Price	\$26,136	Avg. Abs. Dev.	7.35
Avg. Assessed Value	\$25,644	Min	58.60
Median	98.00	Max	115.52
Wgt. Mean	98.12	95% Median C.I.	93.39 to 103.24
Mean	96.46	95% Wgt. Mean C.I.	93.03 to 103.20
		95% Mean C.I.	89.52 to 103.40
% of Value of the Class of all Real Property Value in the County			4.72
% of Records Sold in the Study Period			5.73
% of Value Sold in the Study Period			4.03
Average Assessed Value of the Base			36,413

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	15	98.00	7.50	98.31
2007	13	96.00	23.07	116.30
2006	19	87.5	194.33	257
2005	14	95.41	47.80	111.97
2004	13	101.11	13.83	103.68
2003	14	101	23.07	108.5
2002	9	69	83.65	141.33
2001	18	81	60.34	138.44

## 2008 Commission Summary

43 Hayes

### Commercial Real Property - Current

Number of Sales	6	COD	12.67
Total Sales Price	\$211,000	PRD	100.42
Total Adj. Sales Price	\$211,000	COV	22.06
Total Assessed Value	\$205,781	STD	21.60
Avg. Adj. Sales Price	\$35,167	Avg. Abs. Dev.	12.27
Avg. Assessed Value	\$34,297	Min	65.92
Median	96.84	Max	133.90
Wgt. Mean	97.53	95% Median C.I.	65.92 to 133.90
Mean	97.94	95% Wgt. Mean C.I.	93.91 to 101.14
		95% Mean C.I.	75.26 to 120.62
% of Value of the Class of all Real Property Value in the County			0.82
% of Records Sold in the Study Period			12
% of Value Sold in the Study Period			12.45
Average Assessed Value of the Base			33,069

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	6	96.84	12.67	100.42
2007	9	53.17	30.96	136.61
2006	6	53.12	33.38	116.21
2005	3	87.23	23.05	141.30
2004	2	70.83	41.18	130.33
2003	1	100	0	100
2002	1	100	0	100
2001	3	156	13.11	122.18



## 2008 Commission Summary

**43      Hayes**

### Agricultural Land - Current

<b>Number of Sales</b>	<b>28</b>	<b>COD</b>	<b>12.54</b>
Total Sales Price	\$4,690,658	<b>PRD</b>	<b>101.57</b>
Total Adj. Sales Price	\$4,682,658	COV	15.67
Total Assessed Value	\$3,382,820	STD	11.50
Avg. Adj. Sales Price	\$167,238	Avg. Abs. Dev.	8.97
Avg. Assessed Value	\$120,815	Min	52.61
<b>Median</b>	<b>71.59</b>	Max	101.06
Wgt. Mean	72.24	95% Median C.I.	67.05 to 77.57
Mean	73.37	95% Wgt. Mean C.I.	68.21 to 76.27
		95% Mean C.I.	68.92 to 77.83
% of Value of the Class of all Real Property Value in the County			91.56
% of Records Sold in the Study Period			1.39
% of Value Sold in the Study Period			6.53
Average Assessed Value of the Base			92,107

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>28</b>	<b>71.59</b>	<b>12.54</b>	<b>101.57</b>
<b>2007</b>	<b>30</b>	<b>73.97</b>	<b>13.78</b>	<b>104.26</b>
<b>2006</b>	31	72.39	22.94	109.74
<b>2005</b>	36	83.67	30.49	110.81
<b>2004</b>	44	75.11	19.15	104.80
<b>2003</b>	43	74	16.61	98.57
<b>2002</b>	43	74	19.12	99.64
<b>2001</b>	35	74	18.86	100.63



## **2008 Opinions of the Property Tax Administrator for Hayes County**

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Hayes County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hayes County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Hayes County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hayes County is in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Hayes County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hayes County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>87</b>	COV:	56.42	95% Median C.I.:	67.53 to 125.83
TOTAL Sales Price:	394,047	WGT. MEAN:	82	STD:	56.08	95% Wgt. Mean C.I.:	67.07 to 96.79
TOTAL Adj.Sales Price:	394,047	MEAN:	99	AVG.ABS.DEV:	34.20	95% Mean C.I.:	68.34 to 130.46
TOTAL Assessed Value:	322,835						
AVG. Adj. Sales Price:	26,269	COD:	39.33	MAX Sales Ratio:	276.67		
AVG. Assessed Value:	21,522	PRD:	121.32	MIN Sales Ratio:	45.78		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	107.94	107.94	96.64	19.45	111.69	86.95	128.93	N/A	32,500	31,407
10/01/05 TO 12/31/05	2	54.10	54.10	54.38	1.28	99.48	53.40	54.79	N/A	35,500	19,305
<u>01/01/06 TO 03/31/06</u>											
04/01/06 TO 06/30/06	3	96.04	105.96	108.45	10.35	97.70	96.00	125.83	N/A	16,000	17,351
07/01/06 TO 09/30/06	1	45.78	45.78	45.78			45.78	45.78	N/A	24,500	11,215
10/01/06 TO 12/31/06	2	72.30	72.30	73.34	5.78	98.58	68.12	76.48	N/A	40,000	29,337
01/01/07 TO 03/31/07	2	86.38	86.38	75.70	21.82	114.11	67.53	105.23	N/A	30,000	22,710
04/01/07 TO 06/30/07	3	129.79	161.95	118.66	50.67	136.49	79.39	276.67	N/A	15,182	18,015
<u>Study Years</u>											
07/01/05 TO 06/30/06	7	96.00	91.71	83.41	23.16	109.94	53.40	128.93	53.40 to 128.93	26,285	21,925
07/01/06 TO 06/30/07	8	77.94	106.12	80.63	53.44	131.62	45.78	276.67	45.78 to 276.67	26,255	21,169
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	6	86.24	84.71	79.96	24.64	105.93	45.78	125.83	45.78 to 125.83	25,416	20,324
<u>ALL</u>	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAMLET	3	53.40	65.07	66.70	31.37	97.56	45.78	96.04	N/A	24,166	16,120
HAYES CENTER	10	96.09	113.16	87.10	41.76	129.91	54.79	276.67	67.53 to 129.79	29,054	25,308
PALISADE	1	96.00	96.00	96.00			96.00	96.00	N/A	1,000	960
RURAL	1	68.12	68.12	68.12			68.12	68.12	N/A	30,000	20,435
<u>ALL</u>	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	91.47	101.63	83.07	38.59	122.35	45.78	276.67	54.79 to 128.93	26,003	21,600
3	1	68.12	68.12	68.12			68.12	68.12	N/A	30,000	20,435
<u>ALL</u>	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	83.17	99.64	81.89	43.28	121.67	45.78	276.67	54.79 to 128.93	28,074	22,991
2	1	96.00	96.00	96.00			96.00	96.00	N/A	1,000	960
<u>ALL</u>	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**PAD 2008 Preliminary Statistics**

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522
06											
07											
ALL	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	4	74.70	72.81	67.10	31.08	108.50	45.78	96.04	N/A	18,375	12,330
29-0117											
32-0046											
43-0079	11	86.95	109.06	85.33	43.93	127.82	54.79	276.67	67.53 to 129.79	29,140	24,865
56-0565											
73-0017											
NonValid School											
ALL	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	10	87.69	104.89	81.99	45.59	127.92	45.78	276.67	54.79 to 129.79	24,804	20,338
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	86.95	86.95	86.95			86.95	86.95	N/A	50,000	43,475
1920 TO 1939	3	67.53	83.29	75.05	37.28	110.97	53.40	128.93	N/A	27,666	20,765
1940 TO 1949											
1950 TO 1959	1	105.23	105.23	105.23			105.23	105.23	N/A	13,000	13,680
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	96.00	96.00	96.00			96.00	96.00	N/A	1,000	960
5000 TO 9999	1	276.67	276.67	276.67			276.67	276.67	N/A	6,000	16,600
Total \$ _____											
1 TO 9999	2	186.34	186.34	250.86	48.48	74.28	96.00	276.67	N/A	3,500	8,780
10000 TO 29999	8	100.64	95.55	89.97	26.73	106.20	45.78	129.79	45.78 to 129.79	20,005	17,998
30000 TO 59999	5	68.12	70.77	71.05	12.07	99.61	54.79	86.95	N/A	45,400	32,257
ALL _____											
	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	96.00	96.00	96.00			96.00	96.00	N/A	1,000	960
Total \$ _____											
1 TO 9999	1	96.00	96.00	96.00			96.00	96.00	N/A	1,000	960
10000 TO 29999	11	96.04	105.82	84.71	44.01	124.92	45.78	276.67	53.40 to 129.79	22,367	18,947
30000 TO 59999	3	76.48	76.99	77.18	8.46	99.75	67.53	86.95	N/A	49,000	37,818
ALL _____											
	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	87.69	104.89	81.99	45.59	127.92	45.78	276.67	54.79 to 129.79	24,804	20,338
10	1	86.95	86.95	86.95			86.95	86.95	N/A	50,000	43,475
20	2	91.17	91.17	84.88	41.42	107.41	53.40	128.93	N/A	18,000	15,277
30	2	86.38	86.38	75.70	21.82	114.11	67.53	105.23	N/A	30,000	22,710
ALL _____											
	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	86.95	101.40	83.05	42.05	122.10	45.78	276.67	54.79 to 128.93	25,695	21,339
101	2	86.38	86.38	75.70	21.82	114.11	67.53	105.23	N/A	30,000	22,710
ALL _____											
	15	86.95	99.40	81.93	39.33	121.32	45.78	276.67	67.53 to 125.83	26,269	21,522

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>87</b>	COV:	56.42	95% Median C.I.:	67.53 to 125.83
TOTAL Sales Price:	394,047	WGT. MEAN:	82	STD:	56.08	95% Wgt. Mean C.I.:	67.07 to 96.79
TOTAL Adj.Sales Price:	394,047	MEAN:	99	AVG.ABS.DEV:	34.20	95% Mean C.I.:	68.34 to 130.46
TOTAL Assessed Value:	322,835						
AVG. Adj. Sales Price:	26,269	COD:	39.33	MAX Sales Ratio:	276.67		
AVG. Assessed Value:	21,522	PRD:	121.32	MIN Sales Ratio:	45.78		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	11	79.39	101.49	79.69	47.14	127.36	45.78	276.67	54.79 to 129.79	26,822	21,375
20	4	96.09	93.63	88.60	24.41	105.68	53.40	128.93	N/A	24,750	21,927
<u>ALL</u>	<u>15</u>	<u>86.95</u>	<u>99.40</u>	<u>81.93</u>	<u>39.33</u>	<u>121.32</u>	<u>45.78</u>	<u>276.67</u>	<u>67.53 to 125.83</u>	<u>26,269</u>	<u>21,522</u>



**Hayes County 2008 Assessment Actions taken to address the  
following property classes/subclasses:**

**Residential**

The Hayes County Assessor has completed a re-listing of all real property in the county for the 2008 assessment year. The county researched all information in the register of deeds records for correct ownership and legal descriptions. From the correct ownership information, new property record cards were completed. All data was reviewed and approximately 264 new property records were created in accordance with professionally mass appraisal standards.

Larry Rexroth, a licensed-registered appraiser with the State of Nebraska was the contracted appraisal firm that completed on site physical inspections, measurement and digital photographs of all properties within the county. New lot values were developed for Hayes Center, Hamlet and the one street in Palisade that is in Hayes County. Each Village has different lot prices which varied depending on market information. Entry of the residential data was completed in the CAMA system for MIPS where new 2008 values were established using 2007 Marshall-Swift Costing and 2008 depreciation tables developed using market derived information.

## 2008 Assessment Survey for Hayes County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b> Larry Rexroth and staff
2.	<b>Valuation done by:</b> Hayes County Assessor
3.	<b>Pickup work done by whom:</b> Larry Rexroth and staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b> 2007
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b> 2008
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b> 2008
7.	<b>Number of market areas/neighborhoods for this property class:</b> 4
8.	<b>How are these defined?</b> By location
9.	<b>Is "Assessor Location" a usable valuation identity?</b> Yes
10.	<b>Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)</b> Hayes County does not have a suburban assessor location due to the small villages within the county.

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	N/A
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
6			6

The Hayes County Assessor obtains the building permit information from the Hayes Center Village Clerk and Palisade Village Clerk as the permits are filed.

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>98</b>	COV:	12.98	95% Median C.I.:	93.39 to 103.24
TOTAL Sales Price:	392,047	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	93.03 to 103.20
TOTAL Adj.Sales Price:	392,047	MEAN:	96	AVG.ABS.DEV:	7.35	95% Mean C.I.:	89.52 to 103.40
TOTAL Assessed Value:	384,660						
AVG. Adj. Sales Price:	26,136	COD:	7.50	MAX Sales Ratio:	115.52		
AVG. Assessed Value:	25,644	PRD:	98.31	MIN Sales Ratio:	58.60		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	1	93.39	93.39	93.39			93.39	93.39	N/A	50,000	46,695
10/01/05 TO 12/31/05	2	109.38	109.38	106.87	5.61	102.35	103.24	115.52	N/A	35,500	37,940
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	4	91.56	84.93	85.27	13.76	99.60	58.60	98.00	N/A	15,250	13,003
07/01/06 TO 09/30/06	1	99.02	99.02	99.02			99.02	99.02	N/A	24,500	24,260
10/01/06 TO 12/31/06	2	99.84	99.84	101.52	6.71	98.35	93.14	106.54	N/A	40,000	40,606
01/01/07 TO 03/31/07	2	103.00	103.00	101.32	2.88	101.66	100.03	105.96	N/A	30,000	30,395
04/01/07 TO 06/30/07	3	96.25	96.79	96.19	1.55	100.62	94.82	99.29	N/A	15,182	14,603
____Study Years____											
07/01/05 TO 06/30/06	7	97.06	93.12	95.93	11.59	97.08	58.60	115.52	58.60 to 115.52	26,000	24,941
07/01/06 TO 06/30/07	8	99.16	99.38	100.01	3.60	99.37	93.14	106.54	93.14 to 106.54	26,255	26,259
____Calendar Yrs____											
01/01/06 TO 12/31/06	7	97.06	91.20	95.16	9.68	95.84	58.60	106.54	58.60 to 106.54	23,642	22,497
____ALL____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAMLET	3	99.02	103.87	103.07	6.21	100.77	97.06	115.52	N/A	24,166	24,908
HAYES CENTER	10	97.77	94.42	97.39	8.79	96.95	58.60	106.54	86.05 to 105.96	28,854	28,101
PALISADE	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
RURAL	1	93.14	93.14	93.14			93.14	93.14	N/A	30,000	27,942
____ALL____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	98.51	96.70	98.53	7.64	98.14	58.60	115.52	93.39 to 105.96	25,860	25,479
3	1	93.14	93.14	93.14			93.14	93.14	N/A	30,000	27,942
____ALL____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	14	98.04	96.35	98.12	8.04	98.20	58.60	115.52	93.14 to 105.96	27,931	27,405
2	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
____ALL____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>98</b>	COV:	12.98	95% Median C.I.:	93.39 to 103.24
TOTAL Sales Price:	392,047	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	93.03 to 103.20
TOTAL Adj.Sales Price:	392,047	MEAN:	96	AVG.ABS.DEV:	7.35	95% Mean C.I.:	89.52 to 103.40
TOTAL Assessed Value:	384,660						
AVG. Adj. Sales Price:	26,136	COD:	7.50	MAX Sales Ratio:	115.52		
AVG. Assessed Value:	25,644	PRD:	98.31	MIN Sales Ratio:	58.60		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644
06											
07											
ALL	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	4	98.51	102.40	103.00	4.94	99.42	97.06	115.52	N/A	18,375	18,926
29-0117											
32-0046											
43-0079	11	96.25	94.30	96.99	8.41	97.23	58.60	106.54	86.05 to 105.96	28,958	28,086
56-0565											
73-0017											
NonValid School											
ALL	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	11	97.06	93.82	96.88	7.23	96.84	58.60	106.54	86.05 to 103.24	23,731	22,992
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	93.39	93.39	93.39			93.39	93.39	N/A	50,000	46,695
1920 TO 1939	2	107.78	107.78	104.82	7.19	102.82	100.03	115.52	N/A	34,000	35,637
1940 TO 1949											
1950 TO 1959	1	105.96	105.96	105.96			105.96	105.96	N/A	13,000	13,775
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>98</b>	COV:	12.98	95% Median C.I.:	93.39 to 103.24
TOTAL Sales Price:	392,047	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	93.03 to 103.20
TOTAL Adj.Sales Price:	392,047	MEAN:	96	AVG.ABS.DEV:	7.35	95% Mean C.I.:	89.52 to 103.40
TOTAL Assessed Value:	384,660						
AVG. Adj. Sales Price:	26,136	COD:	7.50	MAX Sales Ratio:	115.52		
AVG. Assessed Value:	25,644	PRD:	98.31	MIN Sales Ratio:	58.60		

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
5000 TO 9999	1	96.25	96.25	96.25			96.25	96.25	N/A	6,000	5,775
Total \$ _____											
1 TO 9999	2	97.13	97.13	96.50	0.90	100.65	96.25	98.00	N/A	3,500	3,377
10000 TO 29999	8	98.04	94.54	95.77	10.62	98.71	58.60	115.52	58.60 to 115.52	19,755	18,920
30000 TO 59999	5	100.03	99.27	99.80	4.65	99.47	93.14	106.54	N/A	45,400	45,308
ALL _____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	98.00	98.00	98.00			98.00	98.00	N/A	1,000	980
5000 TO 9999	2	77.43	77.43	70.49	24.31	109.84	58.60	96.25	N/A	9,500	6,696
Total \$ _____											
1 TO 9999	3	96.25	84.28	71.86	13.65	117.28	58.60	98.00	N/A	6,666	4,791
10000 TO 29999	8	98.04	98.86	98.08	6.21	100.79	86.05	115.52	86.05 to 115.52	21,880	21,460
30000 TO 59999	4	101.64	100.80	100.81	4.02	99.99	93.39	106.54	N/A	49,250	49,650
ALL _____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	97.06	93.82	96.88	7.23	96.84	58.60	106.54	86.05 to 103.24	23,731	22,992
10	1	93.39	93.39	93.39			93.39	93.39	N/A	50,000	46,695
20	1	115.52	115.52	115.52			115.52	115.52	N/A	21,000	24,260
30	2	103.00	103.00	101.32	2.88	101.66	100.03	105.96	N/A	30,000	30,395
ALL _____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	97.06	95.46	97.54	7.87	97.87	58.60	115.52	93.14 to 103.24	25,542	24,913
101	2	103.00	103.00	101.32	2.88	101.66	100.03	105.96	N/A	30,000	30,395
ALL _____											
	15	98.00	96.46	98.12	7.50	98.31	58.60	115.52	93.39 to 103.24	26,136	25,644

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	15	<b>MEDIAN:</b>	<b>98</b>	COV:	12.98	95% Median C.I.:	93.39 to 103.24
TOTAL Sales Price:	392,047	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	93.03 to 103.20
TOTAL Adj.Sales Price:	392,047	MEAN:	96	AVG.ABS.DEV:	7.35	95% Mean C.I.:	89.52 to 103.40
TOTAL Assessed Value:	384,660						
AVG. Adj. Sales Price:	26,136	COD:	7.50	MAX Sales Ratio:	115.52		
AVG. Assessed Value:	25,644	PRD:	98.31	MIN Sales Ratio:	58.60		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	12	97.53	94.34	97.37	6.85	96.89	58.60	106.54	93.14 to 100.03	25,670	24,994
20	3	105.96	104.96	100.87	6.96	104.05	93.39	115.52	N/A	28,000	28,243
<u>ALL</u>	<u>15</u>	<u>98.00</u>	<u>96.46</u>	<u>98.12</u>	<u>7.50</u>	<u>98.31</u>	<u>58.60</u>	<u>115.52</u>	<u>93.39 to 103.24</u>	<u>26,136</u>	<u>25,644</u>





**2008 Correlation Section  
for Hayes County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The extreme differences in statistical measures between the preliminary and final statistics support the many accomplishments Hayes County has met for the 2008 assessment year. Hayes County entered into a contract to jointly conduct a reappraisal with Larry Rexroth, a licensed-registered appraiser in the State of Nebraska with a completion date of March 19, 2008. This was successfully completed by the County with the assistance of Larry Rexroth and staff. A complete re-listing of all real property within Hayes County and new property records in accordance with professionally accepted mass appraisal standards was completed and the prescribed abstract of assessment forms submitted to the Department by March 19, 2008.

The appraisal included inspections, new measurements, photographs and valuations of over 250 records. The development of a sales file and information used in the appraisal of all classes of property is on file at the assessor's office. Such contract specifications were approved by the Property Tax Administrator on March 14, 2007.

Throughout the entire year, the Hayes County Assessor and staff which consists of one deputy and one full time clerk spent discovering, listing and valuing every parcel of real property for uniform and proportionate assessment purposes. Residential property in Hayes County is located in four assessor locations; Hayes Center, Hamlet, one street in Palisade and the rural residences.

The residential overall valuation increased this year approximately 3.9 million in value. New land values were implemented along with the improvement values. The Department liaison was instrumental in proper training throughout the year with the County. The County Assessor has been very successful adopting uniform procedures and following State Statutes, Regulations and Directives.

The R&O Statistics are representative of the residential level of value and quality of assessment practices for Hayes County. The median (98) is the best measure to describe the level of value for residential property. The coefficient of dispersion and price related differential are both within the acceptable parameters for qualitative statistics and indicate the county has attained uniform and proportionate assessments.

**2008 Correlation Section  
for Hayes County**

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**II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's 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 residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's 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 residential real property.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>17</b>	<b>15</b>	<b>88.24</b>
<b>2007</b>	<b>21</b>	<b>13</b>	<b>61.9</b>
<b>2006</b>	<b>25</b>	<b>19</b>	<b>76</b>
<b>2005</b>	<b>25</b>	<b>14</b>	<b>56</b>
<b>2004</b>	<b>18</b>	<b>13</b>	<b>72.22</b>
<b>2003</b>	<b>19</b>	<b>14</b>	<b>73.68</b>
<b>2002</b>	<b>19</b>	<b>11</b>	<b>57.89</b>
<b>2001</b>	<b>24</b>	<b>18</b>	<b>75</b>

RESIDENTIAL: Table II shows that Hayes County has used over 88 percent of the total residential sales for measurement purposes of the qualified statistics. As the table indicates, this is the highest percent historically used in Hayes County. The high percentage is due to the good review procedures that the newly elected 2007 assessor has adopted and verified for representation of the population of residential real property.

**2008 Correlation Section  
for Hayes County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section  
for Hayes County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued**

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>86.95</b>	<b>68.45</b>	<b>146.47</b>	<b>98.00</b>
<b>2007</b>	<b>67.73</b>	<b>4.05</b>	<b>70.48</b>	<b>96.00</b>
<b>2006</b>	<b>95.23</b>	<b>-5.83</b>	<b>89.67</b>	<b>87.50</b>
<b>2005</b>	<b>82.95</b>	<b>6.71</b>	<b>88.52</b>	<b>95.41</b>
<b>2004</b>	<b>101.06</b>	<b>-9.52</b>	<b>91.44</b>	<b>101.11</b>
<b>2003</b>	<b>74</b>	<b>34.7</b>	<b>99.68</b>	<b>101</b>
<b>2002</b>	<b>64</b>	<b>-3.49</b>	<b>61.77</b>	<b>69</b>
<b>2001</b>	<b>81</b>	<b>8.61</b>	<b>87.97</b>	<b>92</b>

RESIDENTIAL: No reliability is put on the Trended Preliminary Ratio due to the new appraisal and valuations that have implemented this year. It has been approximately over 23 years since this county has completed any new appraisal work. The percent change in Assessed Value (excl. growth) is representing the major value differences countywide for residential property. Several corrections to measurements, legal descriptions and property record card data were made in all property classes. The county has met their goal of the new appraisal being completed for 2008.

**2008 Correlation Section  
for Hayes County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Hayes County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued**

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>24.04</b>	<b>2008</b>	<b>68.45</b>
<b>0.2</b>	<b>2007</b>	<b>4.05</b>
<b>12.9</b>	<b>2006</b>	<b>-5.83</b>
<b>11.42</b>	<b>2005</b>	<b>6.71</b>
<b>0</b>	<b>2004</b>	<b>-9.52</b>
<b>16.67</b>	<b>2003</b>	<b>34.7</b>
<b>25.87</b>	<b>2002</b>	<b>-3.49</b>
<b>0</b>	<b>2001</b>	<b>8.61</b>

RESIDENTIAL: The 68.45% change in assessed value is very supportive of the new appraisal completed this year and the percent change in the sales file is appropriate to reflect a much smaller percent of change, at 24.04%. The Department worked closely with the county during the entire year, and become very familiar through training that the assessment practices are very fair and every indication is given that sold and unsold properties are treated equally. Statistical representation from sales file measurements are an accurate measure of the population.

## 2008 Correlation Section for Hayes County

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

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

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

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). 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.

**2008 Correlation Section  
for Hayes County**

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**V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.00</b>	<b>98.12</b>	<b>96.46</b>

RESIDENTIAL: All three statistical measures are an illustration of the level of value for residential property in Hayes County for 2008. The median and weighted mean correlate very closely with only a .12 point spread between them. Each assessor location also indicates each measure within the acceptable range, with the exception of the three sales in the small unincorporated village of Hamlet where the weighted mean and mean are above the range. Due to the limited number of sales, the reliability of the data from three sales does not indicate an unacceptable level of value for Hamlet. The median ratio for Hamlet is within the range.



**2008 Correlation Section  
for Hayes County**

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**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

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.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>7.50</b>	<b>98.31</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

RESIDENTIAL: Both qualitative measures reflect good assessment uniformity and meet performance standards after a new reappraisal was implemented in Hayes County for 2008. The coefficient of dispersion and price related differential would round to 8 and 98 respectively for this sample of 15 qualified sales. These are representative of the 2008 assessment actions taken by the assessor. It is believed the county has uniform and proportionate assessments for residential property in Hayes County.

**2008 Correlation Section  
for Hayes County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Median</b>	<b>86.95</b>	<b>98.00</b>	<b>11.05</b>
<b>Wgt. Mean</b>	<b>81.93</b>	<b>98.12</b>	<b>16.19</b>
<b>Mean</b>	<b>99.40</b>	<b>96.46</b>	<b>-2.94</b>
<b>COD</b>	<b>39.33</b>	<b>7.50</b>	<b>-31.83</b>
<b>PRD</b>	<b>121.32</b>	<b>98.31</b>	<b>-23.01</b>
<b>Min Sales Ratio</b>	<b>45.78</b>	<b>58.60</b>	<b>12.82</b>
<b>Max Sales Ratio</b>	<b>276.67</b>	<b>115.52</b>	<b>-161.15</b>

RESIDENTIAL: As the table reflects, no similarities are shown between the preliminary statistics and the R&O statistics. This is due to the implementation of a complete reappraisal in Hayes County. New 2008 land and improvement values were implemented after new measurements, physical inspections and proper valuation procedures were followed. The R&O statistics are very supportive and accurate of the actions taken by the Hayes County Assessor.



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>53</b>	COV:	37.22	95% Median C.I.:	38.00 to 84.50
TOTAL Sales Price:	259,000	WGT. MEAN:	43	STD:	21.64	95% Wgt. Mean C.I.:	12.26 to 74.65
TOTAL Adj.Sales Price:	259,000	MEAN:	58	AVG.ABS.DEV:	14.60	95% Mean C.I.:	41.49 to 74.75
TOTAL Assessed Value:	112,555						
AVG. Adj. Sales Price:	28,777	COD:	27.45	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	12,506	PRD:	133.74	MIN Sales Ratio:	26.07		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	53.08	53.08	53.08			53.08	53.08	N/A	6,000	3,185
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	67.38	67.38	90.06	43.61	74.82	38.00	96.77	N/A	17,500	15,760
04/01/05 TO 06/30/05	1	53.17	53.17	53.17			53.17	53.17	N/A	6,000	3,190
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	52.13	47.30	27.80	24.06	170.17	26.07	63.70	N/A	56,333	15,658
04/01/06 TO 06/30/06	2	70.09	70.09	64.38	20.57	108.86	55.67	84.50	N/A	21,500	13,842
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
<u>Study Years</u>											
07/01/04 TO 06/30/05	4	53.13	60.26	80.63	27.70	74.73	38.00	96.77	N/A	11,750	9,473
07/01/05 TO 06/30/06	5	55.67	56.41	35.22	25.15	160.19	26.07	84.50	N/A	42,400	14,932
07/01/06 TO 06/30/07											
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	53.17	62.65	84.66	36.84	74.00	38.00	96.77	N/A	13,666	11,570
01/01/06 TO 12/31/06	5	55.67	56.41	35.22	25.15	160.19	26.07	84.50	N/A	42,400	14,932
01/01/07 TO 12/31/07											
<u>ALL</u>											
	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAYES CENTER	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506
<u>ALL</u>											
	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	84.50	84.50	84.50			84.50	84.50	N/A	13,000	10,985
1	8	53.13	54.82	41.29	23.54	132.78	26.07	96.77	26.07 to 96.77	30,750	12,696
<u>ALL</u>											
	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>53</b>	COV:	37.22	95% Median C.I.:	38.00 to 84.50
TOTAL Sales Price:	259,000	WGT. MEAN:	43	STD:	21.64	95% Wgt. Mean C.I.:	12.26 to 74.65
TOTAL Adj.Sales Price:	259,000	MEAN:	58	AVG.ABS.DEV:	14.60	95% Mean C.I.:	41.49 to 74.75
TOTAL Assessed Value:	112,555						
AVG. Adj. Sales Price:	28,777	COD:	27.45	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	12,506	PRD:	133.74	MIN Sales Ratio:	26.07		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	53.17	58.04	42.82	32.44	135.57	26.07	96.77	26.07 to 96.77	35,428	15,169
2	2	58.39	58.39	57.91	9.09	100.83	53.08	63.70	N/A	5,500	3,185
____ALL____	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

**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	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506
04											
____ALL____	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536											
29-0117											
32-0046											
43-0079	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506
56-0565											
73-0017											
NonValid School											
____ALL____	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	9	<b>MEDIAN:</b>	<b>53</b>	COV:	37.22	95% Median C.I.:	38.00 to 84.50
TOTAL Sales Price:	259,000	WGT. MEAN:	43	STD:	21.64	95% Wgt. Mean C.I.:	12.26 to 74.65
TOTAL Adj.Sales Price:	259,000	MEAN:	58	AVG.ABS.DEV:	14.60	95% Mean C.I.:	41.49 to 74.75
TOTAL Assessed Value:	112,555						
AVG. Adj. Sales Price:	28,777	COD:	27.45	MAX Sales Ratio:	96.77		
AVG. Assessed Value:	12,506	PRD:	133.74	MIN Sales Ratio:	26.07		

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
0 OR Blank	6	52.61	52.91	32.64	26.96	162.12	26.07	84.50	26.07 to 84.50	32,000	10,444
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	74.97	74.97	89.70	29.08	83.58	53.17	96.77	N/A	18,500	16,595
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	55.67	55.67	55.67			55.67	55.67	N/A	30,000	16,700
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
Low \$											
1 TO 4999	2	45.07	45.07	45.06	15.68	100.01	38.00	52.13	N/A	4,000	1,802
5000 TO 9999	3	53.17	56.65	56.24	6.66	100.74	53.08	63.70	N/A	5,666	3,186
Total \$											
1 TO 9999	5	53.08	52.02	52.66	10.08	98.78	38.00	63.70	N/A	5,000	2,633
10000 TO 29999	1	84.50	84.50	84.50			84.50	84.50	N/A	13,000	10,985
30000 TO 59999	2	76.22	76.22	76.56	26.96	99.56	55.67	96.77	N/A	30,500	23,350
150000 TO 249999	1	26.07	26.07	26.07			26.07	26.07	N/A	160,000	41,705
ALL	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

ASSESSED VALUE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
Low \$											
1 TO 4999	5	53.08	52.02	52.66	10.08	98.78	38.00	63.70	N/A	5,000	2,633
Total \$											
1 TO 9999	5	53.08	52.02	52.66	10.08	98.78	38.00	63.70	N/A	5,000	2,633
10000 TO 29999	2	70.09	70.09	64.38	20.57	108.86	55.67	84.50	N/A	21,500	13,842
30000 TO 59999	2	61.42	61.42	37.54	57.55	163.60	26.07	96.77	N/A	95,500	35,852
ALL	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	12,506	PRD:	133.74	MIN Sales Ratio:	26.07		

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<b>COST RANK</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	6	52.61	52.91	32.64	26.96	162.12	26.07	84.50	26.07 to 84.50	32,000	10,444
10	1	96.77	96.77	96.77			96.77	96.77	N/A	31,000	30,000
20	2	54.42	54.42	55.25	2.30	98.50	53.17	55.67	N/A	18,000	9,945
____ALL____	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

<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)	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506
____ALL____	9	53.17	58.12	43.46	27.45	133.74	26.07	96.77	38.00 to 84.50	28,777	12,506

## **Hayes County 2008 Assessment Actions taken to address the following property classes/subclasses:**

### **Commercial**

The Hayes County Assessor has completed a new reappraisal including ownership information, new property record cards with current data for all commercial parcels. Approximately 50+ improved properties were reappraised by Larry Rexroth and staff, a licensed-registered appraiser that contracted services with Hayes County for 2008. Commercial property data was completed in the CAMA system for MIPS where new values were established using 2007 Marshall-Swift costing and 2008 market derived depreciation tables. New lot values were established for commercial properties for the current assessment year.

The commercial property class is very small in Hayes County including approximately only 50 parcels. In 2008 there has been a shift of property parcel type for a rural parcel. A rural feedlot that was previously classified as commercial property has changed to agricultural for 2008. This will be a shift of value from the commercial class to agricultural improvements on the Hayes County abstract for the current assessment year.



## 2008 Assessment Survey for Hayes County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Larry Rexroth and Staff
2.	<b>Valuation done by:</b>
	Hayes County Assessor
3.	<b>Pickup work done by whom:</b>
	Larry Rexroth and Staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	2007
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2008
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	2008
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	2008
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	4
9.	<b>How are these defined?</b>
	By location
10.	<b>Is "Assessor Location" a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)</b>
	Hayes County does not have a suburban assessor location due to the small village within the county.

12.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	N/A

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>

The Hayes County Assessor obtains the building permit information from the Hayes Center Village Clerk and the Palisade Village Clerk as the permits are filed. At this time no permits were on file for Commercial properties.

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	6	<b>MEDIAN:</b>	<b>97</b>	COV:	22.06	95% Median C.I.:	65.92 to 133.90
TOTAL Sales Price:	211,000	WGT. MEAN:	98	STD:	21.60	95% Wgt. Mean C.I.:	93.91 to 101.14
TOTAL Adj.Sales Price:	211,000	MEAN:	98	AVG.ABS.DEV:	12.27	95% Mean C.I.:	75.26 to 120.62
TOTAL Assessed Value:	205,781						
AVG. Adj. Sales Price:	35,166	COD:	12.67	MAX Sales Ratio:	133.90		
AVG. Assessed Value:	34,296	PRD:	100.42	MIN Sales Ratio:	65.92		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<b>Qrtrs</b>											
07/01/04 TO 09/30/04	1	65.92	65.92	65.92			65.92	65.92	N/A	6,000	3,955
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	96.33	96.33	96.33			96.33	96.33	N/A	6,000	5,780
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	3	97.34	108.66	98.36	13.41	110.48	94.75	133.90	N/A	56,333	55,408
04/01/06 TO 06/30/06	1	99.40	99.40	99.40			99.40	99.40	N/A	30,000	29,820
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
<b>Study Years</b>											
07/01/04 TO 06/30/05	2	81.13	81.13	81.13	18.74	100.00	65.92	96.33	N/A	6,000	4,867
07/01/05 TO 06/30/06	4	98.37	106.35	98.52	10.47	107.95	94.75	133.90	N/A	49,750	49,011
07/01/06 TO 06/30/07											
<b>Calendar Yrs</b>											
01/01/05 TO 12/31/05	1	96.33	96.33	96.33			96.33	96.33	N/A	6,000	5,780
01/01/06 TO 12/31/06	4	98.37	106.35	98.52	10.47	107.95	94.75	133.90	N/A	49,750	49,011
01/01/07 TO 12/31/07											
<b>ALL</b>											
	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296
<b>ASSESSOR LOCATION</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HAYES CENTER	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296
ALL	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296
<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296
ALL	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	6	<b>MEDIAN:</b>	<b>97</b>	COV:	22.06	95% Median C.I.:	65.92 to 133.90
TOTAL Sales Price:	211,000	WGT. MEAN:	98	STD:	21.60	95% Wgt. Mean C.I.:	93.91 to 101.14
TOTAL Adj.Sales Price:	211,000	MEAN:	98	AVG.ABS.DEV:	12.27	95% Mean C.I.:	75.26 to 120.62
TOTAL Assessed Value:	205,781						
AVG. Adj. Sales Price:	35,166	COD:	12.67	MAX Sales Ratio:	133.90		
AVG. Assessed Value:	34,296	PRD:	100.42	MIN Sales Ratio:	65.92		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	5	97.34	104.34	98.45	8.67	105.98	94.75	133.90	N/A	41,000	40,365
2	1	65.92	65.92	65.92			65.92	65.92	N/A	6,000	3,955
____ALL____	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**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	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296
04											
____ALL____	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536											
29-0117											
32-0046											
43-0079	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296
56-0565											
73-0017											
NonValid School											
____ALL____	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	6	<b>MEDIAN:</b>	<b>97</b>	COV:	22.06	95% Median C.I.:	65.92 to 133.90
TOTAL Sales Price:	211,000	WGT. MEAN:	98	STD:	21.60	95% Wgt. Mean C.I.:	93.91 to 101.14
TOTAL Adj.Sales Price:	211,000	MEAN:	98	AVG.ABS.DEV:	12.27	95% Mean C.I.:	75.26 to 120.62
TOTAL Assessed Value:	205,781						
AVG. Adj. Sales Price:	35,166	COD:	12.67	MAX Sales Ratio:	133.90		
AVG. Assessed Value:	34,296	PRD:	100.42	MIN Sales Ratio:	65.92		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	96.05	97.98	97.25	18.37	100.75	65.92	133.90	N/A	43,750	42,545
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	96.33	96.33	96.33			96.33	96.33	N/A	6,000	5,780
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	99.40	99.40	99.40			99.40	99.40	N/A	30,000	29,820
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	94.75	94.75	94.75			94.75	94.75	N/A	4,000	3,790
5000 TO 9999	3	96.33	98.72	96.65	23.52	102.14	65.92	133.90	N/A	5,666	5,476
Total \$											
1 TO 9999	4	95.54	97.72	96.29	18.20	101.49	65.92	133.90	N/A	5,250	5,055
30000 TO 59999	1	99.40	99.40	99.40			99.40	99.40	N/A	30,000	29,820
150000 TO 249999	1	97.34	97.34	97.34			97.34	97.34	N/A	160,000	155,741
ALL	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	80.34	80.34	77.45	17.94	103.72	65.92	94.75	N/A	5,000	3,872
5000 TO 9999	2	115.12	115.12	113.41	16.32	101.50	96.33	133.90	N/A	5,500	6,237
Total \$											
1 TO 9999	4	95.54	97.72	96.29	18.20	101.49	65.92	133.90	N/A	5,250	5,055
10000 TO 29999	1	99.40	99.40	99.40			99.40	99.40	N/A	30,000	29,820
150000 TO 249999	1	97.34	97.34	97.34			97.34	97.34	N/A	160,000	155,741
ALL	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

(!: AVTot=0)

NUMBER of Sales:	6	<b>MEDIAN:</b>	<b>97</b>	COV:	22.06	95% Median C.I.:	65.92 to 133.90
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TOTAL Adj.Sales Price:	211,000	MEAN:	98	AVG.ABS.DEV:	12.27	95% Mean C.I.:	75.26 to 120.62
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AVG. Adj. Sales Price:	35,166	COD:	12.67	MAX Sales Ratio:	133.90		
AVG. Assessed Value:	34,296	PRD:	100.42	MIN Sales Ratio:	65.92		

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	96.05	97.98	97.25	18.37	100.75	65.92	133.90	N/A	43,750	42,545	
20	2	97.87	97.87	98.89	1.57	98.96	96.33	99.40	N/A	18,000	17,800	
____ALL____	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296	

<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)	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296	
____ALL____	6	96.84	97.94	97.53	12.67	100.42	65.92	133.90	65.92 to 133.90	35,166	34,296	



**2008 Correlation Section  
for Hayes County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: With the information contained in the residential correlation, the county also completed a reappraisal in the commercial class of property by Larry Rexroth Appraisal Services. Through the reappraisal accomplishments, the three measures of central tendency are very supportive of each other and correlate well. The qualified commercial sales only include 6 sales. This is very typical, with the county commercial records totaling only 50 records. The sold parcels would represent 12% of the total commercial base. All commercial parcels were inspected, measured, reviewed and any other information gathered for the arrival of the market value of the properties. Based on the R&O Statistical information the level of value is represented well with the median measure of 97. The COD of 12.67 and PRD at 100.42 along with the known assessment practices for the 2008 assessment year show good uniformity and proportionate assessments in Hayes County for Commercial property.



**2008 Correlation Section  
for Hayes County**

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**II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's 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 residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's 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 residential real property.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>6</b>	<b>6</b>	<b>100</b>
<b>2007</b>	<b>13</b>	<b>9</b>	<b>69.23</b>
<b>2006</b>	<b>8</b>	<b>6</b>	<b>75</b>
<b>2005</b>	<b>5</b>	<b>3</b>	<b>60</b>
<b>2004</b>	<b>3</b>	<b>2</b>	<b>66.67</b>
<b>2003</b>	<b>1</b>	<b>1</b>	<b>100</b>
<b>2002</b>	<b>1</b>	<b>1</b>	<b>100</b>
<b>2001</b>	<b>3</b>	<b>3</b>	<b>100</b>

COMMERCIAL: Historically the total commercial number of sales is very small and also the qualified file. Qualification of every sale creates the 100% used for measurement purposes. Each sale has been reviewed by the County Assessor for proper use of the parcel and through the new 2008 appraisal each sale has been physical inspected for this assessment year. The Department has overseen the review process and the county has shown commendable review procedures this year.

**2008 Correlation Section  
for Hayes County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section  
for Hayes County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued**

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>53.17</b>	<b>-31.53</b>	<b>36.4</b>	<b>96.84</b>
<b>2007</b>	<b>45.59</b>	<b>-0.4</b>	<b>45.41</b>	<b>53.17</b>
<b>2006</b>	<b>53.12</b>	<b>0</b>	<b>53.12</b>	<b>46.42</b>
<b>2005</b>	<b>87.23</b>	<b>0.18</b>	<b>87.38</b>	<b>87.23</b>
<b>2004</b>	<b>70.83</b>	<b>-0.12</b>	<b>70.75</b>	<b>70.83</b>
<b>2003</b>	<b>0</b>	<b>1.33</b>	<b>0</b>	<b>0</b>
<b>2002</b>	<b>100</b>	<b>0.09</b>	<b>100.09</b>	<b>0</b>
<b>2001</b>	<b>156</b>	<b>5.26</b>	<b>164.21</b>	<b>156</b>

COMMERCIAL: The decrease in percent change in Assessed Value (excl. growth) is mainly due to two factors that are known by the Department and the County. A shift of property parcel type from commercial to agricultural for a large cattle feedlot north of Hayes Center moved approximately 1.6 million dollars in value out of the commercial class for this year. New valuations were applied to all other commercial parcels through the contracted appraiser also. Through the assessment actions implemented there is no reliability in the Preliminary Median, or the Trended Preliminary Ratio. The R&O Ratio is a true reflection of the level of value for commercial property in Hayes County.

**2008 Correlation Section  
for Hayes County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Hayes County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued**

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
N/A	<b>2008</b>	<b>-31.53</b>
<b>2.59</b>	<b>2007</b>	<b>-0.4</b>
<b>-2.59</b>	<b>2006</b>	<b>0</b>
<b>0</b>	<b>2005</b>	<b>0.18</b>
<b>0</b>	<b>2004</b>	<b>-0.12</b>
<b>0</b>	<b>2003</b>	<b>1.33</b>
<b>0</b>	<b>2002</b>	<b>0.09</b>
<b>0</b>	<b>2001</b>	<b>5.26</b>

COMMERCIAL: Table IV for commercial property appears to have a reporting error in the percent change in the total assessed value in the sales file for Hayes County. The County does have a large decrease in the overall percent change in assessed value (excl. growth) due to the valuation of a large cattle feedlot moving property classifications from commercial for 2007 to agricultural property for 2008. This classification was determined through the contract appraiser, Larry Rexroth. The primary use of the parcel is agricultural.

## 2008 Correlation Section for Hayes County

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

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

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

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). 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.

**2008 Correlation Section  
for Hayes County**

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**V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.84</b>	<b>97.53</b>	<b>97.94</b>

COMMERCIAL: The small commercial sample in Hayes County indicates all three measures of central tendency are within the acceptable range, with the median best representing the level of value for 2008. This would be a reflection of the complete new appraisal for all property classes which was completed for this current assessment year. The 6 qualified sales are all located within the assessor location of Hayes Center for this current study period. The county has a very small commercial base of property.

**2008 Correlation Section  
for Hayes County**

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**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

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.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.67</b>	<b>100.42</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

COMMERCIAL: The coefficient of dispersion and price related differential are both measurements that reflect Hayes County has uniform and proportionate assessments in the commercial property class for 2008. Although the sample size includes only six qualified sales, the quality measures are very reasonable rounding to a COD of 13 and PRD of 100.



**2008 Correlation Section  
for Hayes County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>9</b>	<b>6</b>	<b>-3</b>
<b>Median</b>	<b>53.17</b>	<b>96.84</b>	<b>43.67</b>
<b>Wgt. Mean</b>	<b>43.46</b>	<b>97.53</b>	<b>54.07</b>
<b>Mean</b>	<b>58.12</b>	<b>97.94</b>	<b>39.82</b>
<b>COD</b>	<b>27.45</b>	<b>12.67</b>	<b>-14.78</b>
<b>PRD</b>	<b>133.74</b>	<b>100.42</b>	<b>-33.32</b>
<b>Min Sales Ratio</b>	<b>26.07</b>	<b>65.92</b>	<b>39.85</b>
<b>Max Sales Ratio</b>	<b>96.77</b>	<b>133.90</b>	<b>37.13</b>

COMMERCIAL: Three less sales are due to the proper review procedures the assessor used in determining qualified sales. One sale had a use change and two others substantially changed since the date of sale. Although the commercial sample historically remains small, a complete new appraisal was completed for each property class in Hayes County. The statistical changes are supportive of the county's actions to implement the 2008 appraisal.



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified  
 Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	29	<b>MEDIAN:</b>	<b>64</b>	COV:	16.88	95% Median C.I.:	61.91 to 71.88	
(AgLand) TOTAL Sales Price:	5,118,643	WGT. MEAN:	65	STD:	11.30	95% Wgt. Mean C.I.:	61.86 to 68.67	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	5,035,643	MEAN:	67	AVG.ABS.DEV:	8.80	95% Mean C.I.:	62.65 to 71.24	
(AgLand) TOTAL Assessed Value:	3,286,375							
AVG. Adj. Sales Price:	173,642	COD:	13.83	MAX Sales Ratio:	91.08			
AVG. Assessed Value:	113,323	PRD:	102.57	MIN Sales Ratio:	49.37			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	79.22	79.60	79.24	7.49	100.45	71.88	88.05	N/A	70,250	55,667
10/01/04 TO 12/31/04	3	85.14	79.80	73.73	10.92	108.23	63.18	91.08	N/A	164,553	121,325
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	4	56.34	56.43	57.98	12.02	97.32	49.37	63.65	N/A	150,283	87,136
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	57.91	57.91	57.91			57.91	57.91	N/A	38,000	22,005
01/01/06 TO 03/31/06	4	69.36	68.23	68.13	2.89	100.15	63.50	70.71	N/A	268,631	183,017
04/01/06 TO 06/30/06	1	59.25	59.25	59.25			59.25	59.25	N/A	105,600	62,570
07/01/06 TO 09/30/06	1	73.78	73.78	73.78			73.78	73.78	N/A	209,978	154,925
10/01/06 TO 12/31/06	2	72.63	72.63	72.06	10.97	100.80	64.67	80.60	N/A	172,500	124,295
01/01/07 TO 03/31/07	4	58.97	61.30	57.71	13.38	106.21	51.15	76.08	N/A	192,750	111,238
04/01/07 TO 06/30/07	5	61.91	60.70	61.49	6.35	98.72	52.29	67.28	N/A	223,149	137,214
<u>Study Years</u>											
07/01/04 TO 06/30/05	11	71.88	71.23	67.97	16.93	104.78	49.37	91.08	49.94 to 88.05	125,072	85,017
07/01/05 TO 06/30/06	6	66.23	65.02	67.04	7.24	96.98	57.91	70.71	57.91 to 70.71	203,020	136,107
07/01/06 TO 06/30/07	12	62.82	63.98	62.85	11.11	101.80	51.15	80.60	55.66 to 73.78	203,476	127,878
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	57.91	56.72	57.98	9.35	97.84	49.37	63.65	N/A	127,827	74,110
01/01/06 TO 12/31/06	8	69.36	68.91	69.05	6.93	99.78	59.25	80.60	59.25 to 80.60	216,887	149,769
<u>ALL</u>											
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	5,035,643	MEAN:	67	AVG.ABS.DEV:	8.80	95% Mean C.I.:	62.65 to 71.24	
(AgLand) TOTAL Assessed Value:	3,286,375							
AVG. Adj. Sales Price:	173,642	COD:	13.83	MAX Sales Ratio:	91.08			
AVG. Assessed Value:	113,323	PRD:	102.57	MIN Sales Ratio:	49.37			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3613	1	69.77	69.77	69.77			69.77	69.77	N/A	135,500	94,535	
3617	2	73.66	73.66	74.01	2.42	99.53	71.88	75.45	N/A	69,250	51,252	
3619	1	73.78	73.78	73.78			73.78	73.78	N/A	209,978	154,925	
3621	3	63.50	63.64	63.59	1.01	100.07	62.74	64.67	N/A	210,740	134,016	
3811	1	63.18	63.18	63.18			63.18	63.18	N/A	280,860	177,445	
3815	3	88.05	77.14	76.76	14.68	100.50	52.29	91.08	N/A	65,833	50,531	
3817	3	63.65	64.41	63.70	2.61	101.11	62.29	67.28	N/A	156,500	99,693	
3849	5	70.71	70.40	66.23	9.07	106.29	55.66	80.60	N/A	266,805	176,715	
4045	1	57.91	57.91	57.91			57.91	57.91	N/A	38,000	22,005	
4049	5	61.91	63.62	62.86	11.79	101.21	51.15	83.00	N/A	228,649	143,733	
4051	2	72.19	72.19	73.17	17.93	98.66	59.25	85.14	N/A	114,200	83,562	
4053	2	49.66	49.66	49.52	0.57	100.27	49.37	49.94	N/A	113,957	56,435	
ALL												
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	
ALL												
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	
ALL												
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	4	73.98	72.83	73.80	14.53	98.69	52.29	91.08	N/A	60,250	44,462	
DRY-N/A	4	79.22	76.10	77.73	11.89	97.91	57.91	88.05	N/A	65,750	51,105	
GRASS	7	59.25	60.57	62.26	11.75	97.29	49.37	73.78	49.37 to 73.78	156,225	97,260	
GRASS-N/A	4	65.32	69.42	65.28	10.40	106.34	61.91	85.14	N/A	258,705	168,886	
IRRGTD-N/A	10	63.58	64.39	64.40	8.38	99.99	51.15	80.60	55.66 to 70.71	240,324	154,773	
ALL												
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

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AVG. Assessed Value:	113,323	PRD:	102.57	MIN Sales Ratio:	49.37			

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<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	6	73.66	70.78	72.50	13.69	97.62	52.29	91.08	52.29 to 91.08	60,250	43,684	
DRY-N/A	2	85.53	85.53	84.33	2.95	101.42	83.00	88.05	N/A	71,250	60,082	
GRASS	8	61.22	61.41	62.63	11.59	98.05	49.37	73.78	49.37 to 73.78	147,634	92,461	
GRASS-N/A	3	63.35	70.13	65.10	12.22	107.74	61.91	85.14	N/A	315,773	205,558	
IRRGTD	7	64.67	66.65	65.27	8.54	102.12	55.66	80.60	55.66 to 80.60	268,003	174,914	
IRRGTD-N/A	3	62.74	59.13	61.33	6.56	96.42	51.15	63.50	N/A	175,740	107,778	
ALL	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	8	75.77	74.47	75.85	13.31	98.18	52.29	91.08	52.29 to 91.08	63,000	47,783	
GRASS	11	63.18	63.79	63.73	11.53	100.09	49.37	85.14	49.94 to 73.78	193,490	123,306	
IRRGTD	10	63.58	64.39	64.40	8.38	99.99	51.15	80.60	55.66 to 70.71	240,324	154,773	
ALL	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
15-0536	9	59.25	60.72	61.15	12.92	99.29	49.37	85.14	49.94 to 67.28	120,895	73,928	
29-0117												
32-0046												
43-0079	20	69.36	69.74	66.40	11.96	105.04	52.29	91.08	63.18 to 75.45	197,379	131,050	
56-0565												
73-0017												
NonValid School												
ALL	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
50.01 TO 100.00	3	57.91	61.71	57.30	14.35	107.69	51.15	76.08	N/A	47,666	27,315	
100.01 TO 180.00	9	64.67	67.12	66.81	14.27	100.46	49.94	88.05	52.29 to 80.60	125,323	83,731	
180.01 TO 330.00	10	65.39	70.65	66.21	14.90	106.69	55.66	91.08	59.25 to 85.14	160,514	106,280	
330.01 TO 650.00	4	63.83	61.70	64.26	12.01	96.01	49.37	69.77	N/A	239,688	154,027	
650.01 +	3	63.18	66.29	64.28	6.26	103.12	61.91	73.78	N/A	400,279	257,313	
ALL	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

**PAD 2008 Preliminary Statistics**

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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	
Low \$ _____												
Total \$ _____												
10000 TO 29999	1	76.08	76.08	76.08			76.08	76.08	N/A	25,000	19,020	
30000 TO 59999	3	71.88	72.61	72.46	13.98	100.22	57.91	88.05	N/A	43,833	31,760	
60000 TO 99999	6	59.79	64.53	66.00	22.42	97.78	49.94	91.08	49.94 to 91.08	78,735	51,963	
100000 TO 149999	6	66.56	69.87	69.70	14.18	100.24	58.69	85.14	58.69 to 85.14	119,524	83,305	
150000 TO 249999	9	63.65	65.70	65.61	9.05	100.14	49.37	80.60	62.29 to 73.78	191,633	125,731	
250000 TO 499999	2	59.42	59.42	58.55	6.33	101.49	55.66	63.18	N/A	365,430	213,957	
500000 +	2	65.44	65.44	64.91	5.39	100.81	61.91	68.96	N/A	617,012	400,480	
ALL _____												
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	2	67.00	67.00	65.12	13.56	102.88	57.91	76.08	N/A	31,500	20,512	
30000 TO 59999	6	59.79	63.43	61.22	20.58	103.62	49.94	88.05	49.94 to 88.05	65,568	40,138	
60000 TO 99999	8	66.56	68.75	66.63	16.65	103.18	49.37	91.08	49.37 to 91.08	116,543	77,651	
100000 TO 149999	7	64.67	69.97	68.76	10.55	101.77	62.29	85.14	62.29 to 85.14	176,002	121,015	
150000 TO 249999	3	63.50	66.82	66.33	5.56	100.74	63.18	73.78	N/A	243,612	161,591	
250000 TO 499999	3	61.91	62.18	62.44	7.16	99.59	55.66	68.96	N/A	561,341	350,476	
ALL _____												
	29	63.65	66.94	65.26	13.83	102.57	49.37	91.08	61.91 to 71.88	173,642	113,323	

## **Hayes County 2008 Assessment Actions taken to address the following property classes/subclasses:**

### **Agricultural**

A statistical analysis completed by the Hayes County Assessor and reviewed by Larry Rexroth supported increased irrigated and grassland land values for 2008 countywide. The assessor continues to update each property record card for proper land use acres with the tool of AgriData.com for updated maps and acre counts. Hayes County recognizes the increased market for agricultural land along with surrounding southwest counties in Nebraska due to the water availability, commodity prices for wheat and corn and the Republican River issues.

Hayes County has 8,872 sold acres within the current study period to support the assessment actions to increase irrigated and grassland 2008 values. Over 2,000 irrigated acres have sold to reflect the market with the highest increase of the land classification grouping 1A increasing \$200 per acre compared to the 2007 values. All dry land classifications have remained the same and no changes were supported with 1,940 acres selling. This is very similar to the dry land values and market within the southwest area counties in Nebraska. Minor changes in dry land values or no changes have been made in Hayes, Chase and Dundy counties for dry land valuations this year. It is apparent that the water availability has been a market factor for tillable cropland as supported by the 2008 assessment actions by the county assessor. Over 4,800 acres of sold grass acres are included in the current statistics which support the Hayes County Assessor's Action to value every land classification group for grass @ \$240 per acre for 2008. This is a \$40-\$45 increase compared to the 2007 values.

The Hayes County Assessor has completed new property record cards for each property class and changes made in re-classification of land use acres to ensure the assessment records reflect accurate irrigated acres in conjunction with the Farm Service Agency and Natural Resource District information. Physical inspections have been made to ensure proper property classifications codes. The assessor has spent a vast majority of the past year making necessary changes in the office towards a list of positive assessment practices, record keeping standards and improving taxpayer communication and education.

Along with new 2008 land valuations approximately 454 rural improved parcels were also re-listed and new 2008 valuations completed by Larry Rexroth Valuation Services. This includes the large feedlot north of Hayes Center which was classified as a commercial property in 2007 and is now agricultural for 2008.

## 2008 Assessment Survey for Hayes County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Larry Rexroth and Staff
2.	<b>Valuation done by:</b>
	Hayes County Assessor
3.	<b>Pickup work done by whom:</b>
	Larry Rexroth and Staff
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	No
a.	<b>How is agricultural land defined in this county?</b>
	By the primary use of the parcel.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	N/A
6.	<b>What is the date of the soil survey currently used?</b>
	Approximately 1980
7.	<b>What date was the last countywide land use study completed?</b>
	2008
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Several resources used to properly identify the land use in Hayes County include; physical inspections, FSA information, NRD information, and owner reports along with agridata.com are all used to complete the identification of land uses in Hayes County.
b.	<b>By whom?</b>
	Assessor, office staff and contracted appraisal staff.
c.	<b>What proportion is complete / implemented at this time?</b>
	An estimate of 80-90%



8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	1

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	By the entire county boundaries.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>

The Hayes County Zoning Board is not proactive in obtaining permits for any construction or changes that require a permit. Information statements are done within the assessor's office and the county employees that are out in the rural areas on a daily basis.

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	28	<b>MEDIAN:</b>	<b>72</b>	COV:	15.67	95% Median C.I.:	67.05 to 77.57	
(AgLand) TOTAL Sales Price:	4,690,658	WGT. MEAN:	72	STD:	11.50	95% Wgt. Mean C.I.:	68.21 to 76.27	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,682,658	MEAN:	73	AVG.ABS.DEV:	8.97	95% Mean C.I.:	68.92 to 77.83	
(AgLand) TOTAL Assessed Value:	3,382,820							
AVG. Adj. Sales Price:	167,237	COD:	12.54	MAX Sales Ratio:	101.06			
AVG. Assessed Value:	120,815	PRD:	101.57	MIN Sales Ratio:	52.61			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	81.74	82.17	81.65	9.11	100.63	71.88	93.32	N/A	70,250	57,360
10/01/04 TO 12/31/04	3	89.29	89.23	85.38	8.86	104.51	77.33	101.06	N/A	162,973	139,140
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	4	63.91	63.92	64.69	4.99	98.81	60.69	67.16	N/A	150,478	97,340
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	59.45	59.45	59.45			59.45	59.45	N/A	38,000	22,590
01/01/06 TO 03/31/06	3	78.13	76.65	75.02	7.17	102.17	67.50	84.31	N/A	183,500	137,661
04/01/06 TO 06/30/06	1	72.73	72.73	72.73			72.73	72.73	N/A	105,600	76,800
07/01/06 TO 09/30/06	1	90.30	90.30	90.30			90.30	90.30	N/A	209,978	189,600
10/01/06 TO 12/31/06	1	66.81	66.81	66.81			66.81	66.81	N/A	185,000	123,600
01/01/07 TO 03/31/07	5	64.23	66.64	64.05	6.19	104.04	60.95	76.08	N/A	221,200	141,688
04/01/07 TO 06/30/07	5	71.30	70.00	72.83	8.77	96.12	52.61	80.54	N/A	223,149	162,517
<u>Study Years</u>											
07/01/04 TO 06/30/05	11	77.33	77.46	75.54	14.06	102.54	60.69	101.06	60.76 to 93.32	124,712	94,201
07/01/05 TO 06/30/06	5	72.73	72.42	73.82	9.76	98.11	59.45	84.31	N/A	138,820	102,475
07/01/06 TO 06/30/07	12	69.74	70.03	70.10	10.42	99.90	52.61	90.30	63.60 to 76.08	218,060	152,852
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	60.76	63.02	64.38	4.63	97.90	59.45	67.16	N/A	127,983	82,390
01/01/06 TO 12/31/06	6	75.43	76.63	76.40	10.10	100.31	66.81	90.30	66.81 to 90.30	175,179	133,830
<u>ALL</u>											
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3613	1	84.31	84.31	84.31			84.31	84.31	N/A	135,500	114,240	
3617	2	74.72	74.72	75.27	3.81	99.27	71.88	77.57	N/A	69,250	52,125	
3619	1	90.30	90.30	90.30			90.30	90.30	N/A	209,978	189,600	
3621	3	67.16	67.16	67.19	0.34	99.95	66.81	67.50	N/A	211,000	141,766	
3811	1	77.33	77.33	77.33			77.33	77.33	N/A	280,860	217,195	
3815	3	89.29	78.41	76.75	15.20	102.16	52.61	93.32	N/A	64,253	49,315	
3817	4	67.71	69.23	66.33	7.72	104.37	60.95	80.54	N/A	201,125	133,401	
3849	3	76.08	72.60	68.00	6.37	106.78	63.60	78.13	N/A	216,666	147,323	
4045	1	59.45	59.45	59.45			59.45	59.45	N/A	38,000	22,590	
4049	5	71.30	73.40	74.08	7.01	99.09	64.23	85.90	N/A	228,649	169,373	
4051	2	86.90	86.90	87.96	16.30	98.79	72.73	101.06	N/A	114,200	100,450	
4053	2	60.72	60.72	60.71	0.06	100.03	60.69	60.76	N/A	113,957	69,180	
ALL												
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	
ALL												
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	
ALL												
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	4	73.98	72.47	72.90	13.81	99.41	52.61	89.29	N/A	59,065	43,056	
DRY-N/A	5	77.57	75.44	69.56	15.17	108.46	59.45	93.32	N/A	119,600	83,189	
GRASS	7	72.73	73.92	76.04	11.63	97.21	60.69	90.30	60.69 to 90.30	156,225	118,792	
GRASS-N/A	4	77.49	81.79	77.74	11.63	105.20	71.12	101.06	N/A	258,705	201,127	
IRRGTD-N/A	8	67.10	67.86	67.36	3.62	100.73	63.60	78.13	63.60 to 78.13	215,000	144,824	
ALL												
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	4,682,658	MEAN:	73	AVG.ABS.DEV:	8.97	95% Mean C.I.:	68.92 to 77.83	
(AgLand) TOTAL Assessed Value:	3,382,820							
AVG. Adj. Sales Price:	167,237	COD:	12.54	MAX Sales Ratio:	101.06			
AVG. Assessed Value:	120,815	PRD:	101.57	MIN Sales Ratio:	52.61			

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**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	6	73.98	71.15	72.54	13.29	98.07	52.61	89.29	52.61 to 89.29	59,460	43,135
DRY-N/A	3	85.90	80.06	68.98	12.56	116.06	60.95	93.32	N/A	159,166	109,786
GRASS	8	75.03	74.75	76.37	11.16	97.87	60.69	90.30	60.69 to 90.30	147,634	112,751
GRASS-N/A	3	74.44	82.21	77.49	13.41	106.09	71.12	101.06	N/A	315,773	244,680
IRRGTD	5	67.05	68.79	67.58	4.80	101.80	63.60	78.13	N/A	238,400	161,103
IRRGTD-N/A	3	67.16	66.30	66.87	1.62	99.14	64.23	67.50	N/A	176,000	117,693
ALL	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	76.08	74.12	70.50	14.78	105.13	52.61	93.32	59.45 to 89.29	92,695	65,352
GRASS	11	74.44	76.78	76.87	11.84	99.89	60.69	101.06	60.76 to 90.30	193,490	148,732
IRRGTD	8	67.10	67.86	67.36	3.62	100.73	63.60	78.13	63.60 to 78.13	215,000	144,824
ALL	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0536	10	69.74	71.17	69.55	11.72	102.34	60.69	101.06	60.76 to 80.54	142,306	98,973
29-0117											
32-0046											
43-0079	18	75.26	74.60	73.42	11.94	101.61	52.61	93.32	67.05 to 84.31	181,088	132,949
56-0565											
73-0017											
NonValid School											
ALL	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	64.23	66.59	65.03	8.63	102.40	59.45	76.08	N/A	47,666	30,996
100.01 TO 180.00	8	67.71	69.87	69.15	11.90	101.04	52.61	93.32	52.61 to 93.32	120,988	83,661
180.01 TO 330.00	11	72.73	76.13	71.03	13.00	107.18	60.95	101.06	63.60 to 89.29	176,016	125,020
330.01 TO 650.00	3	71.30	72.10	71.32	11.04	101.10	60.69	84.31	N/A	144,910	103,343
650.01 +	3	77.33	80.69	77.89	6.84	103.60	74.44	90.30	N/A	400,279	311,761
ALL	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	120,815	PRD:	101.57	MIN Sales Ratio:	52.61			

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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	
Low \$ _____												
Total \$ _____												
10000 TO 29999	1	76.08	76.08	76.08			76.08	76.08	N/A	25,000	19,020	
30000 TO 59999	3	71.88	74.88	74.40	15.71	100.65	59.45	93.32	N/A	43,833	32,613	
60000 TO 99999	6	70.90	70.83	72.00	16.41	98.38	52.61	89.29	52.61 to 89.29	77,945	56,119	
100000 TO 149999	6	78.52	81.07	81.17	11.91	99.87	71.12	101.06	71.12 to 101.06	119,524	97,022	
150000 TO 249999	8	67.33	70.75	70.97	7.91	99.69	60.69	90.30	60.69 to 90.30	195,685	138,880	
250000 TO 499999	3	63.60	67.29	66.39	8.58	101.37	60.95	77.33	N/A	355,286	235,860	
500000 +	1	74.44	74.44	74.44			74.44	74.44	N/A	710,000	528,490	
ALL _____												
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	2	67.77	67.77	66.05	12.27	102.60	59.45	76.08	N/A	31,500	20,805	
30000 TO 59999	5	64.23	68.56	65.83	16.14	104.15	52.61	93.32	N/A	61,182	40,275	
60000 TO 99999	7	77.57	78.35	77.63	7.47	100.92	71.12	89.29	71.12 to 89.29	102,015	79,197	
100000 TO 149999	8	67.76	74.20	72.63	12.94	102.16	60.69	101.06	60.69 to 101.06	171,725	124,721	
150000 TO 249999	4	72.41	74.02	72.52	13.53	102.06	60.95	90.30	N/A	266,459	193,243	
250000 TO 499999	1	63.60	63.60	63.60			63.60	63.60	N/A	450,000	286,215	
500000 +	1	74.44	74.44	74.44			74.44	74.44	N/A	710,000	528,490	
ALL _____												
	28	71.59	73.37	72.24	12.54	101.57	52.61	101.06	67.05 to 77.57	167,237	120,815	



**2008 Correlation Section  
for Hayes County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: A statistical analysis completed by the Hayes County Assessor supported increased irrigated and grass land values countywide for 2008. Hayes County recognizes the increased market for agricultural land along with the surrounding counties in Southwest Nebraska due to water availability, commodity crop prices and the Republican River circumstances.

8,872 sold acres are representing the 28 qualified unimproved agricultural sales. This supports the actions to increase irrigated subclasses as high as \$200 per acre and grass subclass increases \$40-\$45 per acre. Dry land values remained the same for 2008. The Hayes County Assessor has completed new property record cards for each property class and changes made to the current land use acres. The county uses every available tool possible, Agri-Data.com, Farm Service Agency, and the Natural Resource District certifications to update the records. The assessor has spent a vast majority of the past twelve months making necessary changes towards positive assessment practices, record keeping standards and improving taxpayer communication and education. The agricultural buildings were included in the county wide reappraisal. New valuations were set on farm buildings and physical inspections completed to properly identify current land use.

The proactive actions taken through the Hayes County Assessor are shown through the six tables for agricultural unimproved land. Increased irrigated and grass land values equalized the class with all statistical measures within the acceptable ranges. The median and weighted mean both represent the level of value very well, rounding to 72. It is believed that Hayes County has attained uniform and proportionate assessment practices.

**2008 Correlation Section  
for Hayes County**

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**II. Analysis of Percentage of Sales Used**

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's 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 residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's 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 residential real property.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>28</b>	<b>28</b>	<b>100</b>
<b>2007</b>	<b>59</b>	<b>30</b>	<b>50.85</b>
<b>2006</b>	<b>54</b>	<b>31</b>	<b>57.41</b>
<b>2005</b>	<b>59</b>	<b>36</b>	<b>61.02</b>
<b>2004</b>	<b>74</b>	<b>44</b>	<b>59.46</b>
<b>2003</b>	<b>71</b>	<b>43</b>	<b>60.56</b>
<b>2002</b>	<b>72</b>	<b>40</b>	<b>55.56</b>
<b>2001</b>	<b>61</b>	<b>35</b>	<b>57.38</b>

**AGRICULTURAL UNIMPROVED:** The County has utilized the total number of unimproved agricultural sales for representation of the assessment measurements for 2008. Each sale was reviewed for proper status, parcel type and qualification status. Prior inaccurate data was corrected through a new physical and proper review process. There is no indication of excessive trimming or improper review procedures.



**2008 Correlation Section  
for Hayes County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio**

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is  $0.924 \times 1.063 = 0.982$ . This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section  
for Hayes County**

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**III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued**

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>63.65</b>	<b>13.49</b>	<b>72.23</b>	<b>71.59</b>
<b>2007</b>	<b>75.54</b>	<b>2.06</b>	<b>77.1</b>	<b>73.97</b>
<b>2006</b>	<b>73.53</b>	<b>-0.08</b>	<b>73.47</b>	<b>72.39</b>
<b>2005</b>	<b>76.21</b>	<b>1.29</b>	<b>77.19</b>	<b>83.67</b>
<b>2004</b>	<b>70.87</b>	<b>7.84</b>	<b>76.42</b>	<b>75.11</b>
<b>2003</b>	<b>74</b>	<b>3.65</b>	<b>76.7</b>	<b>74</b>
<b>2002</b>	<b>75</b>	<b>0.05</b>	<b>75.04</b>	<b>74</b>
<b>2001</b>	<b>68</b>	<b>13.95</b>	<b>77.49</b>	<b>74</b>

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio is supportive of the R&O Ratio with only a .64 point spread between them. This would support the assessor's actions to implement new increased land values for 2008 and support the fair treatment of sold and unsold properties.

**2008 Correlation Section  
for Hayes County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value**

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Hayes County**

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**IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued**

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>11.54</b>	<b>2008</b>	<b>13.49</b>
<b>18.86</b>	<b>2007</b>	<b>2.06</b>
<b>0</b>	<b>2006</b>	<b>-0.08</b>
<b>-0.6</b>	<b>2005</b>	<b>1.29</b>
<b>0.59</b>	<b>2004</b>	<b>7.84</b>
<b>0</b>	<b>2003</b>	<b>3.65</b>
<b>1.34</b>	<b>2002</b>	<b>0.05</b>
<b>14.67</b>	<b>2001</b>	<b>13.95</b>

AGRICULTURAL UNIMPROVED: The percent change in the total county base is 1.95% larger than shown in the sales file. This is supportive of new agricultural land values for 2008, and is consistent with the assessor's actions reported. The analysis of this data would be supportive that the statistical representations calculated from the sales file are an accurate measurement of the population.

## 2008 Correlation Section for Hayes County

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### **V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios**

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

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

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). 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.

**2008 Correlation Section  
for Hayes County**

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**V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued**

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.59</b>	<b>72.24</b>	<b>73.37</b>

AGRICULTURAL UNIMPROVED: The median ratio, weighted mean ratio and mean ratio correlate well and support each other in the agricultural unimproved class of real property. The assessor's actions to implement increased values for irrigated and grassland subclasses are the outcome of the good assessment proportionality as shown in these central tendency measures. For direct equalization purposes, the median best describes the level of value, rounding to 72. The weighted mean supports the median for this class, rounding to 72 also.

**2008 Correlation Section  
for Hayes County**

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**VI. Analysis of R&O COD and PRD**

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

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.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.54</b>	<b>101.57</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** The Hayes County Assessor implemented new agricultural land values by each land use to equalize the agricultural unimproved property class for 2008. Through the actions and qualitative measures, it is believed that Hayes County has very uniform and proportionate assessments in the class of unimproved agricultural property as shown through the coefficient of dispersion and price related differential measurements.

**2008 Correlation Section  
for Hayes County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>29</b>	<b>28</b>	<b>-1</b>
<b>Median</b>	<b>63.65</b>	<b>71.59</b>	<b>7.94</b>
<b>Wgt. Mean</b>	<b>65.26</b>	<b>72.24</b>	<b>6.98</b>
<b>Mean</b>	<b>66.94</b>	<b>73.37</b>	<b>6.43</b>
<b>COD</b>	<b>13.83</b>	<b>12.54</b>	<b>-1.29</b>
<b>PRD</b>	<b>102.57</b>	<b>101.57</b>	<b>-1</b>
<b>Min Sales Ratio</b>	<b>49.37</b>	<b>52.61</b>	<b>3.24</b>
<b>Max Sales Ratio</b>	<b>91.08</b>	<b>101.06</b>	<b>9.98</b>

AGRICULTURAL UNIMPROVED: In the unimproved agricultural land class, one sale was removed due the parcel becoming improved property. On January 1st the county assessor began analyzing the market data for each land use in the county. It was obvious that irrigated and grass subclasses were undervalued and dry land values remained stable. The assessor took appropriate assessment action and substantially increased irrigated land, as much as \$200 for 1A and increased grass subclasses by \$40-\$45 per acre. Dry valuations remained the same as in 2007. These changes are reflective through the R&O statistics to equalize the property class.





County 43 - Hayes

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,334	<b>Value</b> 202,003,061	<b>Total Growth</b> 795,140 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	43	136,685	0	0	1	1,305	44	137,990	
2. Res Improv Land	169	497,825	0	0	46	200,685	215	698,510	
3. Res Improvements	169	5,917,831	0	0	49	2,785,926	218	8,703,757	
4. Res Total	212	6,552,341	0	0	50	2,987,916	262	9,540,257	28,455
% of Total	80.91	68.68	0.00	0.00	19.08	31.31	11.22	4.72	3.57
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	212	6,552,341	0	0	50	2,987,916	262	9,540,257	28,455
% of Total	80.91	68.68	0.00	0.00	19.08	31.31	11.22	4.72	3.57

County 43 - Hayes

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,334	<b>Value</b> 202,003,061	<b>Total Growth</b> 795,140 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	10	13,600	0	0	1	0	11	13,600	
10. Comm Improv Land	31	103,915	0	0	8	33,840	39	137,755	
11. Comm Improvements	31	1,214,222	0	0	8	287,860	39	1,502,082	
12. Comm Total	41	1,331,737	0	0	9	321,700	50	1,653,437	0
% of Total	82.00	80.54	0.00	0.00	18.00	19.45	2.14	0.81	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	41	1,331,737	0	0	9	321,700	50	1,653,437	0
% of Total	82.00	80.54	0.00	0.00	18.00	19.45	2.14	0.81	0.00
17. Taxable Total	253	7,884,078	0	0	59	3,309,616	312	11,193,694	28,455
% of Total	81.08	70.43	0.00	0.00	18.91	26.69	13.36	5.54	3.57

**County 43 - Hayes**

**2008 County Abstract of Assessment for Real Property, Form 45**

**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
<b>Rural</b>						
	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
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	14	5,857,580
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
<b>Total</b>						
	Records	Value	<b>Growth</b>			
23. Mineral Interest-Producing	14	5,857,580	0			
24. Mineral Interest-Non-Producing	0	0	0			
<b>25. Mineral Interest Total</b>	<b>14</b>	<b>5,857,580</b>	<b>0</b>			

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	42	0	40	<b>82</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,554	115,772,315	1,554	115,772,315
28. Ag-Improved Land	0	0	0	0	454	48,126,885	454	48,126,885
29. Ag-Improvements	0	0	0	0	454	21,052,587	454	21,052,587
<b>30. Ag-Total Taxable</b>							<b>2,008</b>	<b>184,951,787</b>

County 43 - Hayes

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	281	292.000	876,000	281	292.000	876,000	
33. HomeSite Improvements	282		11,954,850	282		11,954,850	678,635
34. HomeSite Total				282	292.000	12,830,850	
35. FarmSite UnImp Land	34	136.000	59,160	34	136.000	59,160	
36. FarmSite Impr Land	388	1,542.900	671,190	388	1,542.900	671,190	
37. FarmSite Improv	449		9,097,737	449		9,097,737	88,050
38. FarmSite Total				483	1,678.900	9,828,087	
39. Road & Ditches		5,534.820			5,534.820		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				765	7,505.720	22,658,937	766,685

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	2	98.000	9,950	2	98.000	9,950

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

County 43 - Hayes

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	29,962.240	32,958,460	29,962.240	32,958,460
47. 2A1	0.000	0	0.000	0	5,045.590	4,793,315	5,045.590	4,793,315
48. 2A	0.000	0	0.000	0	1,507.920	1,394,930	1,507.920	1,394,930
49. 3A1	0.000	0	0.000	0	5,851.470	5,412,820	5,851.470	5,412,820
50. 3A	0.000	0	0.000	0	14,245.860	13,177,775	14,245.860	13,177,775
51. 4A1	0.000	0	0.000	0	6,879.590	5,951,165	6,879.590	5,951,165
52. 4A	0.000	0	0.000	0	2,035.830	1,628,660	2,035.830	1,628,660
53. Total	0.000	0	0.000	0	65,528.500	65,317,125	65,528.500	65,317,125
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	75,686.260	22,329,515	75,686.260	22,329,515
56. 2D1	0.000	0	0.000	0	7,204.890	1,981,640	7,204.890	1,981,640
57. 2D	0.000	0	0.000	0	4,052.650	1,053,690	4,052.650	1,053,690
58. 3D1	0.000	0	0.000	0	7,020.640	1,790,635	7,020.640	1,790,635
59. 3D	0.000	0	0.000	0	18,443.250	4,057,520	18,443.250	4,057,520
60. 4D1	0.000	0	0.000	0	7,409.350	1,630,060	7,409.350	1,630,060
61. 4D	0.000	0	0.000	0	3,597.190	791,380	3,597.190	791,380
62. Total	0.000	0	0.000	0	123,414.230	33,634,440	123,414.230	33,634,440
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	23,076.750	5,538,425	23,076.750	5,538,425
65. 2G1	0.000	0	0.000	0	3,554.770	853,150	3,554.770	853,150
66. 2G	0.000	0	0.000	0	3,779.970	907,190	3,779.970	907,190
67. 3G1	0.000	0	0.000	0	7,180.050	1,723,210	7,180.050	1,723,210
68. 3G	0.000	0	0.000	0	19,445.100	4,666,830	19,445.100	4,666,830
69. 4G1	0.000	0	0.000	0	36,093.530	8,662,450	36,093.530	8,662,450
70. 4G	0.000	0	0.000	0	170,769.720	40,984,730	170,769.720	40,984,730
71. Total	0.000	0	0.000	0	263,899.890	63,335,985	263,899.890	63,335,985
72. Waste	0.000	0	0.000	0	529.710	5,300	529.710	5,300
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		480.690		480.690	
75. Total	0.000	0	0.000	0	453,372.330	162,292,850	453,372.330	162,292,850

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	0.000	0	65,528.500	65,317,125	65,528.500	65,317,125
<b>77.Dry Land</b>	0.000	0	0.000	0	123,414.230	33,634,440	123,414.230	33,634,440
<b>78.Grass</b>	0.000	0	0.000	0	263,899.890	63,335,985	263,899.890	63,335,985
<b>79.Waste</b>	0.000	0	0.000	0	529.710	5,300	529.710	5,300
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	480.690	131,205	480.690	131,205
<b>82.Total</b>	0.000	0	0.000	0	453,372.330	162,292,850	<b>453,372.330</b>	<b>162,292,850</b>

## 2008 Agricultural Land Detail

### County 43 - Hayes

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	29,962.240	45.72%	32,958,460	50.46%	1,099.999
2A1	5,045.590	7.70%	4,793,315	7.34%	950.000
2A	1,507.920	2.30%	1,394,930	2.14%	925.068
3A1	5,851.470	8.93%	5,412,820	8.29%	925.035
3A	14,245.860	21.74%	13,177,775	20.18%	925.024
4A1	6,879.590	10.50%	5,951,165	9.11%	865.046
4A	2,035.830	3.11%	1,628,660	2.49%	799.998
<b>Irrigated Total</b>	<b>65,528.500</b>	<b>100.00%</b>	<b>65,317,125</b>	<b>100.00%</b>	<b>996.774</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	75,686.260	61.33%	22,329,515	66.39%	295.027
2D1	7,204.890	5.84%	1,981,640	5.89%	275.040
2D	4,052.650	3.28%	1,053,690	3.13%	260.000
3D1	7,020.640	5.69%	1,790,635	5.32%	255.052
3D	18,443.250	14.94%	4,057,520	12.06%	220.000
4D1	7,409.350	6.00%	1,630,060	4.85%	220.000
4D	3,597.190	2.91%	791,380	2.35%	219.999
<b>Dry Total</b>	<b>123,414.230</b>	<b>100.00%</b>	<b>33,634,440</b>	<b>100.00%</b>	<b>272.532</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	23,076.750	8.74%	5,538,425	8.74%	240.000
2G1	3,554.770	1.35%	853,150	1.35%	240.001
2G	3,779.970	1.43%	907,190	1.43%	239.999
3G1	7,180.050	2.72%	1,723,210	2.72%	239.999
3G	19,445.100	7.37%	4,666,830	7.37%	240.000
4G1	36,093.530	13.68%	8,662,450	13.68%	240.000
4G	170,769.720	64.71%	40,984,730	64.71%	239.999
<b>Grass Total</b>	<b>263,899.890</b>	<b>100.00%</b>	<b>63,335,985</b>	<b>100.00%</b>	<b>240.000</b>
<b>Irrigated Total</b>	<b>65,528.500</b>	<b>14.45%</b>	<b>65,317,125</b>	<b>40.25%</b>	<b>996.774</b>
<b>Dry Total</b>	<b>123,414.230</b>	<b>27.22%</b>	<b>33,634,440</b>	<b>20.72%</b>	<b>272.532</b>
<b>Grass Total</b>	<b>263,899.890</b>	<b>58.21%</b>	<b>63,335,985</b>	<b>39.03%</b>	<b>240.000</b>
Waste	529.710	0.12%	5,300	0.00%	10.005
Other	0.000	0.00%	0	0.00%	0.000
Exempt	480.690	0.11%			
<b>Market Area Total</b>	<b>453,372.330</b>	<b>100.00%</b>	<b>162,292,850</b>	<b>100.00%</b>	<b>357.968</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>65,528.500</b>	<b>100.00%</b>	<b>65,317,125</b>	<b>100.00%</b>	
<b>Dry Total</b>	<b>123,414.230</b>	<b>100.00%</b>	<b>33,634,440</b>	<b>100.00%</b>	
<b>Grass Total</b>	<b>263,899.890</b>	<b>100.00%</b>	<b>63,335,985</b>	<b>100.00%</b>	
Waste	529.710	100.00%	5,300	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	480.690	100.00%			
<b>Market Area Total</b>	<b>453,372.330</b>	<b>100.00%</b>	<b>162,292,850</b>	<b>100.00%</b>	



## 2008 Agricultural Land Detail

### County 43 - Hayes

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	65,528.500	65,317,125
Dry	0.000	0	0.000	0	123,414.230	33,634,440
Grass	0.000	0	0.000	0	263,899.890	63,335,985
Waste	0.000	0	0.000	0	529.710	5,300
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	480.690	131,205
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>453,372.330</b>	<b>162,292,850</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	65,528.500	65,317,125	65,528.500	14.45%	65,317,125	40.25%	996.774
Dry	123,414.230	33,634,440	123,414.230	27.22%	33,634,440	20.72%	272.532
Grass	263,899.890	63,335,985	263,899.890	58.21%	63,335,985	39.03%	240.000
Waste	529.710	5,300	529.710	0.12%	5,300	0.00%	10.005
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	480.690	131,205	480.690	0.11%	131,205	0.08%	272.951
<b>Total</b>	<b>453,372.330</b>	<b>162,292,850</b>	<b>453,372.330</b>	<b>100.00%</b>	<b>162,292,850</b>	<b>100.00%</b>	<b>357.968</b>

\* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2007 Certificate of Taxes Levied (CTL)**

43 Hayes

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	5,646,693	9,540,257	3,893,564	68.95	28,455	68.45
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	7,190,317	12,830,850	5,640,533	78.45	*-----	78.45
<b>4. Total Residential (sum lines 1-3)</b>	<b>12,837,010</b>	<b>22,371,107</b>	<b>9,534,097</b>	<b>74.27</b>	<b>28,455</b>	<b>74.05</b>
5. Commercial	2,414,997	1,653,437	-761,560	-31.53	0	-31.53
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	5,294,862	9,828,087	4,533,225	85.62	766,685	71.14
8. Minerals	6,521,900	5,857,580	-664,320	-10.19	0	-10.19
<b>9. Total Commercial (sum lines 5-8)</b>	<b>14,231,759</b>	<b>17,339,104</b>	<b>3,107,345</b>	<b>21.83</b>	<b>88,050</b>	<b>21.22</b>
<b>10. Total Non-Agland Real Property</b>	<b>27,068,769</b>	<b>39,710,211</b>	<b>12,641,442</b>	<b>46.7</b>	<b>795,140</b>	<b>43.76</b>
11. Irrigated	57,839,815	65,317,125	7,477,310	12.93		
12. Dryland	33,532,915	33,634,440	101,525	0.3		
13. Grassland	51,627,275	63,335,985	11,708,710	22.68		
14. Wasteland	5,380	5,300	-80	-1.49		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>143,005,385</b>	<b>162,292,850</b>	<b>19,287,465</b>	<b>13.49</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>170,074,154</b>	<b>202,003,061</b>	<b>31,928,907</b>	<b>18.77</b>	<b>795,140</b>	<b>18.31</b>

\*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

**2006 Amended Plan of Assessment for Hayes County  
Assessment Years 2007, 2008, and 2009  
February 1, 2007**

**Plan of Assessment Requirements:**

Pursuant to Neb. Laws 2005, LB 263, Section 9, 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. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

**Assessment requirements for Real Property**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Nebraska Rev. Stat. SS 77-112 (reissue 2003).

**General Description of Real Property in Hayes County**

Per the 2006 County Abstract of Assessment for Real Property, Hayes County consists of the following real property:

<b>Agricultural Records</b>					
	Total Parcels	Urban	SubUrban	Rural	Total Value
Ag-Vacant Land	1585	4	25	1556	\$ 100,436,335.00
Ag-Improved Land	459	1	11	447	\$ 40,059,720.00
Ag-Improvements	475	1	11	463	\$ 10,124,670.00
<b>Ag Sub Total</b>		6	47	2466	<b>\$ 150,620,725.00</b>

**Mineral Records**

<b>Mineral Interest Producing</b>	24		24	<b>\$ 8,261,900.00</b>
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Petroleum Science currently appraises the minerals in Hayes County. This is their third and final year of contract. Bids will be open for future years.

**Non-Agricultural Records**

Res Unimp Land	73	73		\$ 106,515.00
Res Improv Land	183	169	14	\$ 257,315.00
Res Improvements	190	173	17	\$ 4,573,290.00
<b>Res Sub Total</b>				<b>\$ 4,937,120.00</b>
Comm Unimp Land	6	6		\$ 7,100.00
Comm Improv Land	33	27	2 4	\$ 160,610.00

Comm Improvements	35	27	2	6	\$ 2,211,585.00
<b>Comm Subtotal</b>					<b>\$ 2,379,295.00</b>
<b>Grand Total</b>	3063				<b>\$ 166,199,040.00</b>

**Ag Land Acres**

	<b>Ag Land</b>	
	<b>Acres</b>	<b>Value</b>
Irrigated Land	63,233.18	\$ 45,888,600.00
Dry Land	125,375.29	\$ 43,855,990.00
Grass Land	264,031.30	\$ 49,497,225.00
Waste Land	551.19	
<b>Total Ag Land</b>	<b>453190.96</b>	<b>\$ 139,241,815.00</b>

**Current Resources:**

**Staff**

The Hayes County Assessor’s office is an ex-officio office. It currently has a staff of 3 people. They include Clerk/Assessor Susan Messersmith, Deputy Clerk/Assessor Vickie Gohl, and office assistant, Sandy Harms. Both the Assessor and Deputy hold Assessor Certificates and will attend necessary training to keep certificates current.

**Budget**

The offices of the Clerk/Assessor encompass the following office budgets. These figures are current as of January 9, 2007.

	<b>Budgeted</b>	<b>Budgeted Left</b>	<b>% Remaining</b>
County Clerk	\$ 35,635.00	\$ 12,484.99	35.04%
Register of Deeds	\$ 350.00	\$ 350.00	100.00%
County Assessor	\$ 36,210.00	\$ 5,608.37	15.49%
Election Commissioner	\$ 3,200.00	\$ (5,190.93)	-162.22%
Clerk of District Court	\$ 7,950.00	\$ 4,344.81	54.65%
<b>Total Office Budget</b>	<b>\$ 83,345.00</b>	<b>\$ 17,597.24</b>	<b>21.11%</b>

The cost of required work and office help is a budgetary concern for the Assessor’s Office. These concerns will be discussed with the commissioners at the February 13, 2007 meeting.

**Training**

The County Assessor currently uses MIPS for the County assessment software. To assist the new staff, MIPS will be traveling to Hayes County for training February 5 and 6, 2007. This training will aid in helping new staff to use the program proficiently. Other scheduled training is in the new Sales File Practice Manual, February 23, 2007.

**Current Assessment Procedures for Real Property:**

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

The appropriate paperwork for Real Estate Transfers is completed as soon as possible. Ownership changes will be completed in the computer, on the property record card and folder, in the range books and cadastral maps. The cadastral maps are not currently up to date. Maps will be brought current as the county completes the reappraisal.

Methods of discovering changes in real estate include county zoning permits, city building permits, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by staff and other sources.

**Level of Value, Quality and Uniformity for assessment year 2006:**

Information for the following chart was taken from the summary sheets of 2006 Reports and Opinions of the Property Tax Administrator.

<b>Property Class</b>	<b>Median</b>	<b>COD</b>	<b>PRD</b>
Residential	87.5	195.12	261.17
Commercial	46.42	44.06	112.37
Agriculture	72.39	22.94	109.74

The office will work with our Liaison to improve our appraisal ratios so they comply with Property Assessment and Taxation 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%

**Responsibilities of Assessment**

**Record maintenance**

Hayes County record cards will be updated during the 2007 year. The requirements of Regulation 10-004 will be used to determine the information included on the cards.

**Assessment Actions Planned for Assessment Year 2007**

Gene Witte has been contacted to conduct appraisal work for 2007 that includes omitted and undervalued property prior to March 19<sup>th</sup>, 2007.

The Settlement Stipulation and Corrective Order signed by Hayes County (8/29/06), the Department of Property Assessment & Taxation (9/1/06), and the Property Tax Administrator (9/8/06) will guide the assessment actions of the office during 2007 and 2008.

A complete re-listing of all real property in the county and the creation of new property record cards will begin in 2007 with a scheduled completion on or before January 1, 2008.

A complete reappraisal of all classes of real property in the county, including but not limited to research for the correct legal description and owner of each parcel, a review of all agricultural parcels to determine whether the assessment records include the correct number of acres for each parcel, and a review of the agricultural use-irrigated, dryland or grassland-for each parcel will begin in February 2007 to be completed no later than March 19, 2008.

Contracts to complete the appraisal work will be awarded to outside contractor(s) upon County Board and Department of Property Assessment and Taxation approval.

Other plans for the Hayes County Assessor office are to develop a policy and procedure manual, develop and implement a sales review process, update cadastral maps, file all required forms and reports in a timely manner, develop backup record files, attend training necessary to operate an efficient office.

A Monthly progress report shall be provided to the Department which outlines the work performed by the county

#### **Assessment Actions Planned for Assessment Year 2008**

Complete the reappraisal of all classes of real property in Hayes County. Complete the pick-up work for all classes of property. Develop a rotation schedule of assessment for future years to assure continuous county coverage. Monitor county and city building and zoning permits and visit sale locations, complete sales review process, update cadastral maps, file all required forms.

#### **Assessment Actions Planned for Assessment Year 2009**

Implement the rotation schedule of county assessment. Monitor county and city building and zoning permits and visit sale locations, complete sales review process, update cadastral maps, file all required forms.

#### **Other Functions Performed by the Assessor's Office, But Not Limited to:**

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 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
  - \* Annual Plan of Assessment Report
3. Personal Property; 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 40 hours of continuing education to maintain assessor certification.

Respectfully Submitted:

Susan Messersmith  
Hayes County Assessor  
2/13/07

Adopted by the Hayes County Board of Commissioners the 13<sup>th</sup> day of February, 2007:

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## 2008 Assessment Survey for Hayes County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b> 1-exofficio Deputy Clerk/Assessor
2.	<b>Appraiser(s) on staff:</b> Contracted services for 2008 with Larry Rexroth.
3.	<b>Other full-time employees:</b> 1
4.	<b>Other part-time employees:</b> 0
5.	<b>Number of shared employees:</b> 0
6.	<b>Assessor's requested budget for current fiscal year:</b> \$115,967.25
7.	<b>Part of the budget that is dedicated to the computer system:</b> \$5,000.00 is allocated for data processing.
8.	<b>Adopted budget, or granted budget if different from above:</b> N/A
9.	<b>Amount of the total budget set aside for appraisal work:</b> \$77,000
10.	<b>Amount of the total budget set aside for education/workshops:</b> \$3,800.00
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget:</b> included in line 9
12.	<b>Other miscellaneous funds:</b> All miscellaneous line item expenses which include supplies, office expenses and salaries are included in the total budget on line 6.



13.	<b>Total budget:</b>
	\$115,967.25
a.	<b>Was any of last year's budget not used:</b>
	No, 100% was spent with additional costs paid through other funds transferred by the County Board.

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

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes, along with computer data information through Agri Data Systems and Farm Service Agency Maps.
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessor and staff
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	MIPS

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes

3.	<b>What municipalities in the county are zoned?</b>
	Hayes Center
4.	<b>When was zoning implemented?</b>
	Approximately 1999-2000

#### **D. Contracted Services**

1.	<b>Appraisal Services:</b>
	Larry Rexroth
2.	<b>Other services:</b>
	Pritchard & Abbott is contracted for operating mineral appraisals.

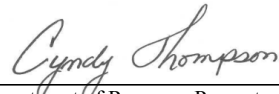


## Certification

This is to certify that the 2008 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Hayes County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5753.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts