

NEBRASKA

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DEPARTMENT OF REVENUE

**2026 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

HAYES COUNTY



Jim Pillen, Governor

April 7, 2026

Commissioner Keetle :

The 2026 Reports and Opinions of the Property Tax Administrator have been compiled for Hayes County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Hayes County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in cursive script that reads "Sarah Scott".

Sarah Scott
Property Tax Administrator
402-471-5962

cc: Susan Messersmith, Hayes County Assessor

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Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#) the Property Tax Administrator (PTA) shall annually prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments to be considered by the Commission.

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

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

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

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

Statistical Analysis:

Before relying upon any calculated statistical measures to evaluate the assessment performance of the county assessor, the Division teammates must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios, the mean ratio has limited application in the analysis of the level of value because it assumes a normal

distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. Assessments are disproportionate when properties within a class are assessed at noticeably different levels of market value. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties. The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is the recognition by IAAO of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity, appraisal biases that occur when high-value properties are appraised higher or lower than low-value properties in relation to market values.

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

Nebraska law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. This chart and the analyses of factors impacting the COD are considered to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The PTA primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land, except for taxes levied to pay school bonds passed after January 12, 2022 for which the acceptable range is 44% to 50% of actual value. For all other classes of real property, the acceptable range is 92% to 100% of actual value.

Analysis of Assessment Practices:

A review of the assessment practices that ultimately affect the valuation of real property in each county is completed. This review is done to ensure the reliability of the statistical analysis and to ensure generally accepted mass appraisal techniques are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

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

Comparison of valuation changes on sold and unsold properties is conducted to ensure that there is no bias in the assessment of sold parcels and that the sales file adequately represents the population of parcels in the county.

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

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

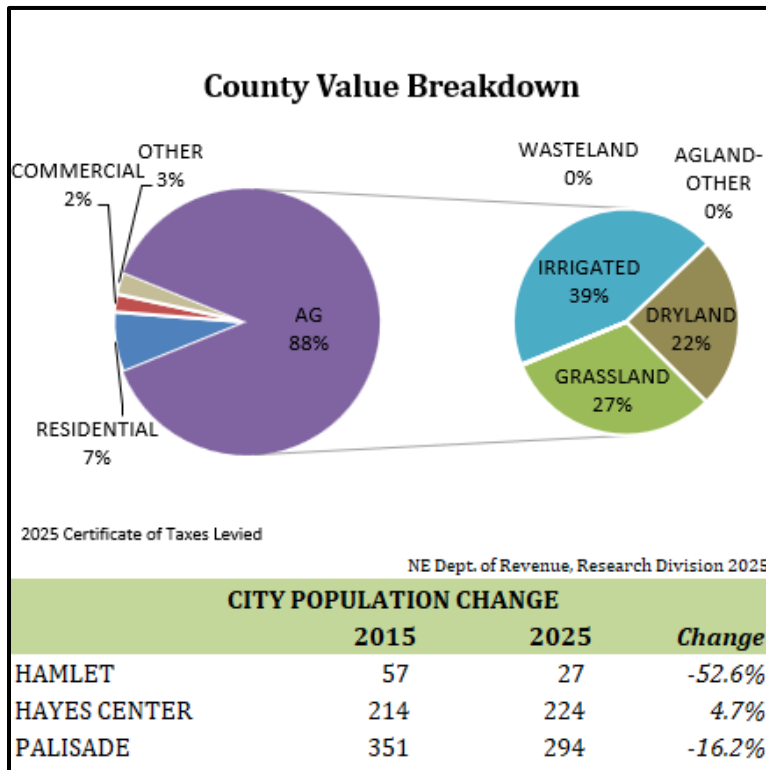
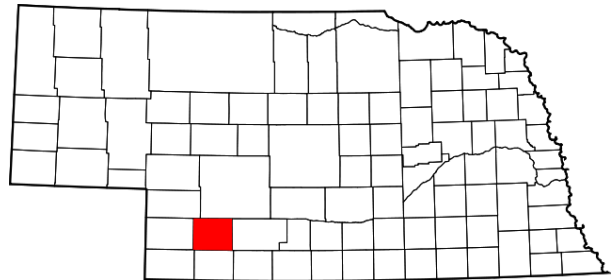
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality either meets or does not meet generally accepted mass appraisal techniques is based on the totality of the assessment practices in the county.

**Further information may be found in Exhibit 94*

County Overview

With a total area of 713 square miles, Hayes County has 846 residents, a slight population decrease from the 2020 U.S. Census.¹ The report indicates that 68% of county housing is owner occupied and 89% of residents occupy the same house as in the prior year.¹ The average home value in the county is \$95,293.²



There are few commercial parcels in Hayes County, but the majority are located in and around the county seat of Hayes Center. According to the latest information available from the U.S. Census Bureau, there are 17 employer establishments with a total employment of figure of 40 individuals. This represents 13% decrease in total employment from 2022-2023.¹

Agricultural land is the largest contributor to the county's valuation base. Irrigated land makes up a majority of the agricultural land in the county. Hayes County is included in the Middle Republican Natural Resources District (NRD).

¹ *QuickFacts Hayes County, Nebraska.* (n.d.). U.S. Census Bureau Quick Facts: United States. Retrieved March 3, 2026, from <https://www.census.gov/quickfacts/fact/table/hayescountynebraska>

² *Average residential value.* (2025). 2025 Average Residential Value, Neb. Rev. Stat. § 77-3506.02. Retrieved March 3, 2026, from <https://revenue.nebraska.gov/sites/default/files/doc/pad/homestead/2025%20Average%20Res%20Value.pdf>

2026 Residential Correlation for Hayes County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed to determine if all arm’s-length sales are made available for measurement purposes. The sales usability rate for the residential class is below the statewide average. The review revealed that no apparent bias exists in the qualification determination and that all arm’s-length transactions have been made available for measurement purposes.

Residential properties in Hayes County are identified by three valuation groups. Hayes Center is the county seat and serves as the primary hub in the county with the only school district in the county. The villages, Hamlet and one street of Palisade, have a less competitive market and comprise the second valuation group. The final group is rural residential, which has a high demand.

The county assessor remains in compliance with the six-year inspection and review cycle requirements. The assessor has an established review cycle with one township being reviewed each year utilizing physical inspection and aerial imagery.

The county assessor has does not have written a valuation methodology on file with the Division; to improve the transparency in the valuation process one should be written for the current assessment year.

2026 Residential Assessment Details for Hayes County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Hayes Center	2025*	2025*	2024	2025*	Economic depreciation added
2	Hamlet & Palisade	2025*	2025*	2024	2025*	Functional depreciation removed
4	Rural	2025*	2025*	2023	2022-2024	
<p><u>Additional comments:</u> Villages were all reviewed. Depreciation table adjusted for all Res, more adjustments to older homes built between 1940s-1960s in Good + condition and to newer homes built after 1980s. Pick-up work was completed.</p>						

Description of Analysis

The statistical sample in the residential class consists of 18 qualified sales. The median is within recommended range; the mean is high and the weighted mean is low. The measures of central tendency have minimal correlation. The COD and PRD are significantly high.

2026 Residential Correlation for Hayes County

Analysis by individual valuation group indicates that the measures of central tendency of the most recently appraised valuation groups have minimal correlation and the qualitative measures remain high throughout the sample. Of the overall sample of 18 sales, only two sales are within acceptable range.

The majority of the residential class was reappraised for the current assessment year; however, the COD did not improve and the PRD worsened.

The median is also below the acceptable range; there were errors in the values reported to the sales file that were not discovered until after March 19. The errors resulted in the county assessor making a late decision to apply an economic depreciation, bringing the sample below acceptable range to 90% when the data was corrected. A what if has been provided and can be found in the appendix of this report. The what if demonstrates that it would take an adjustment of 6% to move the median to midpoint. It is noted that the adjustment does bring the overall median into the acceptable range but does little to improve the qualitative statistics of the overall class. The adjustment does not improve equalization. Although the class may be low, there is too much dispersion and too little correlation in the calculated statistics to base a recommendation on.

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) shows the abstract increased 12%, the sales in total increased 8%. The sample is small and properties moved at varying degrees due to the reappraisal.

Equalization and Quality of Assessment

With a small sample and unreliable statistics, review of the assessment practices are used to determine the quality of assessment in Hayes County. The quality of assessment for the residential class of real property in Hayes County is determined to meet generally accepted mass appraisal techniques, because the class was reappraised with documented appraisal tables, and was consistently applied. The Division will work with the county assessor to evaluate the model for the next assessment cycle.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	11	93.71	104.37	75.16	43.31	138.86
2	3	61.28	78.78	68.12	40.81	115.65
4	4	98.66	99.95	89.03	22.95	112.27
<u>ALL</u>	18	90.29	99.12	77.83	39.65	127.35

Level of Value

Based on analysis of all available information, the level of value for the residential property in Hayes County is determined to be at the statutory level of 100% of market value.

2026 Commercial Correlation for Hayes County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

There are very few commercial sales in Hayes County from year to year. Historically the Hayes County Assessor qualifies a higher-than-average percentage of commercial sales for statistical study; however, some years with only a couple of sales, the qualification percentage has been zero. No bias has been detected in the sales qualification process.

There is one valuation group for the commercial class; there are too few commercial properties in the county and fewer sales in the study period to warrant additional stratification. The six-year inspection and review cycle of the county is examined. Commercial properties were reviewed by the county assessor. A contract appraiser reviewed the feedlots, self-service gas station, machinist shop and hog farm with the county assessor. The county remains in compliance with statutory inspection requirements.

2026 Commercial Assessment Details for Hayes County						
Valuation Group	Assessor Locations within Valuation Group	Depreciation Table Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
1	Entire county	2025*	2024	2025	2024-2025	
<p><u>Additional comments:</u></p> <p>Pick-up work was completed.</p> <p>* = assessment action for current year</p>						

Description of Analysis

There are only two qualified sales in the study period, one ratio is in the acceptable range, and the other ratio is high. The sample is too small to rely upon statistics for assessment uniformity.

The assessment practices indicate the county assessor has kept the costing, land values and depreciation tables updated within the six-year inspection cycle; commercial was recently reappraised for the 2025 assessment year. A review of the historical charts indicates that commercial property in the county has been appraised on a similar cycle as residential property in the county, which supports that values in the commercial class have kept pace with the market. Based on the analysis, commercial properties are believed to be at an acceptable level.

2026 Commercial Correlation for Hayes County

The 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) is consistent with the minimal reported actions of the assessor.

Equalization and Quality of Assessment

Based on the review of the county assessor's assessment practices for commercial property, the quality of assessment complies with generally accepted mass appraisal techniques.

Level of Value

Based on analysis of all available information, the level of value for the commercial property in Hayes County is determined to be at the statutory level of 100% of market value.

2026 Agricultural Correlation for Hayes County

Assessment Practices & Actions

The Department of Revenue, Property Assessment Division (Division) annually conducts a comprehensive review of assessment practices in each county. The review examines the integrity of the sales data provided to the Division for its ratio studies, as well as the more subjective aspects of the assessment process. The portions of the review that most significantly influence determinations of assessment quality are described herein, along with the assessment actions taken by the county assessor in the current assessment year.

The sales qualification and verification processes are reviewed. The sales usability rate for the agricultural class is above the statewide average. The review revealed that no apparent bias exists in the qualification determination and that all arm's-length transactions have been made available for measurement purposes.

Only one market area is used for the agricultural land class as there are no identifiable characteristics to warrant stratifying properties. The county assessor is current and with the six-year inspection and review cycle. Agricultural homes and outbuildings are physically reviewed as part of the systematic review of the county by township. Agricultural land use is reviewed using aerial imagery based on the same schedule as the physical review.

2026 Agricultural Assessment Details for Hayes County						
		Depreciation Tables Year	Costing Year	Lot Value Study Year	Last Inspection Year(s)	Description of Assessment Actions for Current Year
AG OB	Agricultural outbuildings	2025*	2019-2022	2023	2022-2024	
AB DW	Agricultural dwellings	2025*	2025	2023	2022-2024	
Additional comments:						
* = assessment action for current year						

Market Area	Description of Unique Characteristics	Land Use Reviewed Year	Description of Assessment Actions for Current Year
1	Entire county	2020-2024	Irrigated land increased 2%, dryland increased 15%, grassland no change.
Additional comments:			
Agland is reviewed using the same schedule as physical review for Residential properties.			

2026 Agricultural Correlation for Hayes County

Description of Analysis

The statistical sample for the agricultural class includes 30 qualified sales. All three measures of central tendency are within the acceptable range. The COD supports the use of the median as a point estimate of the level of value.

A review of each class by 80% Majority Land Use (MLU) indicates that most sales are grassland sales, and the median is within the acceptable range. There are less irrigated sales and few sales of dryland for measurement purposes, however, the medians are within the acceptable range. Comparison of average acre values with neighboring counties shows comparable agricultural land values.

The changes made to the agricultural land as shown in the 2026 County Abstract of Assessment for Real Property, Form 45 Compared with the 2025 Certificate of Taxes Levied Report (CTL) supports the stated assessment actions.

Equalization and Quality of Assessment

Agricultural homes are inspected and valued the same as rural residential parcels in Hayes County. Agricultural improvements are equalized at the statutory level. Agricultural land values are equalized, uniformly representing market value. The quality of assessment of agricultural property in Hayes County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	8	69.85	70.15	67.37	16.52	104.13
1	8	69.85	70.15	67.37	16.52	104.13
<u> Dry </u>						
County	4	70.05	75.26	74.10	09.11	101.57
1	4	70.05	75.26	74.10	09.11	101.57
<u> Grass </u>						
County	14	72.03	74.52	71.66	21.66	103.99
1	14	72.03	74.52	71.66	21.66	103.99
<u> ALL </u>						
	30	70.77	75.12	70.41	19.06	106.69

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Hayes County is 71%.

2026 Opinions of the Property Tax Administrator for Hayes County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2026.



Sarah Scott
Property Tax Administrator

APPENDICES

2026 Commission Summary for Hayes County

Residential Real Property - Current

Number of Sales	18	Median	90.29
Total Sales Price	\$1,931,833	Mean	99.12
Total Adj. Sales Price	\$1,931,833	Wgt. Mean	77.83
Total Assessed Value	\$1,503,560	Average Assessed Value of the Base	\$59,520
Avg. Adj. Sales Price	\$107,324	Avg. Assessed Value	\$83,531

Confidence Interval - Current

95% Median C.I	61.28 to 125.04
95% Wgt. Mean C.I	60.74 to 94.92
95% Mean C.I	75.69 to 122.55
% of Value of the Class of all Real Property Value in the County	3.00
% of Records Sold in the Study Period	5.26
% of Value Sold in the Study Period	7.39

Residential Real Property - History

Year	Number of Sales	LOV	Median
2025	12	100	99.28
2024	19	95	94.57
2023	21	94	93.89
2022	14	100	105.47

2026 Commission Summary for Hayes County

Commercial Real Property - Current

Number of Sales	2	Median	125.54
Total Sales Price	\$315,000	Mean	125.54
Total Adj. Sales Price	\$315,000	Wgt. Mean	99.10
Total Assessed Value	\$312,175	Average Assessed Value of the Base	\$214,024
Avg. Adj. Sales Price	\$157,500	Avg. Assessed Value	\$156,088

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-226.02 to 477.10
% of Value of the Class of all Real Property Value in the County	2.08
% of Records Sold in the Study Period	3.03
% of Value Sold in the Study Period	2.21

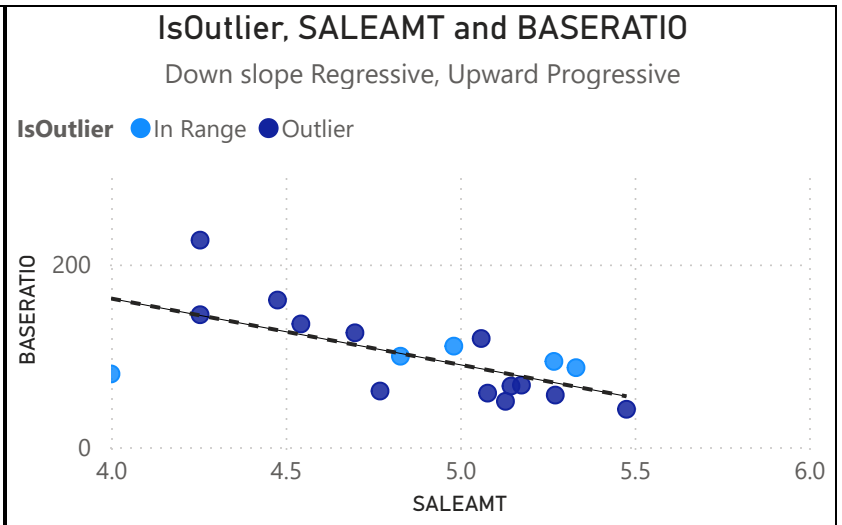
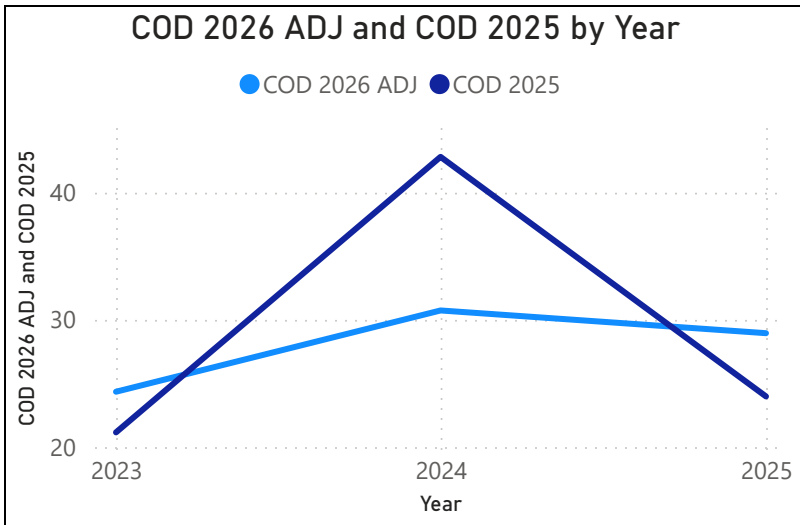
Commercial Real Property - History

Year	Number of Sales	LOV	Median
2025	3	100	125.54
2024	1	100	104.31
2023	0	100	00.00
2022	3	100	105.83

Hayes Residential Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	11	93.71	87.33	7.31%	104.37	95.64	9.12%	75.16	69.16	8.67%
2	3	61.28	38.18	60.51%	78.78	49.96	57.69%	68.12	41.76	63.12%
4	4	98.65	89.66	10.04%	99.95	92.69	7.83%	89.03	81.46	9.29%
Total	18	90.28	82.02	10.07%	99.12	87.37	13.45%	77.83	68.86	13.03%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	11	43.31	40.95	5.77%	138.86	138.29	0.42%	41.31	34.61	19.37%	226.50	193.25	17.21%
2	3	40.81	49.22	-17.10%	115.66	119.64	-3.33%	50.02	27.66	80.83%	125.04	84.04	48.79%
4	4	22.95	24.97	-8.11%	112.27	113.79	-1.34%	67.77	60.80	11.47%	134.73	130.67	3.10%
Total	18	39.66	39.86	-0.51%	127.36	126.89	0.37%	41.31	27.66	49.35%	226.50	193.25	17.21%



43 Hayes
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 18
Total Sales Price : 1,931,833
Total Adj. Sales Price : 1,931,833
Total Assessed Value : 1,503,560
Avg. Adj. Sales Price : 107,324
Avg. Assessed Value : 83,531

MEDIAN : 90
WGT. MEAN : 78
MEAN : 99
COD : 39.65
PRD : 127.35

COV : 47.54
STD : 47.12
Avg. Abs. Dev : 35.80
MAX Sales Ratio : 226.50
MIN Sales Ratio : 41.31

95% Median C.I. : 61.28 to 125.04
95% Wgt. Mean C.I. : 60.74 to 94.92
95% Mean C.I. : 75.69 to 122.55

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-23 To 31-DEC-23	4	152.87	156.49	114.86	24.35	136.24	93.71	226.50	N/A	62,958	72,313
01-JAN-24 To 31-MAR-24	1	66.77	66.77	66.77	00.00	100.00	66.77	66.77	N/A	140,000	93,480
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	2	96.86	96.86	76.09	39.10	127.30	58.99	134.73	N/A	77,500	58,970
01-OCT-24 To 31-DEC-24	3	61.28	66.05	71.01	20.04	93.02	50.02	86.86	N/A	136,333	96,808
01-JAN-25 To 31-MAR-25	4	95.23	93.09	82.44	25.90	112.92	56.86	125.04	N/A	85,875	70,794
01-APR-25 To 30-JUN-25	2	70.36	70.36	51.98	41.29	135.36	41.31	99.40	N/A	183,750	95,518
01-JUL-25 To 30-SEP-25	2	93.28	93.28	89.91	27.35	103.75	67.77	118.78	N/A	132,500	119,128
<u>Study Yrs</u>											
01-OCT-23 To 30-SEP-24	7	134.73	126.63	91.56	33.16	138.30	58.99	226.50	58.99 to 226.50	78,119	71,524
01-OCT-24 To 30-SEP-25	11	80.00	81.62	72.41	29.93	112.72	41.31	125.04	50.02 to 118.78	125,909	91,172
<u>Calendar Yrs</u>											
01-JAN-24 To 31-DEC-24	6	64.03	76.44	71.28	30.74	107.24	50.02	134.73	50.02 to 134.73	117,333	83,641
<u>ALL</u>	18	90.29	99.12	77.83	39.65	127.35	41.31	226.50	61.28 to 125.04	107,324	83,531

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	11	93.71	104.37	75.16	43.31	138.86	41.31	226.50	56.86 to 160.90	108,348	81,434
2	3	61.28	78.78	68.12	40.81	115.65	50.02	125.04	N/A	81,333	55,402
4	4	98.66	99.95	89.03	22.95	112.27	67.77	134.73	N/A	124,000	110,396
<u>ALL</u>	18	90.29	99.12	77.83	39.65	127.35	41.31	226.50	61.28 to 125.04	107,324	83,531

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	18	90.29	99.12	77.83	39.65	127.35	41.31	226.50	61.28 to 125.04	107,324	83,531
06											
07											
<u>ALL</u>	18	90.29	99.12	77.83	39.65	127.35	41.31	226.50	61.28 to 125.04	107,324	83,531

43 Hayes
RESIDENTIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2023 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 18
 Total Sales Price : 1,931,833
 Total Adj. Sales Price : 1,931,833
 Total Assessed Value : 1,503,560
 Avg. Adj. Sales Price : 107,324
 Avg. Assessed Value : 83,531

MEDIAN : 90
 WGT. MEAN : 78
 MEAN : 99
 COD : 39.65
 PRD : 127.35

COV : 47.54
 STD : 47.12
 Avg. Abs. Dev : 35.80
 MAX Sales Ratio : 226.50
 MIN Sales Ratio : 41.31

95% Median C.I. : 61.28 to 125.04
 95% Wgt. Mean C.I. : 60.74 to 94.92
 95% Mean C.I. : 75.69 to 122.55

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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 \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	80.00	80.00	80.00	00.00	100.00	80.00	80.00	N/A	10,000	8,000
Less Than 30,000	3	144.83	150.44	162.70	33.72	92.46	80.00	226.50	N/A	15,333	24,947
Ranges Excl. Low \$											
Greater Than 4,999	18	90.29	99.12	77.83	39.65	127.35	41.31	226.50	61.28 to 125.04	107,324	83,531
Greater Than 14,999	17	93.71	100.25	77.82	39.59	128.82	41.31	226.50	58.99 to 134.73	113,049	87,974
Greater Than 29,999	15	86.86	88.86	75.76	33.77	117.29	41.31	160.90	58.99 to 118.78	125,722	95,248
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	80.00	80.00	80.00	00.00	100.00	80.00	80.00	N/A	10,000	8,000
15,000 TO 29,999	2	185.67	185.67	185.67	22.00	100.00	144.83	226.50	N/A	18,000	33,420
30,000 TO 59,999	4	129.89	120.49	111.55	21.04	108.01	61.28	160.90	N/A	43,500	48,525
60,000 TO 99,999	2	104.93	104.93	105.89	05.27	99.09	99.40	110.45	N/A	81,750	86,565
100,000 TO 149,999	4	62.88	73.64	72.23	30.44	101.95	50.02	118.78	N/A	127,500	92,099
150,000 TO 249,999	4	77.32	76.30	77.09	18.09	98.98	56.86	93.71	N/A	184,583	142,289
250,000 TO 499,999	1	41.31	41.31	41.31	00.00	100.00	41.31	41.31	N/A	300,000	123,940
500,000 TO 999,999											
1,000,000 +											
ALL	18	90.29	99.12	77.83	39.65	127.35	41.31	226.50	61.28 to 125.04	107,324	83,531

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	47.53	95% Median C.I. :	64.96 to 132.54
Total Sales Price :	1,931,833	Wgt. Mean :	83	STD :	49.94	95% Wgt. Mean C.I. :	64.38 to 100.62
Total Adj. Sales Price :	1,931,833	Mean :	105	Avg. Abs. Dev :	37.95	95% Mean C.I. :	80.23 to 129.91
Total Assessed Value :	1,593,771						
Avg. Adj. Sales Price :	107,324	COD :	39.66	MAX Sales Ratio :	240.09		
Avg. Assessed Value :	88,543	PRD :	127.36	MIN Sales Ratio :	43.79		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2023 To 12/31/2023	4	162.04	165.87	121.75	24.35	136.24	99.33	240.09	N/A	62,958	76,651
01/01/2024 To 03/31/2024	1	70.78	70.78	70.78		100.00	70.78	70.78	N/A	140,000	99,089
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	102.67	102.67	80.66	39.10	127.29	62.53	142.81	N/A	77,500	62,508
10/01/2024 To 12/31/2024	3	64.96	70.02	75.27	20.04	93.03	53.02	92.07	N/A	136,333	102,617
01/01/2025 To 03/31/2025	4	100.94	98.68	87.38	25.90	112.93	60.28	132.54	N/A	85,875	75,041
04/01/2025 To 06/30/2025	2	74.58	74.58	55.10	41.28	135.35	43.79	105.36	N/A	183,750	101,249
07/01/2025 To 09/30/2025	2	98.88	98.88	95.30	27.35	103.76	71.84	125.91	N/A	132,500	126,275
<u>Study Yrs</u>											
10/01/2023 To 09/30/2024	7	142.81	134.23	97.05	33.16	138.31	62.53	240.09	62.53 to 240.09	78,119	75,816
10/01/2024 To 09/30/2025	11	84.80	86.51	76.76	29.92	112.70	43.79	132.54	53.02 to 125.91	125,909	96,642
<u>Calendar Yrs</u>											
01/01/2024 To 12/31/2024	6	67.87	81.03	75.56	30.74	107.24	53.02	142.81	53.02 to 142.81	117,333	88,659
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	11	99.33	110.63	79.67	43.31	138.86	43.79	240.09	60.28 to 170.55	108,348	86,320
2	3	64.96	83.51	72.20	40.81	115.66	53.02	132.54	N/A	81,333	58,726
4	4	104.58	105.95	94.37	22.95	112.27	71.84	142.81	N/A	124,000	117,020
<u>ALL</u>											
10/01/2023 To 09/30/2025	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	47.53	95% Median C.I. :	64.96 to 132.54
Total Sales Price :	1,931,833	Wgt. Mean :	83	STD :	49.94	95% Wgt. Mean C.I. :	64.38 to 100.62
Total Adj. Sales Price :	1,931,833	Mean :	105	Avg. Abs. Dev :	37.95	95% Mean C.I. :	80.23 to 129.91
Total Assessed Value :	1,593,771						
Avg. Adj. Sales Price :	107,324	COD :	39.66	MAX Sales Ratio :	240.09		
Avg. Assessed Value :	88,543	PRD :	127.36	MIN Sales Ratio :	43.79		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543
06											
07											
<hr/>											
ALL											
10/01/2023 To 09/30/2025	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 OR Blank	1	84.80	84.80	84.80		100.00	84.80	84.80	N/A	10,000	8,480
Prior TO 1900											
1900 TO 1919	4	107.33	126.94	80.63	60.10	157.44	53.02	240.09	N/A	84,500	68,134
1920 TO 1939	3	105.36	113.62	102.63	33.41	110.71	64.96	170.55	N/A	52,167	53,537
1940 TO 1949	3	70.78	82.37	60.56	41.79	136.01	43.79	132.54	N/A	163,333	98,912
1950 TO 1959	1	62.53	62.53	62.53		100.00	62.53	62.53	N/A	120,000	75,032
1960 TO 1969	1	117.08	117.08	117.08		100.00	117.08	117.08	N/A	96,000	112,397
1970 TO 1979	4	95.70	101.30	86.29	26.26	117.39	60.28	153.52	N/A	151,583	130,796
1980 TO 1989	1	125.91	125.91	125.91		100.00	125.91	125.91	N/A	115,000	144,796
1990 TO 1999											
2000 TO 2009											
2010 TO 2014											
2015 TO Present											
<hr/>											
ALL											
10/01/2023 To 09/30/2025	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	18	Median :	96	COV :	47.53	95% Median C.I. :	64.96 to 132.54
Total Sales Price :	1,931,833	Wgt. Mean :	83	STD :	49.94	95% Wgt. Mean C.I. :	64.38 to 100.62
Total Adj. Sales Price :	1,931,833	Mean :	105	Avg. Abs. Dev :	37.95	95% Mean C.I. :	80.23 to 129.91
Total Assessed Value :	1,593,771						
Avg. Adj. Sales Price :	107,324	COD :	39.66	MAX Sales Ratio :	240.09		
Avg. Assessed Value :	88,543	PRD :	127.36	MIN Sales Ratio :	43.79		

What IF

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	1	84.80	84.80	84.80		100.00	84.80	84.80	N/A	10,000	8,480
Less Than 30,000	3	153.52	159.47	172.46	33.72	92.47	84.80	240.09	N/A	15,333	26,443
__ Ranges Excl. Low \$ __											
Greater Than 4,999	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543
Greater Than 15,000	17	99.33	106.26	82.49	39.60	128.82	43.79	240.09	62.53 to 142.81	113,049	93,252
Greater Than 30,000	15	92.07	94.19	80.31	33.77	117.28	43.79	170.55	62.53 to 125.91	125,722	100,963
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999	1	84.80	84.80	84.80		100.00	84.80	84.80	N/A	10,000	8,480
15,000 TO 29,999	2	196.81	196.81	196.81	22.00	100.00	153.52	240.09	N/A	18,000	35,425
30,000 TO 59,999	4	137.68	127.72	118.24	21.04	108.02	64.96	170.55	N/A	43,500	51,436
60,000 TO 99,999	2	111.22	111.22	112.24	05.27	99.09	105.36	117.08	N/A	81,750	91,759
100,000 TO 149,999	4	66.66	78.06	76.57	30.44	101.95	53.02	125.91	N/A	127,500	97,625
150,000 TO 249,999	4	81.96	80.88	81.71	18.08	98.98	60.28	99.33	N/A	184,583	150,826
250,000 TO 499,999	1	43.79	43.79	43.79		100.00	43.79	43.79	N/A	300,000	131,376
500,000 TO 999,999											
1,000,000 +											
____ ALL _____											
10/01/2023 To 09/30/2025	18	95.70	105.07	82.50	39.66	127.36	43.79	240.09	64.96 to 132.54	107,324	88,543

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

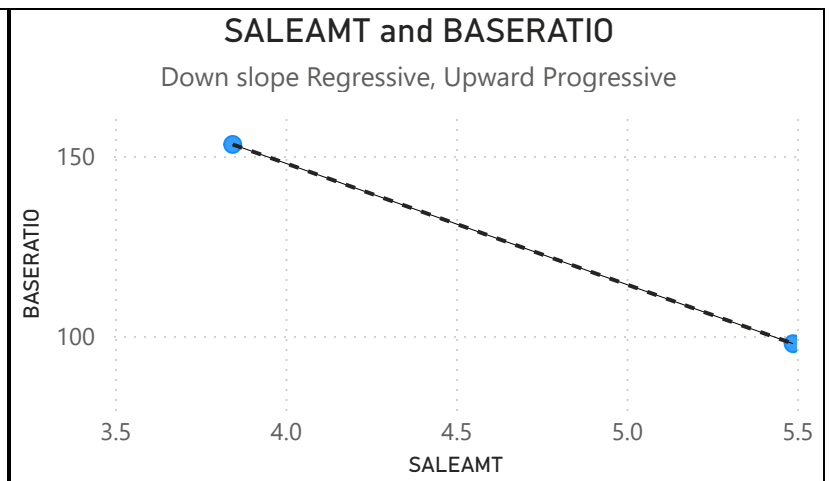
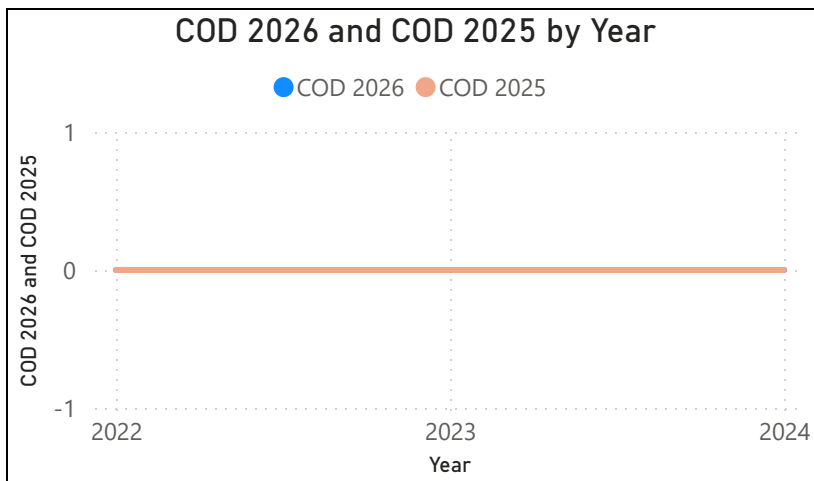
Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	01	Total	Increase	6%

What IF

Hayes Commercial Preliminary Stats Comparison To R&O Stats

VAL GRP	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	2	125.54	125.54	0.00%	125.54	125.54	0.00%	99.10	99.10	0.00%
Total	2	125.54	125.54	0.00%	125.54	125.54	0.00%	99.10	99.10	0.00%

VAL GRP	Count	COD			PRD			MIN			MAX		
		R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change	R&O Stats	Prelim Stats	Percent Change
1	2	22.04	22.04	0.00%	126.68	126.68	0.00%	97.87	97.87	0.00%	153.21	153.21	0.00%
Total	2	22.04	22.04	0.00%	126.68	126.68	0.00%	97.87	97.87	0.00%	153.21	153.21	0.00%



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COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 2
Total Sales Price : 315,000
Total Adj. Sales Price : 315,000
Total Assessed Value : 312,175
Avg. Adj. Sales Price : 157,500
Avg. Assessed Value : 156,088

MEDIAN : 126
WGT. MEAN : 99
MEAN : 126

COD : 22.04
PRD : 126.68

COV : 31.17
STD : 39.13
Avg. Abs. Dev : 27.67

MAX Sales Ratio : 153.21
MIN Sales Ratio : 97.87

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -226.02 to 477.10

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DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	308,000	301,450
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
01-OCT-23 To 31-DEC-23											
01-JAN-24 To 31-MAR-24											
01-APR-24 To 30-JUN-24											
01-JUL-24 To 30-SEP-24	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
01-OCT-24 To 31-DEC-24											
01-JAN-25 To 31-MAR-25											
01-APR-25 To 30-JUN-25											
01-JUL-25 To 30-SEP-25											
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	308,000	301,450
01-OCT-23 To 30-SEP-24	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
01-OCT-24 To 30-SEP-25											
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23											
01-JAN-24 To 31-DEC-24	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
<u>ALL</u>	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088

VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088
<u>ALL</u>	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088

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	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088
04											
<u>ALL</u>	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088

43 Hayes
COMMERCIAL

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 2	MEDIAN : 126	COV : 31.17	95% Median C.I. : N/A
Total Sales Price : 315,000	WGT. MEAN : 99	STD : 39.13	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 315,000	MEAN : 126	Avg. Abs. Dev : 27.67	95% Mean C.I. : -226.02 to 477.10
Total Assessed Value : 312,175			
Avg. Adj. Sales Price : 157,500	COD : 22.04	MAX Sales Ratio : 153.21	
Avg. Assessed Value : 156,088	PRD : 126.68	MIN Sales Ratio : 97.87	

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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 \$ Ranges											
Less Than 5,000											
Less Than 15,000	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
Less Than 30,000	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
Ranges Excl. Low \$											
Greater Than 4,999	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088
Greater Than 14,999	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	308,000	301,450
Greater Than 29,999	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	308,000	301,450
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	308,000	301,450
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
ALL	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088

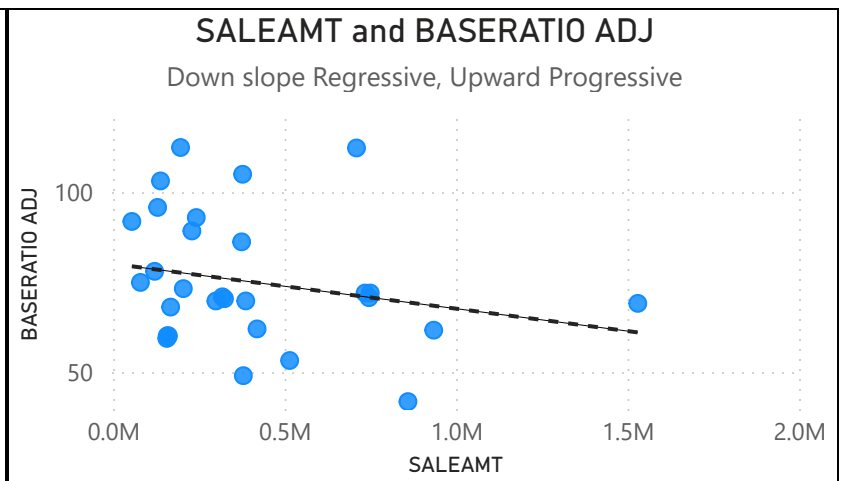
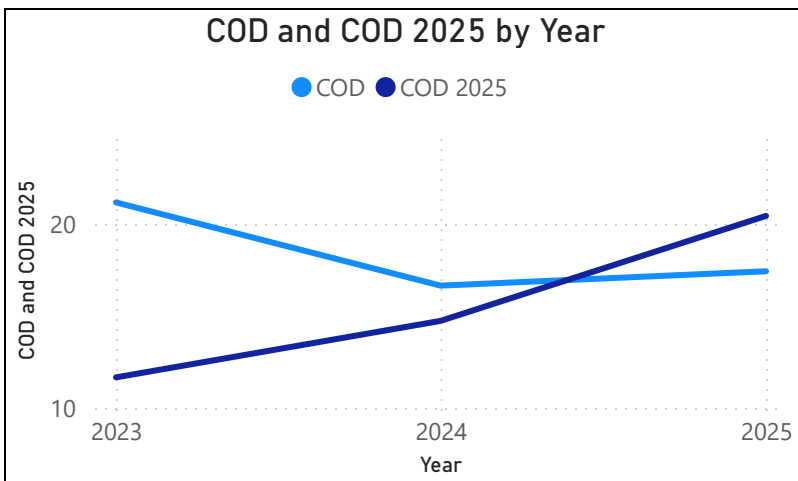
OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	97.87	97.87	97.87	00.00	100.00	97.87	97.87	N/A	308,000	301,450
470	1	153.21	153.21	153.21	00.00	100.00	153.21	153.21	N/A	7,000	10,725
ALL	2	125.54	125.54	99.10	22.04	126.68	97.87	153.21	N/A	157,500	156,088

Hayes Agricultural Preliminary Stats Comparison To R&O Stats

MARKET	Count	Median			Mean			Weighted Mean		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	30	70.76	69.50	1.81%	75.12	70.06	7.22%	70.41	66.56	5.79%
Total	30	70.76	69.50	1.81%	75.12	70.06	7.22%	70.41	66.56	5.79%

MARKET	Count	COD			PRD		
		R&O Statistics	Preliminary Statistics	Percent Change	R&O Statistics	Preliminary Statistics	Percent Change
1	30	19.06	15.88	20.04%	106.69	105.27	1.35%
Total	30	19.06	15.88	20.04%	106.69	105.27	1.35%



43 Hayes
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

Date Range: 10/1/2022 To 9/30/2025 Posted on: 1/31/2026

Number of Sales : 30
Total Sales Price : 13,267,312
Total Adj. Sales Price : 13,267,312
Total Assessed Value : 9,341,900
Avg. Adj. Sales Price : 442,244
Avg. Assessed Value : 311,397

MEDIAN : 71
WGT. MEAN : 70
MEAN : 75
COD : 19.06
PRD : 106.69

COV : 24.19
STD : 18.17
Avg. Abs. Dev : 13.49
MAX Sales Ratio : 112.36
MIN Sales Ratio : 41.78

95% Median C.I. : 68.03 to 77.96
95% Wgt. Mean C.I. : 55.97 to 84.86
95% Mean C.I. : 68.34 to 81.90

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-22 To 31-DEC-22											
01-JAN-23 To 31-MAR-23	1	71.94	71.94	71.94	00.00	100.00	71.94	71.94	N/A	735,000	528,760
01-APR-23 To 30-JUN-23	5	103.08	89.69	83.65	17.31	107.22	53.20	112.36	N/A	261,731	218,937
01-JUL-23 To 30-SEP-23	1	86.16	86.16	86.16	00.00	100.00	86.16	86.16	N/A	375,000	323,085
01-OCT-23 To 31-DEC-23	5	60.11	63.81	67.88	06.82	94.00	59.33	70.64	N/A	551,060	374,040
01-JAN-24 To 31-MAR-24	3	89.17	87.15	99.89	19.51	87.25	60.04	112.23	N/A	366,000	365,603
01-APR-24 To 30-JUN-24	3	73.16	73.62	72.45	03.75	101.61	69.73	77.96	N/A	208,770	151,250
01-JUL-24 To 30-SEP-24	1	92.90	92.90	92.90	00.00	100.00	92.90	92.90	N/A	242,812	225,580
01-OCT-24 To 31-DEC-24	2	66.43	66.43	65.72	06.71	101.08	61.97	70.89	N/A	759,007	498,790
01-JAN-25 To 31-MAR-25	6	68.89	61.81	57.35	12.89	107.78	41.78	71.94	41.78 to 71.94	581,353	333,383
01-APR-25 To 30-JUN-25	2	78.67	78.67	65.78	21.67	119.60	61.62	95.71	N/A	532,550	350,328
01-JUL-25 To 30-SEP-25	1	91.82	91.82	91.82	00.00	100.00	91.82	91.82	N/A	55,000	50,500
<u>Study Yrs</u>											
01-OCT-22 To 30-SEP-23	7	86.16	86.65	80.48	19.95	107.67	53.20	112.36	53.20 to 112.36	345,522	278,076
01-OCT-23 To 30-SEP-24	12	70.19	74.52	77.21	16.37	96.52	59.33	112.23	60.04 to 89.17	393,535	303,862
01-OCT-24 To 30-SEP-25	11	69.75	68.44	61.20	15.43	111.83	41.78	95.71	48.98 to 91.82	556,930	340,821
<u>Calendar Yrs</u>											
01-JAN-23 To 31-DEC-23	12	71.29	77.13	73.77	21.17	104.55	53.20	112.36	59.89 to 103.08	431,163	318,061
01-JAN-24 To 31-DEC-24	9	73.16	78.67	79.59	16.65	98.84	60.04	112.23	61.97 to 92.90	387,237	308,191
<u>ALL</u>	30	70.77	75.12	70.41	19.06	106.69	41.78	112.36	68.03 to 77.96	442,244	311,397

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	30	70.77	75.12	70.41	19.06	106.69	41.78	112.36	68.03 to 77.96	442,244	311,397
<u>ALL</u>	30	70.77	75.12	70.41	19.06	106.69	41.78	112.36	68.03 to 77.96	442,244	311,397

43 Hayes
AGRICULTURAL LAND

PAD 2026 R&O Statistics (Using 2026 Values)

Qualified

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 WGT. MEAN : 70
 MEAN : 75
 COD : 19.06
 PRD : 106.69

COV : 24.19
 STD : 18.17
 Avg. Abs. Dev : 13.49
 MAX Sales Ratio : 112.36
 MIN Sales Ratio : 41.78

95% Median C.I. : 68.03 to 77.96
 95% Wgt. Mean C.I. : 55.97 to 84.86
 95% Mean C.I. : 68.34 to 81.90

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	2	70.05	70.05	70.06	00.46	99.99	69.73	70.36	N/A	312,500	218,930
1	2	70.05	70.05	70.06	00.46	99.99	69.73	70.36	N/A	312,500	218,930
_____Grass_____											
County	13	70.89	74.49	71.58	23.26	104.07	48.98	112.36	59.33 to 95.71	250,504	179,322
1	13	70.89	74.49	71.58	23.26	104.07	48.98	112.36	59.33 to 95.71	250,504	179,322
_____ALL_____	30	70.77	75.12	70.41	19.06	106.69	41.78	112.36	68.03 to 77.96	442,244	311,397

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	69.85	70.15	67.37	16.52	104.13	41.78	112.23	41.78 to 112.23	949,538	639,729
1	8	69.85	70.15	67.37	16.52	104.13	41.78	112.23	41.78 to 112.23	949,538	639,729
_____Dry_____											
County	4	70.05	75.26	74.10	09.11	101.57	68.03	92.90	N/A	300,953	223,008
1	4	70.05	75.26	74.10	09.11	101.57	68.03	92.90	N/A	300,953	223,008
_____Grass_____											
County	14	72.03	74.52	71.66	21.66	103.99	48.98	112.36	59.33 to 95.71	238,329	170,794
1	14	72.03	74.52	71.66	21.66	103.99	48.98	112.36	59.33 to 95.71	238,329	170,794
_____ALL_____	30	70.77	75.12	70.41	19.06	106.69	41.78	112.36	68.03 to 77.96	442,244	311,397

Hayes County 2026 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hayes	1	3,885	3,885	3,755	3,755	3,615	3,615	3,480	3,480	3,758
Chase	1	4,992	4,988	4,809	4,861	4,724	4,725	4,707	4,623	4,876
Dundy	1	3,570	3,416	1,780	3,485	3,465	2,773	3,386	2,064	3,415
Frontier	1	4,334	4,352	4,278	4,339	4,300	4,275	4,217	4,155	4,327
Hitchcock	1	4,527	4,547	4,425	4,374	4,222	4,250	4,054	4,081	4,483
Lincoln	3	4,521	4,516	4,525	4,511	4,373	4,298	4,383	4,366	4,415
Lincoln	4	3,375	3,353	2,843	3,285	3,375	3,325	3,026	3,138	3,278
Perkins	1	5,691	5,718	4,903	5,553	5,488	5,063	5,373	5,362	5,578
Red Willow	1	4,025	4,025	3,849	3,770	3,645	2,270	3,135	3,102	3,934

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hayes	1	n/a	1,670	1,500	1,500	1,455	1,455	1,390	1,390	1,611
Chase	1	n/a	1,730	1,520	1,520	1,345	n/a	1,280	1,280	1,630
Dundy	1	n/a	1,730	n/a	1,320	1,320	n/a	1,070	1,070	1,510
Frontier	1	2,000	2,000	1,950	1,950	1,900	n/a	1,850	1,850	1,977
Hitchcock	1	1,880	1,880	1,770	1,770	1,650	1,650	1,470	1,470	1,831
Lincoln	3	n/a	1,600	1,600	1,600	1,500	1,500	1,500	1,500	1,567
Lincoln	4	1,350	1,350	1,350	1,350	1,350	1,275	1,275	1,275	1,337
Perkins	1	n/a	1,550	1,550	1,465	1,465	n/a	1,385	1,385	1,506
Red Willow	1	1,870	1,870	1,815	1,815	1,690	1,690	1,595	1,595	1,833

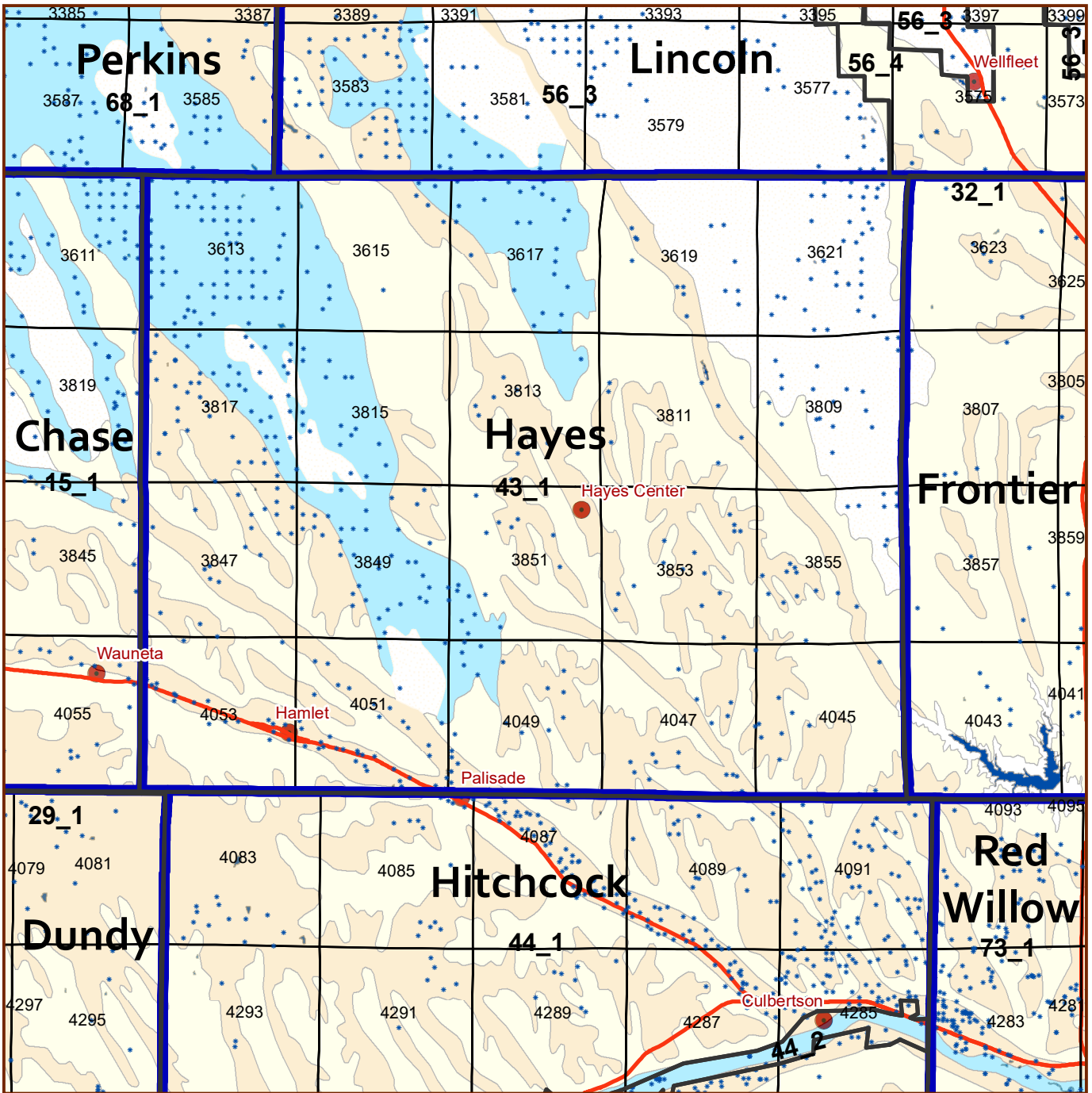
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hayes	1	600	600	n/a	600	600	600	600	600	600
Chase	1	878	n/a	1,138	905	760	801	784	777	797
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	590
Frontier	1	765	765	765	n/a	765	765	765	765	765
Hitchcock	1	715	715	715	715	n/a	715	715	715	715
Lincoln	3	897	900	900	900	900	825	825	825	832
Lincoln	4	1,050	1,050	1,050	1,050	1,050	910	910	910	1,040
Perkins	1	765	n/a	n/a	765	n/a	765	765	765	765
Red Willow	1	1,121	1,045	848	838	835	842	846	949	879

County	Mkt Area	CRP	TIMBER	WASTE
Hayes	1	1,185	n/a	294
Chase	1	948	n/a	190
Dundy	1	826	n/a	75
Frontier	1	1,504	n/a	n/a
Hitchcock	1	1,988	n/a	n/a
Lincoln	3	1,210	n/a	460
Lincoln	4	n/a	n/a	461
Perkins	1	765	n/a	80
Red Willow	1	1,454	835	100

Source: 2026 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

HAYES COUNTY



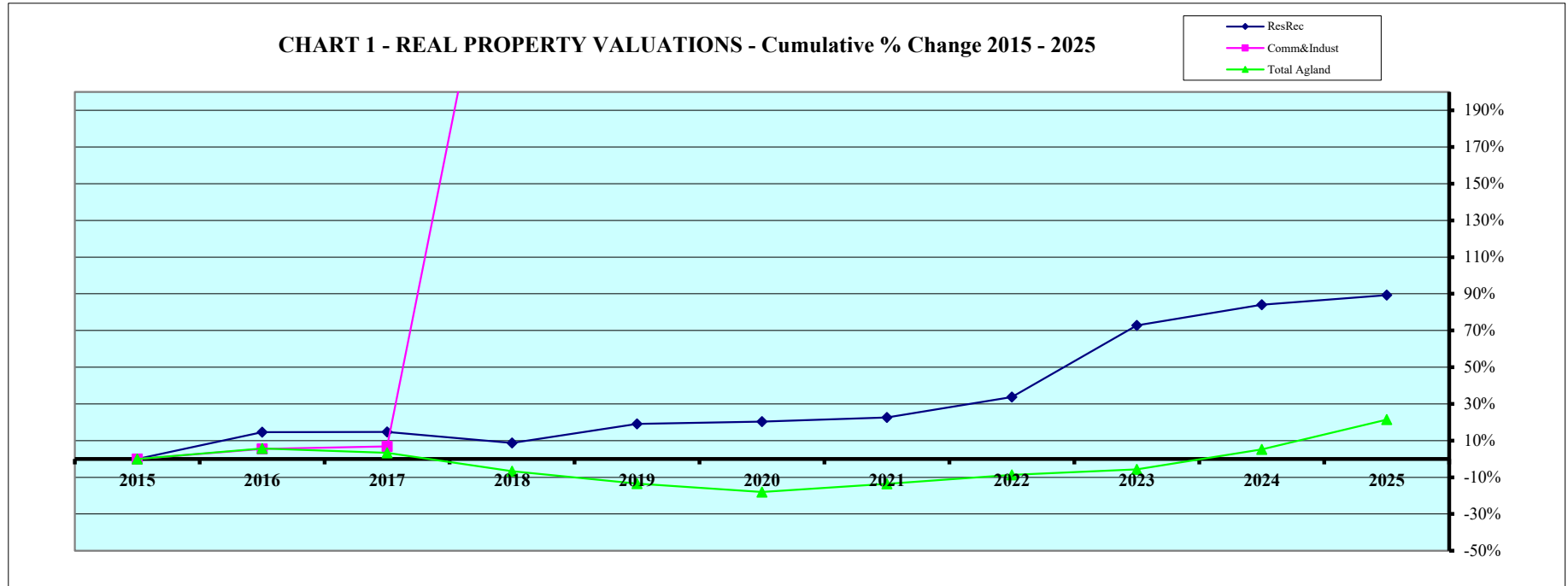
Legend

- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

**Soils
CLASS**

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2015	9,433,532	-	-	-	2,124,625	-	-	-	466,606,880	-	-	-
2016	10,809,705	1,376,173	14.59%	14.59%	2,239,965	115,340	5.43%	5.43%	493,290,281	26,683,401	5.72%	5.72%
2017	10,820,030	10,325	0.10%	14.70%	2,269,563	29,598	1.32%	6.82%	482,461,115	-10,829,166	-2.20%	3.40%
2018	10,254,155	-565,875	-5.23%	8.70%	9,496,603	7,227,040	318.43%	346.98%	435,472,405	-46,988,710	-9.74%	-6.67%
2019	11,237,755	983,600	9.59%	19.13%	9,496,603	0	0.00%	346.98%	403,933,340	-31,539,065	-7.24%	-13.43%
2020	11,352,285	114,530	1.02%	20.34%	9,529,378	32,775	0.35%	348.52%	382,641,840	-21,291,500	-5.27%	-17.99%
2021	11,568,399	216,114	1.90%	22.63%	9,732,510	203,132	2.13%	358.08%	403,242,360	20,600,520	5.38%	-13.58%
2022	12,620,749	1,052,350	9.10%	33.79%	9,826,305	93,795	0.96%	362.50%	426,250,445	23,008,085	5.71%	-8.65%
2023	16,305,490	3,684,741	29.20%	72.85%	10,808,705	982,400	10.00%	408.73%	440,010,330	13,759,885	3.23%	-5.70%
2024	17,363,865	1,058,375	6.49%	84.07%	11,099,970	291,265	2.69%	422.44%	490,844,825	50,834,495	11.55%	5.19%
2025	17,855,065	491,200	2.83%	89.27%	13,985,080	2,885,110	25.99%	558.24%	566,571,070	75,726,245	15.43%	21.42%

Rate Annual %chg: Residential & Recreational **6.59%**

Commercial & Industrial **20.74%**

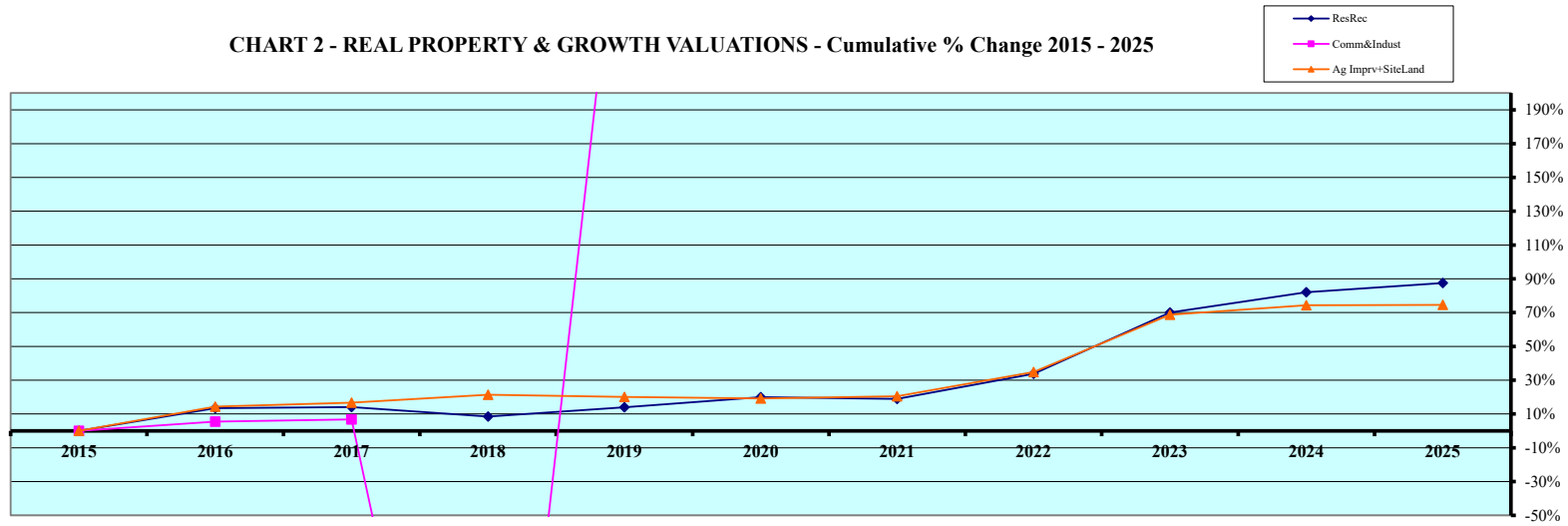
Agricultural Land **1.96%**

Cnty# **43**
County **HAYES**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2015	9,433,532	20,525	0.22%	9,413,007	--	--	2,124,625	102,105	4.81%	2,022,520	--	--
2016	10,809,705	104,210	0.96%	10,705,495	13.48%	13.48%	2,239,965	0	0.00%	2,239,965	5.43%	5.43%
2017	10,820,030	51,875	0.48%	10,768,155	-0.38%	14.15%	2,269,563	0	0.00%	2,269,563	1.32%	6.82%
2018	10,254,155	15,190	0.15%	10,238,965	-5.37%	8.54%	9,496,603	15,178,430	159.83%	-5,681,827	-350.35%	-367.43%
2019	11,237,755	483,375	4.30%	10,754,380	4.88%	14.00%	9,496,603	0	0.00%	9,496,603	0.00%	0.00%
2020	11,352,285	40,620	0.36%	11,311,665	0.66%	19.91%	9,529,378	49,010	0.51%	9,480,368	-0.17%	346.21%
2021	11,568,399	352,300	3.05%	11,216,099	-1.20%	18.90%	9,732,510	133,535	1.37%	9,598,975	0.73%	351.80%
2022	12,620,749	0	0.00%	12,620,749	9.10%	33.79%	9,826,305	51,200	0.52%	9,775,105	0.44%	360.09%
2023	16,305,490	258,675	1.59%	16,046,815	27.15%	70.10%	10,808,705	618,230	5.72%	10,190,475	3.71%	379.64%
2024	17,363,865	185,925	1.07%	17,177,940	5.35%	82.09%	11,099,970	367,625	3.31%	10,732,345	-0.71%	405.14%
2025	17,855,065	165,755	0.93%	17,689,310	1.87%	87.52%	13,985,080	541,410	3.87%	13,443,670	21.11%	532.75%
Rate Ann%chg	6.59%		Resid & Recreat w/o growth			5.55%	20.74%		C & I w/o growth			-31.85%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
2015	12,654,883	13,197,418	25,852,301	545,476	2.11%	25,306,825	--	--
2016	16,469,860	13,939,330	30,409,190	860,535	2.83%	29,548,655	14.30%	14.30%
2017	16,652,240	13,987,745	30,639,985	464,225	1.52%	30,175,760	-0.77%	16.72%
2018	17,385,865	14,185,560	31,571,425	191,620	0.61%	31,379,805	2.41%	21.38%
2019	16,951,560	14,139,255	31,090,815	50,000	0.16%	31,040,815	-1.68%	20.07%
2020	16,860,455	14,412,845	31,273,300	466,280	1.49%	30,807,020	-0.91%	19.17%
2021	16,908,950	14,412,080	31,321,030	169,790	0.54%	31,151,240	-0.39%	20.50%
2022	20,441,785	14,521,635	34,963,420	114,890	0.33%	34,848,530	11.26%	34.80%
2023	27,933,750	15,790,085	43,723,835	97,655	0.22%	43,626,180	24.78%	68.75%
2024	28,893,920	16,604,680	45,498,600	420,055	0.92%	45,078,545	3.10%	74.37%
2025	29,445,655	16,750,015	46,195,670	1,065,815	2.31%	45,129,855	-0.81%	74.57%
Rate Ann%chg	8.81%	2.41%	5.98%	Ag Imprv+Site w/o growth		5.13%		

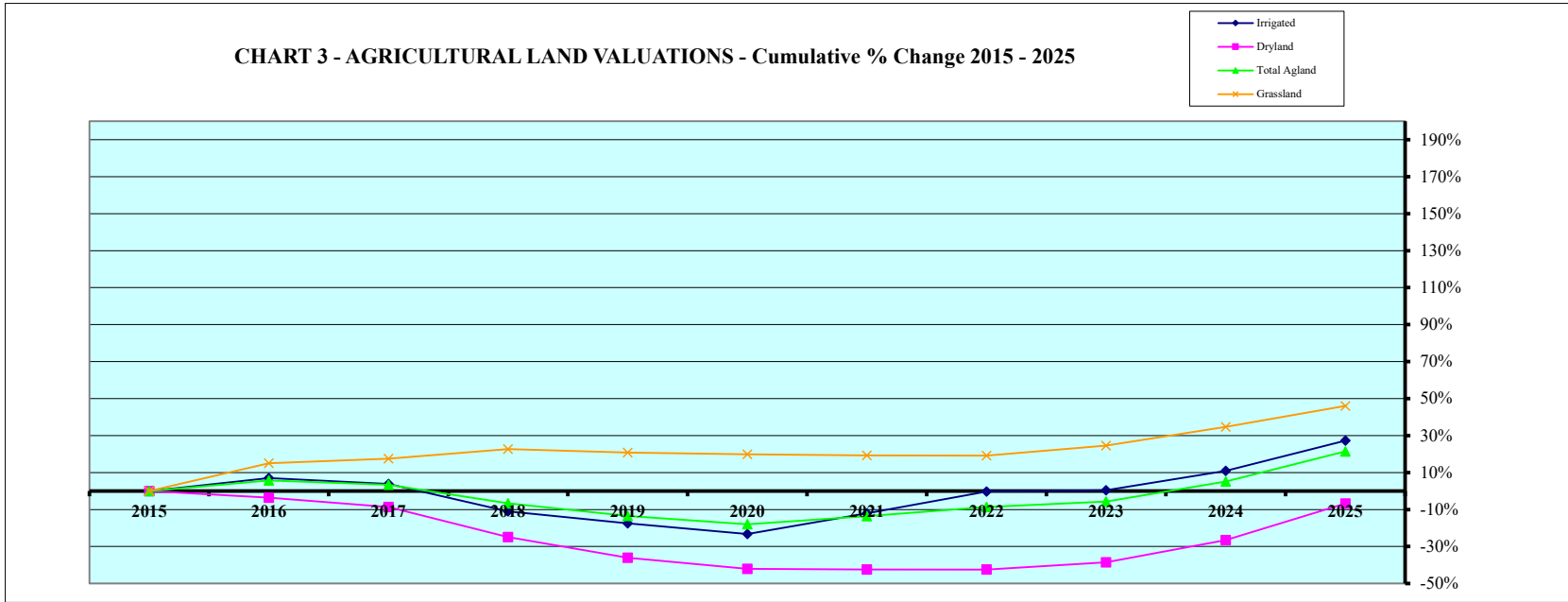
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2015 - 2025 CTL Growth Value; 2015 - 2025 Abstract of Asmnt Rpt. Prepared as of 02/24/2026

Cnty# 43
County HAYES

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2015 - 2025



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	195,864,390	-	-	-	149,360,835	-	-	-	121,337,765	-	-	-
2016	209,523,810	13,659,420	6.97%	6.97%	144,099,135	-5,261,700	-3.52%	-3.52%	139,523,965	18,186,200	14.99%	14.99%
2017	203,277,610	-6,246,200	-2.98%	3.78%	136,447,150	-7,651,985	-5.31%	-8.65%	142,548,840	3,024,875	2.17%	17.48%
2018	174,234,345	-29,043,265	-14.29%	-11.04%	112,161,600	-24,285,550	-17.80%	-24.91%	148,802,325	6,253,485	4.39%	22.63%
2019	161,690,725	-12,543,620	-7.20%	-17.45%	95,406,725	-16,754,875	-14.94%	-36.12%	146,560,820	-2,241,505	-1.51%	20.79%
2020	150,329,410	-11,361,315	-7.03%	-23.25%	86,529,275	-8,877,450	-9.30%	-42.07%	145,492,920	-1,067,900	-0.73%	19.91%
2021	172,233,695	21,904,285	14.57%	-12.06%	86,047,595	-481,680	-0.56%	-42.39%	144,670,820	-822,100	-0.57%	19.23%
2022	195,416,725	23,183,030	13.46%	-0.23%	85,905,950	-141,645	-0.16%	-42.48%	144,638,250	-32,570	-0.02%	19.20%
2023	196,689,710	1,272,985	0.65%	0.42%	91,746,125	5,840,175	6.80%	-38.57%	151,140,215	6,501,965	4.50%	24.56%
2024	217,285,605	20,595,895	10.47%	10.94%	109,730,020	17,983,895	19.60%	-26.53%	163,399,345	12,259,130	8.11%	34.66%
2025	249,214,185	31,928,580	14.69%	27.24%	139,342,570	29,612,550	26.99%	-6.71%	177,180,920	13,781,575	8.43%	46.02%

Rate Ann.%chg: Irrigated **2.44%** Dryland **-0.69%** Grassland **3.86%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2015	17,470	-	-	-	26,420	-	-	-	466,606,880	-	-	-
2016	9,761	-7,709	-44.13%	-44.13%	133,610	107,190	405.72%	405.72%	493,290,281	26,683,401	5.72%	5.72%
2017	2,445	-7,316	-74.95%	-86.00%	185,070	51,460	38.52%	600.49%	482,461,115	-10,829,166	-2.20%	3.40%
2018	1,690	-755	-30.88%	-90.33%	272,445	87,375	47.21%	931.21%	435,472,405	-46,988,710	-9.74%	-6.67%
2019	1,690	0	0.00%	-90.33%	273,380	935	0.34%	934.75%	403,933,340	-31,539,065	-7.24%	-13.43%
2020	16,855	15,165	897.34%	-3.52%	273,380	0	0.00%	934.75%	382,641,840	-21,291,500	-5.27%	-17.99%
2021	16,855	0	0.00%	-3.52%	273,395	15	0.01%	934.80%	403,242,360	20,600,520	5.38%	-13.58%
2022	16,850	-5	-0.03%	-3.55%	272,670	-725	-0.27%	932.06%	426,250,445	23,008,085	5.71%	-8.65%
2023	16,850	0	0.00%	-3.55%	417,430	144,760	53.09%	1479.98%	440,010,330	13,759,885	3.23%	-5.70%
2024	16,850	0	0.00%	-3.55%	413,005	-4,425	-1.06%	1463.23%	490,844,825	50,834,495	11.55%	5.19%
2025	197,870	181,020	1074.30%	1032.63%	635,525	222,520	53.88%	2305.47%	566,571,070	75,726,245	15.43%	21.42%

Cnty# **43**
County **HAYES**

Rate Ann.%chg: Total Agric Land **1.96%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2015 - 2025 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	194,031,675	67,238	2,886			150,450,715	111,411	1,350			120,939,045	272,844	443		
2016	208,782,060	68,962	3,028	4.91%	4.91%	144,951,840	109,072	1,329	-1.59%	-1.59%	139,473,575	271,056	515	16.09%	16.09%
2017	203,251,635	68,715	2,958	-2.30%	2.50%	136,708,820	103,857	1,316	-0.95%	-2.52%	142,379,265	274,587	519	0.77%	16.98%
2018	173,874,695	68,831	2,526	-14.60%	-12.46%	114,815,360	102,780	1,117	-15.13%	-17.28%	146,609,430	274,842	533	2.88%	20.34%
2019	161,707,580	68,818	2,350	-6.98%	-18.57%	95,425,935	100,328	951	-14.86%	-29.57%	146,543,900	277,311	528	-0.93%	19.22%
2020	150,329,410	69,123	2,175	-7.45%	-24.64%	86,529,275	100,339	862	-9.33%	-36.14%	145,492,925	276,369	526	-0.38%	18.77%
2021	172,824,515	69,092	2,501	15.02%	-13.32%	86,443,965	100,218	863	0.02%	-36.13%	145,419,755	276,567	526	-0.12%	18.62%
2022	195,075,635	68,892	2,832	13.20%	-1.88%	85,921,600	99,586	863	0.03%	-36.11%	144,701,680	275,340	526	-0.05%	18.56%
2023	196,829,740	69,512	2,832	0.00%	-1.88%	91,710,785	99,535	921	6.79%	-31.77%	151,134,010	274,759	550	4.67%	24.10%
2024	217,282,375	69,570	3,123	10.30%	8.23%	109,873,125	99,456	1,105	19.90%	-18.19%	163,827,690	275,046	596	8.29%	34.38%
2025	249,202,775	67,636	3,684	17.97%	27.68%	139,249,110	99,170	1,404	27.10%	3.98%	177,231,275	277,006	640	7.42%	44.34%

Rate Annual %chg Average Value/Acre: 2.53% -0.77% 3.90%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2015	9,125	364	25			16,075	33	490			465,446,635	451,890	1,030		
2016	10,046	178	56	124.87%	124.87%	113,560	232	490	-0.01%	-0.01%	493,331,081	449,499	1,098	6.55%	6.55%
2017	2,445	98	25	-55.62%	-0.21%	185,070	378	490	0.00%	-0.01%	482,527,235	447,634	1,078	-1.78%	4.66%
2018	1,690	68	25	-0.27%	-0.48%	274,375	560	490	0.00%	-0.01%	435,575,550	447,080	974	-9.62%	-5.41%
2019	1,690	68	25	0.00%	-0.48%	272,445	556	490	0.00%	-0.02%	403,951,550	447,081	904	-7.26%	-12.28%
2020	16,855	674	25	0.28%	-0.20%	273,380	558	490	0.00%	-0.02%	382,641,845	447,063	856	-5.27%	-16.90%
2021	16,855	674	25	0.00%	-0.20%	273,395	558	490	0.00%	-0.02%	404,978,485	447,109	906	5.83%	-12.06%
2022	16,855	674	25	0.00%	-0.20%	272,670	556	490	0.00%	-0.02%	425,988,440	445,048	957	5.67%	-7.07%
2023	16,850	674	25	-0.03%	-0.23%	417,430	556	750	53.09%	53.07%	440,108,815	445,036	989	3.32%	-3.99%
2024	16,850	674	25	0.00%	-0.23%	417,430	556	750	0.00%	53.07%	491,417,470	445,301	1,104	11.59%	7.14%
2025	197,870	674	294	1074.30%	1071.62%	635,525	557	1,142	52.18%	132.93%	566,516,555	445,042	1,273	15.35%	23.59%

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HAYES

Rate Annual %chg Average Value/Acre: 1.98%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2015 - 2025 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 02/24/2026

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 2,534	Value : 677,571,730	Growth 998,345	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	48	196,715	0	0	60	388,435	108	585,150	
02. Res Improve Land	160	848,585	0	0	54	1,351,500	214	2,200,085	
03. Res Improvements	163	9,602,290	0	0	71	7,968,275	234	17,570,565	
04. Res Total	211	10,647,590	0	0	131	9,708,210	342	20,355,800	423,965
% of Res Total	61.70	52.31	0.00	0.00	38.30	47.69	13.50	3.00	42.47
05. Com UnImp Land	12	37,315	0	0	2	2,425	14	39,740	
06. Com Improve Land	39	194,340	0	0	12	119,525	51	313,865	
07. Com Improvements	40	3,242,285	0	0	12	10,529,715	52	13,772,000	
08. Com Total	52	3,473,940	0	0	14	10,651,665	66	14,125,605	132,305
% of Com Total	78.79	24.59	0.00	0.00	21.21	75.41	2.60	2.08	13.25
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	211	10,647,590	0	0	131	9,708,210	342	20,355,800	423,965
% of Res & Rec Total	61.70	52.31	0.00	0.00	38.30	47.69	13.50	3.00	42.47
Com & Ind Total	52	3,473,940	0	0	14	10,651,665	66	14,125,605	132,305
% of Com & Ind Total	78.79	24.59	0.00	0.00	21.21	75.41	2.60	2.08	13.25
17. Taxable Total	263	14,121,530	0	0	145	20,359,875	408	34,481,405	556,270
% of Taxable Total	64.46	40.95	0.00	0.00	35.54	59.05	16.10	5.09	55.72

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	10	978,370	10	978,370	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	10	978,370	10	978,370	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	39	0	48	87

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,664	438,834,885	1,664	438,834,885
28. Ag-Improved Land	1	20,860	0	0	441	162,698,615	442	162,719,475
29. Ag Improvements	1	2,110	0	0	451	40,555,485	452	40,557,595

30. Ag Total				2,116	642,111,955
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,000	0	0.00	0	
37. FarmSite Improvements	1	0.00	2,110	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	7.40	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	12	11.02	275,500	12	11.02	275,500	
32. HomeSite Improv Land	245	260.37	6,509,250	245	260.37	6,509,250	
33. HomeSite Improvements	253	0.00	26,424,090	253	0.00	26,424,090	64,910
34. HomeSite Total				265	271.39	33,208,840	
35. FarmSite UnImp Land	93	173.33	173,330	93	173.33	173,330	
36. FarmSite Improv Land	413	1,937.32	1,937,320	414	1,938.32	1,938,320	
37. FarmSite Improvements	442	0.00	14,131,395	443	0.00	14,133,505	377,165
38. FarmSite Total				536	2,111.65	16,245,155	
39. Road & Ditches	1,417	5,311.27	0	1,418	5,318.67	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				801	7,701.71	49,453,995	442,075

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	98.42	46,265	2	98.42	46,265

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	6,846.42	10.09%	26,598,365	10.43%	3,885.00
46. 1A	28,470.79	41.97%	110,609,080	43.39%	3,885.00
47. 2A1	934.23	1.38%	3,508,045	1.38%	3,755.01
48. 2A	7,316.79	10.79%	27,474,565	10.78%	3,755.00
49. 3A1	16,385.23	24.15%	59,232,610	23.24%	3,615.00
50. 3A	339.43	0.50%	1,227,045	0.48%	3,615.02
51. 4A1	6,037.75	8.90%	21,011,310	8.24%	3,479.99
52. 4A	1,505.74	2.22%	5,239,940	2.06%	3,479.98
53. Total	67,836.38	100.00%	254,900,960	100.00%	3,757.58
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	72,719.55	73.05%	121,441,905	75.72%	1,670.00
56. 2D1	1,965.52	1.97%	2,948,275	1.84%	1,500.00
57. 2D	6,003.87	6.03%	9,005,800	5.62%	1,500.00
58. 3D1	11,343.95	11.40%	16,505,485	10.29%	1,455.00
59. 3D	352.88	0.35%	513,470	0.32%	1,455.08
60. 4D1	3,807.12	3.82%	5,291,930	3.30%	1,390.01
61. 4D	3,358.95	3.37%	4,668,980	2.91%	1,390.01
62. Total	99,551.84	100.00%	160,375,845	100.00%	1,610.98
Grass					
63. 1G1	1,310.82	0.47%	1,411,380	0.80%	1,076.72
64. 1G	957.77	0.35%	2,196,330	1.24%	2,293.17
65. 2G1	67.30	0.02%	159,825	0.09%	2,374.81
66. 2G	1,018.26	0.37%	894,330	0.51%	878.29
67. 3G1	357.12	0.13%	908,500	0.51%	2,543.96
68. 3G	174,112.26	63.00%	110,707,580	62.71%	635.84
69. 4G1	96,778.12	35.02%	58,985,615	33.41%	609.49
70. 4G	1,771.87	0.64%	1,284,250	0.73%	724.80
71. Total	276,373.52	100.00%	176,547,810	100.00%	638.80
Irrigated Total					
	67,836.38	15.24%	254,900,960	43.01%	3,757.58
Dry Total					
	99,551.84	22.37%	160,375,845	27.06%	1,610.98
Grass Total					
	276,373.52	62.11%	176,547,810	29.79%	638.80
72. Waste	673.69	0.15%	197,870	0.03%	293.71
73. Other	556.63	0.13%	635,475	0.11%	1,141.65
74. Exempt	2,520.47	0.57%	1,745,075	0.29%	692.36
75. Market Area Total	444,992.06	100.00%	592,657,960	100.00%	1,331.84

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	67,836.38	254,900,960	67,836.38	254,900,960
77. Dry Land	0.00	0	0.00	0	99,551.84	160,375,845	99,551.84	160,375,845
78. Grass	33.10	19,860	0.00	0	276,340.42	176,527,950	276,373.52	176,547,810
79. Waste	0.00	0	0.00	0	673.69	197,870	673.69	197,870
80. Other	0.00	0	0.00	0	556.63	635,475	556.63	635,475
81. Exempt	0.00	0	0.00	0	2,520.47	1,745,075	2,520.47	1,745,075
82. Total	33.10	19,860	0.00	0	444,958.96	592,638,100	444,992.06	592,657,960

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	67,836.38	15.24%	254,900,960	43.01%	3,757.58
Dry Land	99,551.84	22.37%	160,375,845	27.06%	1,610.98
Grass	276,373.52	62.11%	176,547,810	29.79%	638.80
Waste	673.69	0.15%	197,870	0.03%	293.71
Other	556.63	0.13%	635,475	0.11%	1,141.65
Exempt	2,520.47	0.57%	1,745,075	0.29%	692.36
Total	444,992.06	100.00%	592,657,960	100.00%	1,331.84

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Hamlet	26	83,715	33	123,790	33	1,121,010	59	1,328,515	60,575
83.2 Hayes Center	20	99,660	117	662,300	120	7,868,915	140	8,630,875	303,930
83.3 Palisade	1	2,800	10	62,495	10	612,365	11	677,660	59,460
83.4 Rural	61	398,975	54	1,351,500	71	7,968,275	132	9,718,750	0
84 Residential Total	108	585,150	214	2,200,085	234	17,570,565	342	20,355,800	423,965

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Hamlet	6	14,365	9	24,430	10	374,435	16	413,230	0
85.2	Hayes Center	6	21,700	35	223,750	35	3,277,775	41	3,523,225	83,565
85.3	Palisade	1	2,400	0	0	0	0	1	2,400	0
85.4	Rural	1	1,275	7	65,685	7	10,119,790	8	10,186,750	48,740
86	Commercial Total	14	39,740	51	313,865	52	13,772,000	66	14,125,605	132,305

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,024.83	0.40%	614,865	0.40%	599.97
88. 1G	230.64	0.09%	138,395	0.09%	600.05
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	875.41	0.34%	525,245	0.34%	600.00
91. 3G1	18.80	0.01%	11,280	0.01%	600.00
92. 3G	158,892.61	61.58%	95,335,685	61.58%	600.00
93. 4G1	95,348.92	36.95%	57,209,370	36.95%	600.00
94. 4G	1,650.71	0.64%	990,415	0.64%	599.99
95. Total	258,041.92	100.00%	154,825,255	100.00%	600.00
CRP					
96. 1C1	285.99	1.56%	796,515	3.67%	2,785.11
97. 1C	727.13	3.97%	2,057,935	9.47%	2,830.22
98. 2C1	67.30	0.37%	159,825	0.74%	2,374.81
99. 2C	142.85	0.78%	369,085	1.70%	2,583.72
100. 3C1	338.32	1.85%	897,220	4.13%	2,651.99
101. 3C	15,219.65	83.02%	15,371,895	70.76%	1,010.00
102. 4C1	1,429.20	7.80%	1,776,245	8.18%	1,242.82
103. 4C	121.16	0.66%	293,835	1.35%	2,425.18
104. Total	18,331.60	100.00%	21,722,555	100.00%	1,184.98
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	258,041.92	93.37%	154,825,255	87.70%	600.00
CRP Total	18,331.60	6.63%	21,722,555	12.30%	1,184.98
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	276,373.52	100.00%	176,547,810	100.00%	638.80

**2026 County Abstract of Assessment for Real Property, Form 45
Compared with the 2025 Certificate of Taxes Levied Report (CTL)**

43 Hayes

	2025 CTL County Total	2026 Form 45 County Total	Value Difference (2026 form 45 - 2025 CTL)	Percent Change	2026 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	17,855,065	20,355,800	2,500,735	14.01%	423,965	11.63%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	29,445,655	33,208,840	3,763,185	12.78%	64,910	12.56%
04. Total Residential (sum lines 1-3)	47,300,720	53,564,640	6,263,920	13.24%	488,875	12.21%
05. Commercial	13,985,080	14,125,605	140,525	1.00%	132,305	0.06%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	13,985,080	14,125,605	140,525	1.00%	132,305	0.06%
08. Ag-Farmsite Land, Outbuildings	16,750,015	16,245,155	-504,860	-3.01%	377,165	-5.27%
09. Minerals	885,540	978,370	92,830	10.48	0	10.48%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	17,635,555	17,223,525	-412,030	-2.34%	377,165	-4.48%
12. Irrigated	249,214,185	254,900,960	5,686,775	2.28%		
13. Dryland	139,342,570	160,375,845	21,033,275	15.09%		
14. Grassland	177,180,920	176,547,810	-633,110	-0.36%		
15. Wasteland	197,870	197,870	0	0.00%		
16. Other Agland	635,525	635,475	-50	-0.01%		
17. Total Agricultural Land	566,571,070	592,657,960	26,086,890	4.60%		
18. Total Value of all Real Property (Locally Assessed)	645,492,425	677,571,730	32,079,305	4.97%	998,345	4.82%

2026 Assessment Survey for Hayes County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	2
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$122,998
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$2,050
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$16,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Amount of last year's assessor's budget not used:
	\$290.94

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Personal Property software:
	MIPS
4.	Are cadastral maps currently being used?
	They are rarely used; no longer maintained.
5.	If so, who maintains the Cadastral Maps?
	N/A
6.	Does the county have GIS software?
	Yes
7.	Is GIS available to the public? If so, what is the web address?
	Yes, hayes.gworks.com
8.	Who maintains the GIS software and maps?
	The assessor and staff
9.	What type of aerial imagery is used in the cyclical review of properties?
	GIS
10.	When was the aerial imagery last updated?
	2024

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Hayes Center and Palisade are zoned.
4.	When was zoning implemented?
	1998, updated in 2011

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for the appraisal of oil and gas mineral interests, Lake Mac Assessment, LLC
2.	GIS Services:
	gWorks, Inc
3.	Other services:
	NA

E. Appraisal /Listing Services

1.	List any outside appraisal or listing services employed by the county for the current assessment year
	Yes, Pritchard & Abbott, Lake Mac Assessment
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify qualifications.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The oil and gas mineral values are established by Pritchard and Abbott. The review of unusual commercial properties was done with Lake Mac Assessment.

2026 Residential Assessment Survey for Hayes County

1.	Valuation data collection done by:
	The assessor and staff.
2.	List and describe the approach(es) used to estimate the market value of residential properties.
	Only the cost approach is used by the county when developing residential property values.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	Yes, depreciation tables are developed using local market information. Lake Mac Assessment, LLC assisted in developing new residential depreciation tables for 2026 assessment year.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	Yes
5.	Describe the methodology used to determine the residential lot values?
	Sales studies are conducted and values are applied by the square foot. Additionally, the assessor consults with neighboring assessors regarding lot values, particularly since one town is in two different counties.
6.	How are rural residential site values developed?
	Rural residential sites have 25 acres or less and the values were set by market analysis. Additionally, the assessor researches costs of well drilling, septic and electricity.
7.	Are there form 191 applications on file?
	No
8.	Describe the methodology used to determine value for vacant lots being held for sale or resale?
	N/A

2026 Commercial Assessment Survey for Hayes County

1.	Valuation data collection done by:
	The assessor and staff. Commercial feed lots and hog farm are appraised by contract appraiser.
2.	List and describe the approach(es) used to estimate the market value of commercial properties.
	The cost approach is primarily relied upon; a contract appraiser used the income approach for storage units.
2a.	Describe the process used to determine the value of unique commercial properties.
	Contract appraiser is relied upon to determine the value of unique commercial properties.
3.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?
	The physical depreciation is derived from an appraiser's study of regional sales due to a lack of sales in the county.
4.	Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.
	N/A
5.	Describe the methodology used to determine the commercial lot values.
	Commercial lots are valued the same as residential lots, by the square foot.

2026 Agricultural Assessment Survey for Hayes County

1.	Valuation data collection done by:
	The assessor and staff.
2.	Describe the process used to determine and monitor market areas.
	Sales are mapped, reviewed and monitored to determine what characteristics are impacting the market
3.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.
	Parcels that are under 25 acres are reviewed for primary use. If a parcel is adjacent to an agricultural parcel of the same owner, then the parcel is considered agricultural.
4.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?
	Farm home sites and rural residential home sites are valued the same.
5.	What separate market analysis has been conducted where intensive use is identified in the county?
	A contract appraiser was hired to help establish building values for the feed lot and hog confinement barn in 2025. Intensive use is valued using a multi-county regional study.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	N/A
6a.	Are any other agricultural subclasses used? If yes, please explain.
	CRP, CREP irrigated, CREP dryland
	<i><u>If your county has special value applications, please answer the following</u></i>
7a.	How many parcels have a special valuation application on file?
	N/A
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The assessor sends sales questionnaires. If they are not returned, the assessor may attempt to contact the buyer or seller by phone for more information about the sale.
	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A

7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**2025 Plan of Assessment for Hayes County
Assessment Years 2026, 2027 and 2028
July 31, 2025**

Plan of Assessment Requirements:

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

Assessment requirements for Real Property

All real property in the State of Nebraska is subject to taxation unless expressly exempt by Nebraska Statutes or the Nebraska Constitution. All real property other than agricultural land and horticultural land shall be valued at 92-100% of its actual value. Agricultural and horticultural land shall be valued at 69-75% of the actual value. Personal Property shall be valued at its netbook value.

General description of Real Property in Hayes County

Per the March 2025 County Abstract, prior to protests, Hayes County consists of the following real property types:

	Parcels	Land/Min Value	Impr Value	Total Value	% Value
Residential/Rec	337	\$2,709,590.00	\$14,794,180.00	\$17,503,770.00	2.71
Commercial/Ind	65	\$374,500.00	\$13,535,435.00	\$13,909,935.00	2.16
Agricultural	2111	\$575,448,865.00	\$37,533,400.00	\$612,982,265.00	95.00
Mineral	10	\$885,540.00	\$	\$855,540.00	0.13
Total	2523	\$579,418,495.00	\$65,863,015.00	\$645,251,510.00	100

Current Resources:

Staff & Training

Due to the population of Hayes County, the County Clerk is required to be an ex-officio County official who must perform the duties of the Assessor, Clerk, Register of Deeds, Clerk of District Court and Election Commissioner. A valid Nebraska Assessor’s Certificate is required in order to file for or assume the position of County Clerk. The current staff consists of the Clerk/Assessor, one full-time Deputy and two part-time office helpers. The Clerk and Deputy Clerk hold valid Nebraska Assessor Certificates.

The 60 hours of education required during the current re-certification period ending December 31, 2026, will be met by all office personnel currently holding an assessor certificate.

Budget

The Assessor’s budget is sufficient to cover the upcoming expenses of office operation.

2025-2026 Proposed Budget

Salaries	\$102,973.00
Office Operation & Misc	\$16,000.00
Office Equip & Supply & Training	\$2675.00
Pickup appraisal work	<u>\$1,350.00</u>
	\$ 122,998.00

Hardware and Software:

Hayes County uses MIPs CAMA and Administrative software for parcel record keeping. GIS Workshop is used to map parcels, land use and soil type. This system replaces the need to update the current cadastral maps. Three new computers, with required hardware specifications to run GIS workshop and maps, were purchased in 2020. In 2025 the state election office provided three new computers for use in our office. These machines will replace the 2020 computers and function in the same capacity as the current computers. We also purchased a Microsoft Surface Pro Tablet in 2020 that will be used for pickup work.

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

Property Record Cards

All property record cards are updated annually, or as needed, with hard copies of the current information. Each Property Record Card includes the following information:

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

- Legal description of parcel

- A property record breakdown report detailing:

 - History of property

 - Codes relating to taxing districts,

 - Property classification codes,

 - Soil types and use by acre and total acres

 - Current and previous valuation

 - Book and pages of last deed record

Assessment Procedures

Discover, List and Inventory all property:

All real and personal property subject to taxation shall be assessed as of January 1, current year. The appropriate paperwork for ownership changes, splits and combinations are completed according to statutory requirements. All sales are considered to be arm's length, unless through the verification process, it is proven to be otherwise. Sales questionnaires are sent to both seller and buyer to assist in completing the sales review process.

Data Collection: Hayes County has implemented procedures to complete a physical inspection of all properties on a six-year cycle.

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

Homestead Exemptions: Homestead Exemption applications are normally accepted in the office from February 1st through June 30 of each year. Letters containing pre-printed applications are sent to previous applicants. When returned, they are verified that the applicant is owner/occupant. Applications are entered in the Centurion Program and are then forwarded to the Nebraska Department of Revenue for income verification.

Personal Property: Personal property data is gathered primarily using the taxpayer’s federal income tax depreciation schedules. All Real Estate Transfer Form 521’s with non-real property value excluded from the purchase price are required to provide an itemized listing of such personal property. This information is used the following year for personal property schedule updates. Personal property filing forms are sent to each property owner the beginning of March and deadline reminders are published in the local paper twice prior to the filing deadline. Non-responders are contacted by phone prior to the deadline.

Ag Land: Currently, ag land details are gathered from several sources. Irrigated land acres are cross referenced with a listing of owner certified acres at the NRD. CREP and CRP contracts are also used as information sources. Visual inspection along with surveys verify land usage and size. We use GIS to identify and keep current on ag land use.

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

Level of Value, Quality and Uniformity for assessment year 2025

Sales rosters provided by the state along with the “what if” spread sheet are used when reviewing the level of value. Information for the following chart was taken from the summary sheets of 2025 Reports and Opinions of the Property Tax Administrator.

Property Class	Median
Residential	100
Commercial	100
Agriculture	74

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

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

Other Functions Performed by the Assessor’s Office

1. Record Maintenance, mapping updates, ownership changes and pickup work
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - * Abstracts (Real & Personal Property)
 - * Assessor survey
 - * Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - * Certification of Value to Political Subdivisions
 - * School District Taxable Value Report
 - * Homestead Exemption and Tax Loss Report
 - * Certificate of Taxes Levied Report
 - * Report of current values for properties owned by the Board of Education Lands & Funds
 - * Report of all Exempt Property and Taxable Government Owned Property
 - * Report of average assessed value in Hayes County of single-family residential property
 - * Annual Plan of Assessment Report

3. Send Personal Property schedules; administer annual filing of personal property schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to the 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.
11. Tax List Corrections-prepare tax list correction documents for County Board approval.
12. County Board of Equalization; attend County Board of Equalization meetings for valuation protests, assemble and provide information.
13. TERC Appeals; prepare information and attend taxpayer appeal hearings before TERC, defend valuations.
14. TERC Statewide Equalization; attend hearings if applicable to county, defend values and/or implement orders of the TERC.
15. Education; Assessor education- attend meetings, workshops and educational classes to obtain 60 hours of continuing education to maintain assessor certification.

Assessment Actions Planned for Assessment Year 2026

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

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

Pick-up work for all classes of property will be conducted. County & Village building and zoning permits will be monitored and inspected along with new land sales locations. A pickup list for future site visits is continuously being updated. We will continue the current process of sending sales questionnaires to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03. A physical inspection and a GIS Review of all villages will be completed this year.

Assessment Actions Planned for Assessment Year 2027

Ag Land: A market analysis of ag sales by land classification groups will be conducted to determine any possible adjustments needed to comply with statistical range requirements. All qualified sales with sale

information (ie, date of sale, type of land, selling price) are plotted on a county map to aid in the public education process. Reviews will be done based on GIS aerial maps.

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

Pick-up work for all classes of property will be conducted. County & Village building and zoning permits will be monitored and inspected along with new land sales locations. A pickup list for future site visits is continuously being updated. We will continue the current process of sending sales questionnaires to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03. A physical inspection and a GIS Review of Township 5-N will be completed this year.

Assessment Actions Planned for Assessment Year 2028

Ag Land: A market analysis of ag sales by land classification groups will be conducted to determine any possible adjustments needed to comply with statistical range requirements. All qualified sales information will be plotted on a county map to aid in public education of the 3-year sales study process. Review of land use will be completed with GIS system.

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

Pick-up work for all classes of property will be conducted. County and Village building and zoning permits will be monitored and inspected along with new land sale locations. A pickup list of sites for future visits will be continuously updated. Sales questionnaires will be sent to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03. A physical inspection and a GIS review of Township 6-N will be completed this year.

Respectfully Submitted:

Susan Messersmith
Hayes County Assessor
7/15/25