



2016 REPORTS & OPINIONS

HAYES COUNTY



Pete Ricketts
Governor

STATE OF NEBRASKA
DEPARTMENT OF REVENUE
PO Box 94818 • Lincoln, Nebraska 68509-4818
Phone: 402-471-5729 • revenue.nebraska.gov

April 8, 2016

Commissioner Salmon:

The Property Tax Administrator has compiled the 2016 Reports and Opinions of the Property Tax Administrator 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 black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Susan Messersmith, Hayes County Assessor

Table of Contents

2016 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain 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 within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA 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 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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. 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 professionally accepted mass appraisal methods 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 on 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical 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 level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on 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 value 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 and coefficient of variation. 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. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

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

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property. Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

Property Class	COD	PRD
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

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, the Division audits a random sample from the county registers of deeds records 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 county’s sales verification and qualification procedures 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 are necessary to ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

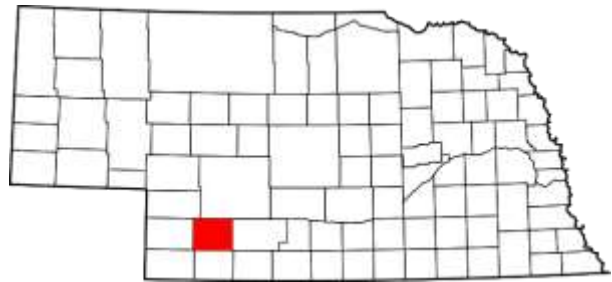
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

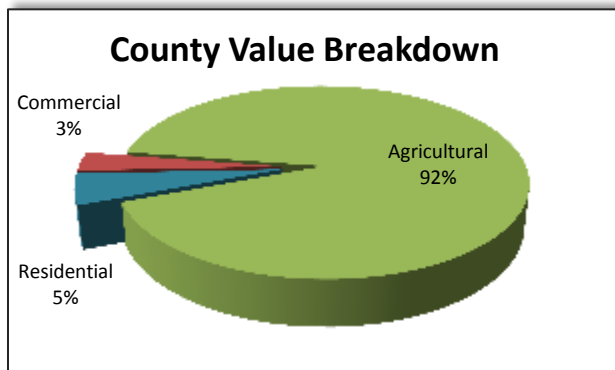
**Further information may be found in Exhibit 94 at <http://www.terc.ne.gov/2016/2016-exhibit-list.shtml>*

County Overview

With a total area of 713 square miles, Hayes had 933 residents, per the Census Bureau Quick Facts for 2014, a 4% population decline from the 2010 US Census. In a review of the past fifty years, Hayes has seen a steady drop in population of 51% (Nebraska Department of Economic Development). Reports indicated that 69% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



There are few commercial parcels in Hayes County. Per the latest information available from the U.S. Census Bureau, there were twenty employer establishments in Hayes. County-wide employment was at 605 people, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).



Agriculture is the economic driver of the county. Hayes is included in the Middle Republican Natural Resources District (NRD). Grass land makes up a majority of the land in the county.

Founded	1884
Namesake	Former President Rutherford B. Hayes
Region	West Central
County Seat	Hayes Center
Other Communities	Hamlet Palisade

Most Populated	Hayes Center (213) Steady since 2010 US Census
----------------	---

Census Bureau Quick Facts 2014/Nebraska Dept of Economic Development

2016 Residential Correlation for Hayes County

Assessment Actions

A reappraisal of all the residential properties in the county was completed for this year. Land studies were conducted, but the land tables appeared to be achieving market value without adjustment. Costing tables were updated and depreciation studies were completed and implemented.

In addition to the reappraisal work, the cyclical inspection work included on site property reviews of improvements in township six, the pickup work was also completed timely.

Description of Analysis

Residential sales are stratified into three valuation groups; the majority of the parcels are in Hayes Center. The total county population is less than 1,000 and the market is not organized.

Valuation Grouping	Assessor Location
1	Hayes Center
3	Hamlet, Palisade
4	Rural Residential

Review of the statistical profile does support a level of value within the acceptable range, although the sample is very small, and the measures of central tendency can be significantly shifted by the inclusion or exclusion of a single sale. The dispersion in the sample is demonstrated by the width of the 95% confidence interval which ranges from 81% to 147%.

The county assessor's valuation process used an expanded study period in an attempt to identify the most probable market value of residential property. The valuation changes made by the county for the current year did shift the median of the sold properties from 88% to 99% which correlates with a county wide increase to residential property of 17% as displayed in the 2016 County Abstract of Assessment, Form 45 Compared to the 2015 Certificate of Taxes Levied. Although the statistic cannot confidently be used to develop a point estimate of the level of value, the analysis supports that the statutory level has been achieved.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The county mails a sales questionnaire documented to both property buyer and seller and typically receives a response from at least one of the parties. Review of the sales rosters indicated that the county has high sales utilization rates, and attempts to use as many transactions as possible. The

2016 Residential Correlation for Hayes County

transactions that were non-qualified were well documented. The review confirmed that qualification determinations are made without bias. The sales review also included a process to ensure that sales data and assessed values are accurately reported to the Division. Although sales transfers should be done more routinely, the county does accurately report information to the Division.

The frequency and completeness of the physical review cycle was also examined. The county began a new inspection cycle this year, and has established a plan to ensure that properties are inspected no less frequently than every six years. Review of the property record cards, indicate that the review work is thorough and well documented; the process also includes a review of the listing determinations to ensure consistency of the subjective data.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Hayes County, residential valuation changes were uniformly distributed to both sold and unsold property, valuation changes represented the reported actions, and there was no evidence of selective reappraisal.

During the review, the valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. While the market throughout Hayes County is not organized, Hayes Center does have more activity than Hamlet and Palisade and property will typically sell better within the community; therefore the county utilizes two valuation models for properties in the Villages. The rural properties tend to be more desirable and will utilize a different structure for valuing land, for these reasons, the three valuation groups utilized by the county appear to be well constructed. The review of the valuation groups also supported that valuation methodologies were well documented, the county assessor is transparent in explaining her processes, both to the Division and to the taxpayers of Hayes County.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. The county utilizes a square foot valuation method; land sales are reviewed at least cyclically when the class is reappraised and are adjusted when warranted.

Equalization and Quality of Assessment

There are too few sales outside of Hayes Center to analyze the statistics for purposes of equalization. The assessment process in the county is transparent and consistently applied, all property values are believed to be uniformly assessed. Based on the review of assessment practices the quality of assessment of residential property in Hayes County complies with generally accepted mass appraisal standards.

2016 Residential Correlation for Hayes County

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	10	98.78	107.70	102.50	24.87	105.07
03	1	159.82	159.82	159.82		100.00
04	1	75.86	75.86	75.86		100.00
<u>ALL</u>						
10/01/2013 To 09/30/2015	12	98.78	109.39	95.93	27.81	114.03

Level of Value

Based on the analysis of all available information, Hayes County has met the statutory level of value of 100% in the residential class.

2016 Commercial Correlation for Hayes County

Assessment Actions

Within the commercial class of property, only routine maintenance was completed for 2016; there was no new construction within the commercial class this year.

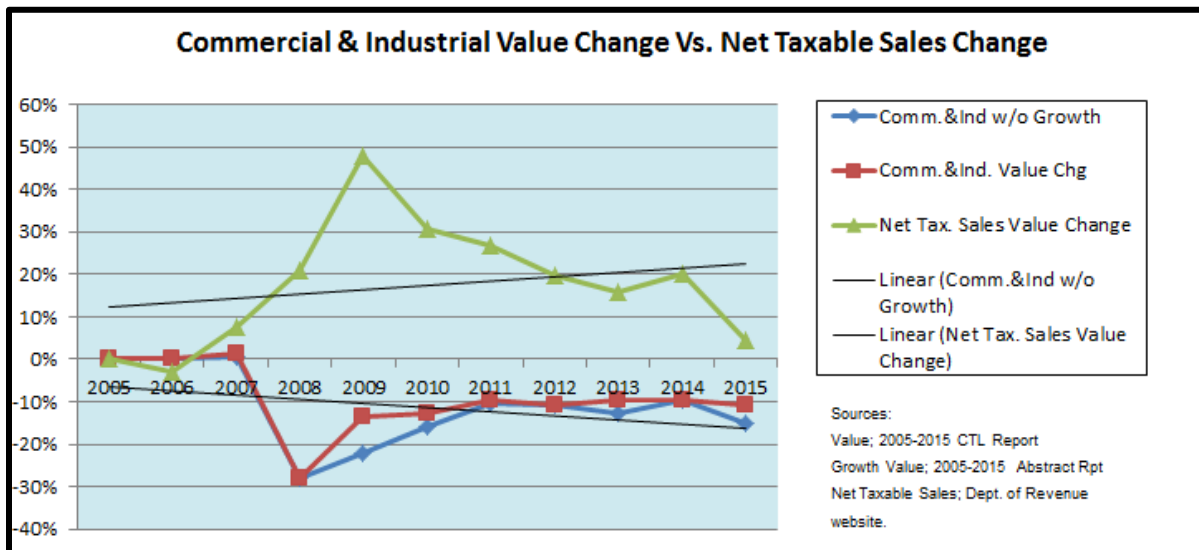
Description of Analysis

There are no valuation groups within the commercial class of property; there are only 42 improved commercial properties in the entire county, with the majority of these parcels being within Hayes Center. There is not an organized market for commercial property within the county.

Only one qualified commercial sale occurred within the study period, a level of value determination based on statistics is not feasible. The county reported that only routine maintenance occurred; the 2016 County Abstract of Assessment, Form 45 Compared to the 2015 Certificate of Taxes Levied reflects a 5% increase to the class, this change is not an increase in valuation, but rather the reclassification of a parcel that was previously coded residential. Actual value in the commercial class changed less than 0.1%.

With so few commercial parcels in the county, an analysis whether conducted by the Division or the county is difficult and conclusions would likely be unreliable. For this reason, only the cost approach is used within the class and depreciation is established based on actual age and condition. Properties were revalued with new costing in 2012, and were last inspected in 2014.

The annual percentage change in net taxable sales is sporadic, and shows single year changes that are not consistent with the general economic trends in this region of the state; the chart provides further support that the market within the county is not organized.



2016 Commercial Correlation for Hayes County

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The county mails a sales questionnaire document to both property buyer and seller and typically receives a response from at least one of the parties. Review of the sales rosters indicated that there was only one non-qualified commercial transaction within the study period. The sales review also included a process to ensure that sales data and assessed values were accurately reported the Division. Although sales data should be submitted more frequently, the county has accurately reported data to the Division.

The frequency and completeness of the physical review cycle was also examined. As there are so few commercial parcels in the county, a physical inspection of all properties is conducted every six years. Review of the property record cards indicated that the review work is thorough and well documented.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Hayes County, the review indicated minimal changes to either sold or unsold properties in both the 2015 and 2016 assessment years.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. With so few commercial properties within the county, they are not stratified by location for valuation purposes.

The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. The county utilizes a square foot valuation method and applies the same tables to residential and commercial properties, sales are reviewed at least cyclically when the residential class is reappraised and tables are adjusted when warranted.

Equalization and Quality of Assessment

There are not adequate sales in Hayes County to analyze the statistics for purposes of equalization. The assessment process in the county is transparent and consistently applied, all property values are believed to be uniformly assessed. Based on the review of assessment

2016 Commercial Correlation for Hayes County

practices the quality of assessment of commercial property in Hayes County complies with generally accepted mass appraisal standards.

Level of Value

Based on the analysis of all available information, Hayes County has met the statutory level of value of 100% in the commercial class.

2016 Agricultural Correlation for Hayes County

Assessment Actions

The agricultural homes were revalued for 2016 with updated costing and depreciation; additionally agricultural improvements in township six were physically inspected and land use in township 6 was reviewed with aerial imagery.

A study of agricultural land sales was conducted; as a result, irrigated land in the county increased five percent, dry land decreased two percent; grass and Conservation Reserve Program (CRP) land increased fifteen percent.

Description of Analysis

The majority of agricultural land in Hayes County is grassland; about 40% of the acres are irrigated and dry cropland. The county is in the Middle Republican Natural Resource District, which imposes water allocation restrictions on irrigated parcels. All counties adjoining Hayes are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences immerge at varying distances.

Analysis of sales within the county indicated that while the sales were proportionately distributed, the sample was heavily weighted with irrigated sales and the majority land use (MLU) samples were unreliably small. The sample was expanded with comparable sales to maximize the size of the MLU samples.

Review of the statistical profile supports that all land uses have been valued within the acceptable range. Additionally, the adjustments made by the county assessor are similar to the general economic trends in this portion of the state, where dry land largely remained stable while irrigated land continues to show a slight market increase. Irrigated and dry land are subject to similar economic forces and tend to move similarly in the market; however, in this region of the state irrigated water rights are a scare market resource and sales occurring after the end of the study period continue to indicate some appreciation in the market. The county assessor increased CRP this year after examining CRP sales from across this region of the state, which indicated that the market value of CRP land is closer to dry land than grass land.

The irrigated and dry values established by the county assessor are reasonably comparable to the surrounding counties, a larger spread in value occurs between Hayes and Chase, Perkins, and Lincoln Counties where soils are somewhat superior and larger portions of the land are more suitable for cropping.

Assessment Practice Review

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Hayes County, verification documents are sent to both the buyer and seller; the assessor reports

2016 Agricultural Correlation for Hayes County

that at least one party will respond for nearly every transactions. The questionnaire seeks to determine how selling prices were established. Adjustments for personal property are made when the verification indicates the value of the personal property influenced the sales price. The sales portion of the review also includes processes to ensure that sales information and assessed values are accurately and timely filed with the Division; the sales information provided by Hayes County has been accurate and complete. The county should work towards a schedule of filing sales with the Division on a monthly basis.

The frequency and completeness of the physical review cycle was also examined. For the agricultural class the, inspection process complies with the statutory time requirements, is well documented, and is thoroughly conducted using the same process described for the residential improvements. A review of agricultural land using aerial imagery is also conducted at the same time as the improvements are reviewed.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Hayes County, it was verified that all properties are valued using the same schedule of values.

During the review, the market areas were reviewed to ensure that they represent unique characteristics that impact market value. There are no market areas within Hayes County. The county is geographically similar and annual review of sales transactions has not shown a need to stratify the county into market areas.

The final portion of the review that related to agricultural land included a discussion of the primary use of a parcel and identification of agricultural and horticultural uses. All parcels in the county are routinely reviewed for land use. Parcels that are smaller than 20 acres and are not being cropped will be examined more closely for land use. When no agricultural activity is discovered, either a physical inspection is conducted or the county will request other evidence of agricultural use from the property owner.

Equalization and Quality of Assessment

Agricultural homes and buildings have been valued using the same appraisal tables as the rural residential properties have; all were revalued for the current assessment year. Similarly, the same first acre home site value is used for rural residential and farm home sites. Since rural residential properties have been determined to be assessed in the acceptable range, agricultural improvements are believed to be equalized at the statutory level.

Agricultural values are also equalized at uniform portions of market value; all values are in the acceptable range and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Hayes County complies with professionally accepted mass appraisal standards.

2016 Agricultural Correlation for Hayes County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	8	69.63	76.35	65.28	23.62	116.96
1	8	69.63	76.35	65.28	23.62	116.96
<u> Dry </u>						
County	14	70.09	85.13	81.22	33.64	104.81
1	14	70.09	85.13	81.22	33.64	104.81
<u> Grass </u>						
County	15	70.58	73.87	63.33	21.25	116.64
1	15	70.58	73.87	63.33	21.25	116.64
<u> ALL </u>						
	49	70.05	75.93	65.33	25.25	116.23

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Hayes County is 70%.

2016 Opinions of the Property Tax Administrator for Hayes County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 8th day of April, 2016.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2016 Commission Summary for Hayes County

Residential Real Property - Current

Number of Sales	12	Median	98.78
Total Sales Price	\$479,750	Mean	109.39
Total Adj. Sales Price	\$479,750	Wgt. Mean	95.93
Total Assessed Value	\$460,205	Average Assessed Value of the Base	\$35,940
Avg. Adj. Sales Price	\$39,979	Avg. Assessed Value	\$38,350

Confidence Interval - Current

95% Median C.I	81.73 to 147.40
95% Wgt. Mean C.I	76.57 to 115.28
95% Mean C.I	89.09 to 129.69
% of Value of the Class of all Real Property Value in the	2.06
% of Records Sold in the Study Period	3.88
% of Value Sold in the Study Period	4.14

Residential Real Property - History

Year	Number of Sales	LOV	Median
2015	13	100	89.34
2014	15	100	93.38
2013	10		90.17
2012	8		99.49

2016 Commission Summary for Hayes County

Commercial Real Property - Current

Number of Sales	1	Median	200.47
Total Sales Price	\$15,000	Mean	200.47
Total Adj. Sales Price	\$15,000	Wgt. Mean	200.47
Total Assessed Value	\$30,070	Average Assessed Value of the Base	\$41,470
Avg. Adj. Sales Price	\$15,000	Avg. Assessed Value	\$30,070

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.42
% of Records Sold in the Study Period	1.85
% of Value Sold in the Study Period	1.34

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2015	1	100	200.47
2014	3	100	101.13
2013	3		100.13
2012	5		100.00

43 Hayes
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 12
Total Sales Price : 479,750
Total Adj. Sales Price : 479,750
Total Assessed Value : 460,205
Avg. Adj. Sales Price : 39,979
Avg. Assessed Value : 38,350

MEDIAN : 99
WGT. MEAN : 96
MEAN : 109
COD : 27.81
PRD : 114.03

COV : 29.21
STD : 31.95
Avg. Abs. Dev : 27.47
MAX Sales Ratio : 159.82
MIN Sales Ratio : 73.23

95% Median C.I. : 81.73 to 147.40
95% Wgt. Mean C.I. : 76.57 to 115.28
95% Mean C.I. : 89.09 to 129.69

Printed: 4/5/2016 4:48:14PM

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-13 To 31-DEC-13	2	150.25	150.25	151.10	01.90	99.44	147.40	153.09	N/A	21,500	32,488
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	89.79	89.79	89.79	00.00	100.00	89.79	89.79	N/A	34,000	30,530
01-JUL-14 To 30-SEP-14	2	144.32	144.32	140.03	10.74	103.06	128.82	159.82	N/A	23,500	32,908
01-OCT-14 To 31-DEC-14	4	80.74	85.62	81.57	13.71	104.97	73.23	107.76	N/A	62,938	51,340
01-JAN-15 To 31-MAR-15	1	81.73	81.73	81.73	00.00	100.00	81.73	81.73	N/A	28,000	22,885
01-APR-15 To 30-JUN-15	1	124.27	124.27	124.27	00.00	100.00	124.27	124.27	N/A	15,000	18,640
01-JUL-15 To 30-SEP-15	1	85.25	85.25	85.25	00.00	100.00	85.25	85.25	N/A	61,000	52,000
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	5	147.40	135.78	130.10	12.80	104.37	89.79	159.82	N/A	24,800	32,264
01-OCT-14 To 30-SEP-15	7	85.25	90.53	84.02	14.55	107.75	73.23	124.27	73.23 to 124.27	50,821	42,698
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	7	89.79	102.98	90.67	25.73	113.58	73.23	159.82	73.23 to 159.82	47,536	43,101
<u>ALL</u>	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	10	98.78	107.70	102.50	24.87	105.07	73.23	153.09	81.73 to 147.40	30,775	31,546
03	1	159.82	159.82	159.82	00.00	100.00	159.82	159.82	N/A	17,000	27,170
04	1	75.86	75.86	75.86	00.00	100.00	75.86	75.86	N/A	155,000	117,580
<u>ALL</u>	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350
06											
07											
<u>ALL</u>	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350

43 Hayes
RESIDENTIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 12
Total Sales Price : 479,750
Total Adj. Sales Price : 479,750
Total Assessed Value : 460,205
Avg. Adj. Sales Price : 39,979
Avg. Assessed Value : 38,350

MEDIAN : 99
WGT. MEAN : 96
MEAN : 109
COD : 27.81
PRD : 114.03

COV : 29.21
STD : 31.95
Avg. Abs. Dev : 27.47
MAX Sales Ratio : 159.82
MIN Sales Ratio : 73.23

95% Median C.I. : 81.73 to 147.40
95% Wgt. Mean C.I. : 76.57 to 115.28
95% Mean C.I. : 89.09 to 129.69

Printed:4/5/2016 4:48:14PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	6	135.84	123.26	122.59	22.22	100.55	73.23	159.82	73.23 to 159.82	19,667	24,109	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350	
Greater Than 14,999	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350	
Greater Than 29,999	6	87.70	95.52	87.23	15.14	109.50	75.86	128.82	75.86 to 128.82	60,292	52,592	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	6	135.84	123.26	122.59	22.22	100.55	73.23	159.82	73.23 to 159.82	19,667	24,109	
30,000 TO 59,999	4	98.78	103.00	100.15	15.49	102.85	85.61	128.82	N/A	36,438	36,493	
60,000 TO 99,999	1	85.25	85.25	85.25	00.00	100.00	85.25	85.25	N/A	61,000	52,000	
100,000 TO 149,999												
150,000 TO 249,999	1	75.86	75.86	75.86	00.00	100.00	75.86	75.86	N/A	155,000	117,580	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	12	98.78	109.39	95.93	27.81	114.03	73.23	159.82	81.73 to 147.40	39,979	38,350	

43 Hayes
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 1
Total Sales Price : 15,000
Total Adj. Sales Price : 15,000
Total Assessed Value : 30,070
Avg. Adj. Sales Price : 15,000
Avg. Assessed Value : 30,070

MEDIAN : 200
WGT. MEAN : 200
MEAN : 200
COD : 00.00
PRD : 100.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 200.47
MIN Sales Ratio : 200.47

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

Printed:4/5/2016 4:48:17PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15											
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070
01-JAN-14 To 31-DEC-14											
<u>ALL</u>	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070
<u>ALL</u>	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070

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	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070
04											
<u>ALL</u>	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070

43 Hayes
COMMERCIAL

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 1
Total Sales Price : 15,000
Total Adj. Sales Price : 15,000
Total Assessed Value : 30,070
Avg. Adj. Sales Price : 15,000
Avg. Assessed Value : 30,070

MEDIAN : 200
WGT. MEAN : 200
MEAN : 200
COD : 00.00
PRD : 100.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 200.47
MIN Sales Ratio : 200.47

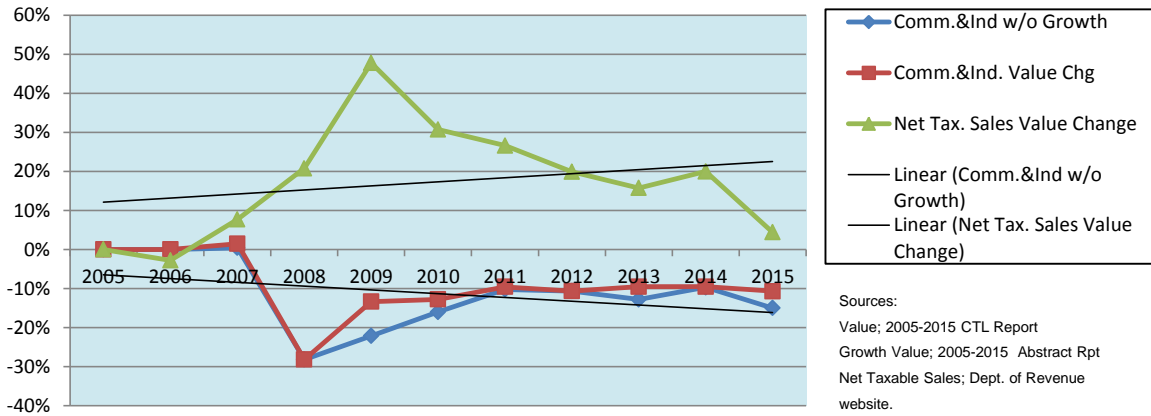
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

Printed:4/5/2016 4:48:17PM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	
Greater Than 14,999	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	
Greater Than 29,999												
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	
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												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
528	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	
<u>ALL</u>	1	200.47	200.47	200.47	00.00	100.00	200.47	200.47	N/A	15,000	30,070	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2005	\$ 2,379,289	\$ -	0.00%	\$ 2,379,289	-	\$ 1,092,254	-
2006	\$ 2,379,295	\$ -	0.00%	\$ 2,379,295	0.00%	\$ 1,061,761	-2.79%
2007	\$ 2,414,997	\$ 25,265	1.05%	\$ 2,389,732	0.44%	\$ 1,176,129	10.77%
2008	\$ 1,708,877	\$ -	0.00%	\$ 1,708,877	-29.24%	\$ 1,319,212	12.17%
2009	\$ 2,061,961	\$ 209,640	10.17%	\$ 1,852,321	8.39%	\$ 1,613,849	22.33%
2010	\$ 2,075,065	\$ 76,885	3.71%	\$ 1,998,180	-3.09%	\$ 1,427,690	-11.54%
2011	\$ 2,151,710	\$ 16,850	0.78%	\$ 2,134,860	2.88%	\$ 1,382,831	-3.14%
2012	\$ 2,125,080	\$ -	0.00%	\$ 2,125,080	-1.24%	\$ 1,309,687	-5.29%
2013	\$ 2,151,880	\$ 77,530	3.60%	\$ 2,074,350	-2.39%	\$ 1,264,203	-3.47%
2014	\$ 2,151,980	\$ 3,970	0.18%	\$ 2,148,010	-0.18%	\$ 1,310,222	3.64%
2015	\$ 2,124,625	\$ 102,105	4.81%	\$ 2,022,520	-6.02%	\$ 1,140,269	-12.97%
Ann %chg	-1.13%			Average	-3.04%	2.04%	0.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2005	-	-	-
2006	0.00%	0.00%	-2.79%
2007	0.44%	1.50%	7.68%
2008	-28.18%	-28.18%	20.78%
2009	-22.15%	-13.34%	47.75%
2010	-16.02%	-12.79%	30.71%
2011	-10.27%	-9.57%	26.60%
2012	-10.68%	-10.68%	19.91%
2013	-12.82%	-9.56%	15.74%
2014	-9.72%	-9.55%	19.96%
2015	-14.99%	-10.70%	4.40%

County Number: 43
 County Name: Hayes

43 Hayes

AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 49	MEDIAN : 70	COV : 35.88	95% Median C.I. : 63.13 to 75.73
Total Sales Price : 41,124,385	WGT. MEAN : 65	STD : 27.24	95% Wgt. Mean C.I. : 60.83 to 69.83
Total Adj. Sales Price : 40,289,385	MEAN : 76	Avg. Abs. Dev : 17.69	95% Mean C.I. : 68.30 to 83.56
Total Assessed Value : 26,321,298			
Avg. Adj. Sales Price : 822,232	COD : 25.25	MAX Sales Ratio : 187.89	
Avg. Assessed Value : 537,169	PRD : 116.23	MIN Sales Ratio : 37.43	

Printed:4/5/2016 4:48:20PM

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-12 To 31-DEC-12	7	75.73	84.70	76.27	21.55	111.05	61.65	149.49	61.65 to 149.49	797,429	608,199
01-JAN-13 To 31-MAR-13	2	81.96	81.96	69.39	18.27	118.12	66.99	96.93	N/A	133,700	92,772
01-APR-13 To 30-JUN-13	1	79.39	79.39	79.39	00.00	100.00	79.39	79.39	N/A	346,000	274,685
01-JUL-13 To 30-SEP-13	7	81.33	88.62	69.75	37.62	127.05	41.14	187.89	41.14 to 187.89	668,434	466,225
01-OCT-13 To 31-DEC-13	6	70.53	77.79	61.83	21.45	125.81	57.09	130.67	57.09 to 130.67	1,686,167	1,042,630
01-JAN-14 To 31-MAR-14	3	63.13	59.81	60.37	10.85	99.07	47.88	68.42	N/A	453,733	273,931
01-APR-14 To 30-JUN-14	2	55.59	55.59	56.65	02.93	98.13	53.96	57.21	N/A	2,159,000	1,223,103
01-JUL-14 To 30-SEP-14	3	75.26	80.65	77.46	10.11	104.12	71.93	94.75	N/A	508,500	393,887
01-OCT-14 To 31-DEC-14	4	66.08	68.36	56.80	19.14	120.35	53.62	87.66	N/A	1,143,625	649,619
01-JAN-15 To 31-MAR-15	8	60.54	64.10	62.04	13.23	103.32	53.50	91.49	53.50 to 91.49	656,465	407,261
01-APR-15 To 30-JUN-15	5	89.04	81.87	81.82	30.87	100.06	37.43	114.56	N/A	333,406	272,777
01-JUL-15 To 30-SEP-15	1	69.04	69.04	69.04	00.00	100.00	69.04	69.04	N/A	600,000	414,225
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	17	76.12	85.68	73.39	28.38	116.75	41.14	187.89	65.14 to 96.93	639,673	469,482
01-OCT-13 To 30-SEP-14	14	69.24	71.38	61.80	18.80	115.50	47.88	130.67	57.09 to 77.10	1,237,264	764,674
01-OCT-14 To 30-SEP-15	18	63.20	70.26	63.13	25.30	111.29	37.43	114.56	54.00 to 87.66	671,847	424,148
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	16	74.05	83.15	64.76	29.84	128.40	41.14	187.89	60.84 to 96.93	963,090	623,724
01-JAN-14 To 31-DEC-14	12	65.78	67.16	59.84	17.59	112.23	47.88	94.75	53.96 to 75.26	981,600	587,344
<u>ALL</u>	49	70.05	75.93	65.33	25.25	116.23	37.43	187.89	63.13 to 75.73	822,232	537,169

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	49	70.05	75.93	65.33	25.25	116.23	37.43	187.89	63.13 to 75.73	822,232	537,169
<u>ALL</u>	49	70.05	75.93	65.33	25.25	116.23	37.43	187.89	63.13 to 75.73	822,232	537,169

95%MLU By Market Area	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	10	71.39	92.29	89.18	39.71	103.49	54.00	187.89	65.14 to 149.49	335,520	299,212
1	10	71.39	92.29	89.18	39.71	103.49	54.00	187.89	65.14 to 149.49	335,520	299,212
<u>Grass</u>											
County	11	70.58	77.68	65.01	24.81	119.49	47.88	130.67	57.03 to 96.93	484,102	314,716
1	11	70.58	77.68	65.01	24.81	119.49	47.88	130.67	57.03 to 96.93	484,102	314,716
<u>ALL</u>	49	70.05	75.93	65.33	25.25	116.23	37.43	187.89	63.13 to 75.73	822,232	537,169

43 Hayes
AGRICULTURAL LAND

PAD 2016 R&O Statistics (Using 2016 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2015 Posted on: 1/1/2016

Number of Sales : 49
 Total Sales Price : 41,124,385
 Total Adj. Sales Price : 40,289,385
 Total Assessed Value : 26,321,298
 Avg. Adj. Sales Price : 822,232
 Avg. Assessed Value : 537,169

MEDIAN : 70
 WGT. MEAN : 65
 MEAN : 76
 COD : 25.25
 PRD : 116.23

COV : 35.88
 STD : 27.24
 Avg. Abs. Dev : 17.69
 MAX Sales Ratio : 187.89
 MIN Sales Ratio : 37.43

95% Median C.I. : 63.13 to 75.73
 95% Wgt. Mean C.I. : 60.83 to 69.83
 95% Mean C.I. : 68.30 to 83.56

Printed:4/5/2016 4:48:20PM

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	69.63	76.35	65.28	23.62	116.96	53.96	114.56	53.96 to 114.56	1,568,054	1,023,604
1	8	69.63	76.35	65.28	23.62	116.96	53.96	114.56	53.96 to 114.56	1,568,054	1,023,604
_____Dry_____											
County	14	70.09	85.13	81.22	33.64	104.81	41.14	187.89	65.14 to 114.32	325,431	264,321
1	14	70.09	85.13	81.22	33.64	104.81	41.14	187.89	65.14 to 114.32	325,431	264,321
_____Grass_____											
County	15	70.58	73.87	63.33	21.25	116.64	47.88	130.67	57.09 to 89.27	555,608	351,870
1	15	70.58	73.87	63.33	21.25	116.64	47.88	130.67	57.09 to 89.27	555,608	351,870
_____ALL_____											
	49	70.05	75.93	65.33	25.25	116.23	37.43	187.89	63.13 to 75.73	822,232	537,169

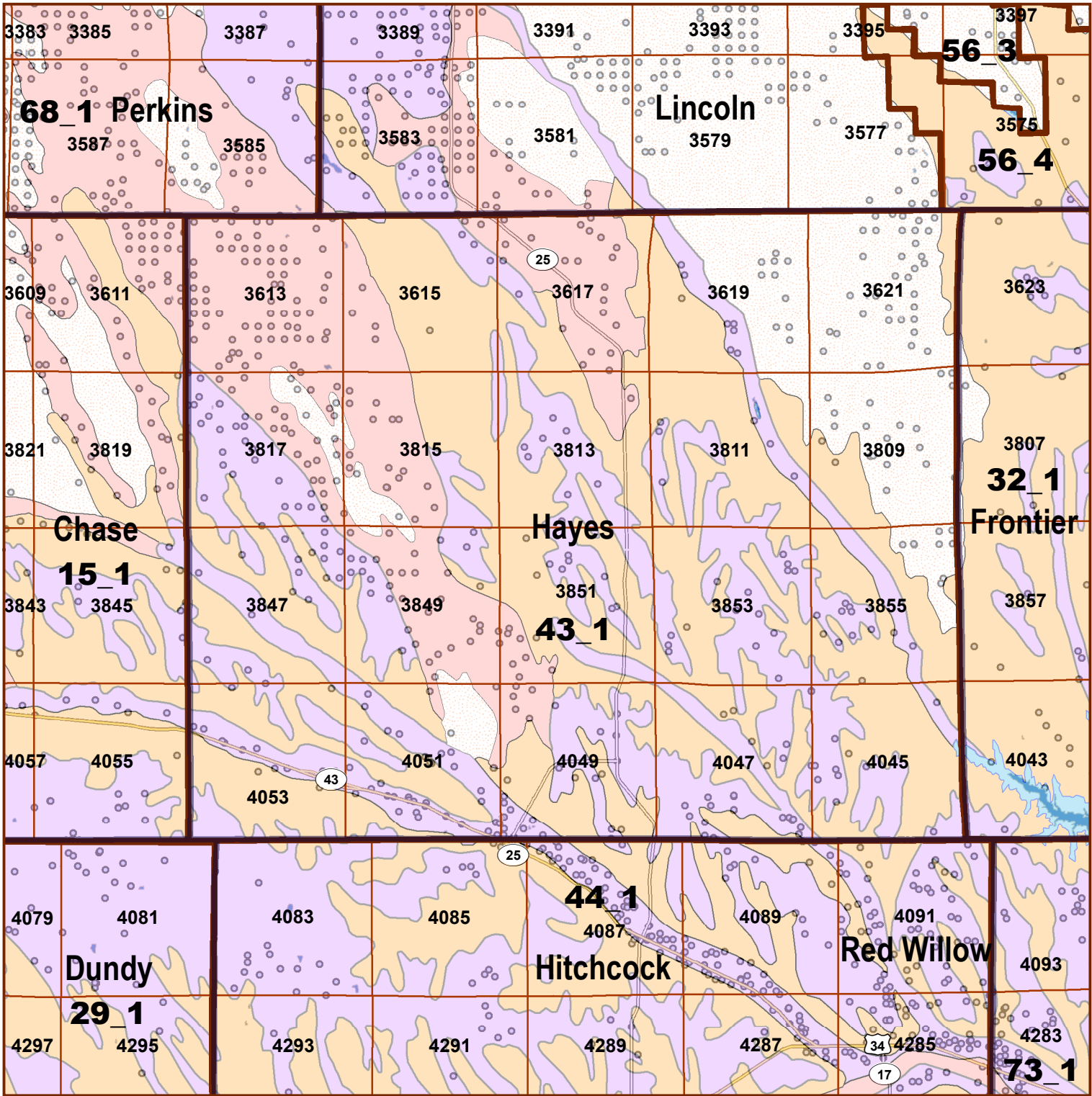
Hayes County 2016 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hayes	1	3,310	3,310	2,975	2,975	2,805	2,805	2,615	2,615	3,028
Lincoln	3	n/a	3,942	3,990	3,990	3,986	3,856	3,973	3,929	3,960
Frontier	1	3,300	3,296	3,225	3,237	3,200	3,200	3,143	3,081	3,267
Red Willow	1	3,295	3,295	3,210	3,092	2,808	2,345	2,253	2,104	3,178
Hitchcock	1	3,200	3,200	2,900	2,900	2,800	2,800	2,700	2,700	3,090
Dundy	1	n/a	3,206	3,260	3,267	3,184	3,203	3,256	3,273	3,246
Chase	1	n/a	4,445	4,445	4,445	4,190	4,190	4,190	4,190	4,312
Perkins	1	n/a	3,886	3,879	3,755	3,793	3,640	3,683	3,676	3,799

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hayes	1	1,400	1,400	1,255	1,255	1,205	1,205	1,140	1,140	1,329
Lincoln	3	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430	1,430
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	1,670
Red Willow	1	1,800	1,800	1,740	1,740	1,620	1,560	1,500	1,440	1,741
Hitchcock	1	1,500	1,501	1,401	1,400	1,300	1,300	1,168	1,160	1,452
Dundy	1	n/a	1,578	1,580	1,580	854	855	855	855	1,344
Chase	1	n/a	1,520	1,520	1,520	1,400	1,400	1,320	1,320	1,481
Perkins	1	n/a	1,475	1,475	1,375	1,375	1,375	1,295	1,295	1,424

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hayes	1	490	490	490	490	490	490	490	490	490
Lincoln	3	720	720	720	720	720	635	635	628	638
Frontier	1	650	650	650	650	650	650	650	650	650
Red Willow	1	675	675	675	675	675	675	675	675	675
Hitchcock	1	500	500	500	500	500	500	500	500	500
Dundy	1	n/a	450	450	450	450	460	452	450	452
Chase	1	n/a	1,045	1,237	788	861	912	730	656	717
Perkins		n/a	650	650	650	650	650	650	650	650

Source: 2016 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



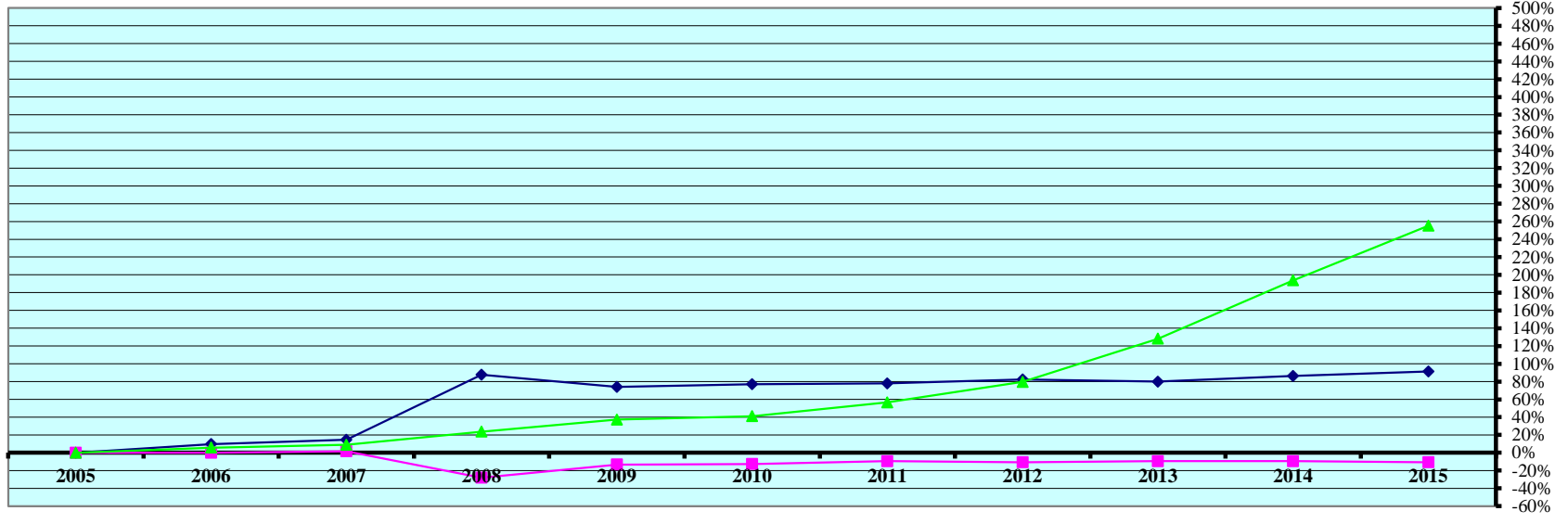
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- 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
- Excessively 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Hayes County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2005-2015



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
2005	4,932,445	--	--	--	2,379,289	--	--	--	131,324,323	--	--	--
2006	5,411,589	479,144	9.71%	9.71%	2,379,295	6	0.00%	0.00%	138,852,585	7,528,262	5.73%	5.73%
2007	5,646,693	235,104	4.34%	14.48%	2,414,997	35,702	1.50%	1.50%	143,005,385	4,152,800	2.99%	8.89%
2008	9,251,813	3,605,120	63.84%	87.57%	1,708,877	-706,120	-29.24%	-28.18%	162,393,620	19,388,235	13.56%	23.66%
2009	8,583,458	-668,355	-7.22%	74.02%	2,061,961	353,084	20.66%	-13.34%	180,294,735	17,901,115	11.02%	37.29%
2010	8,736,984	153,526	1.79%	77.13%	2,075,065	13,104	0.64%	-12.79%	185,267,980	4,973,245	2.76%	41.08%
2011	8,776,645	39,661	0.45%	77.94%	2,151,710	76,645	3.69%	-9.57%	205,609,590	20,341,610	10.98%	56.57%
2012	8,992,496	215,851	2.46%	82.31%	2,125,080	-26,630	-1.24%	-10.68%	235,820,890	30,211,300	14.69%	79.57%
2013	8,873,730	-118,766	-1.32%	79.91%	2,151,880	26,800	1.26%	-9.56%	299,688,520	63,867,630	27.08%	128.20%
2014	9,189,579	315,849	3.56%	86.31%	2,151,980	100	0.00%	-9.55%	385,807,875	86,119,355	28.74%	193.78%
2015	9,433,532	243,953	2.65%	91.25%	2,124,625	-27,355	-1.27%	-10.70%	466,606,880	80,799,005	20.94%	255.31%

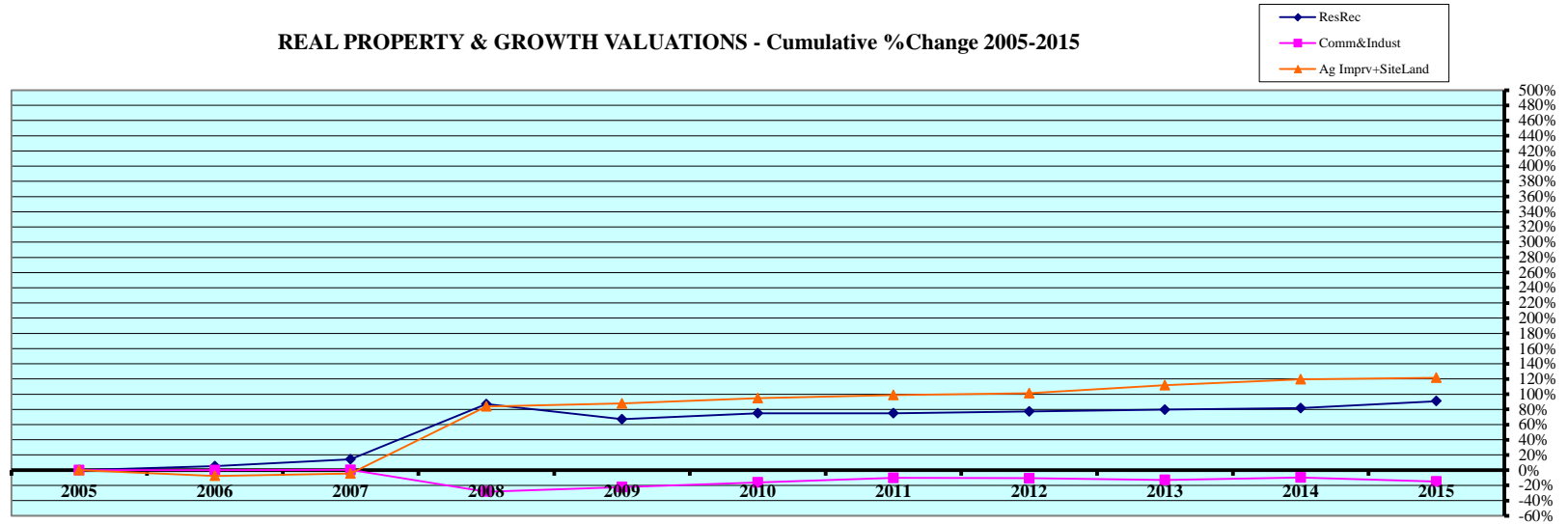
Rate Annual %chg: Residential & Recreational 6.70% Commercial & Industrial -1.13% Agricultural Land 13.52%

Cnty# 43
 County HAYES

CHART 1 EXHIBIT 43B Page 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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2005-2015



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	
2005	4,932,445	209,258	4.24%	4,723,187	--	--	2,379,289	0	0.00%	2,379,289	--	--	
2006	5,411,589	223,775	4.14%	5,187,814	5.18%	5.18%	2,379,295	0	0.00%	2,379,295	0.00%	0.00%	
2007	5,646,693	11,150	0.20%	5,635,543	4.14%	14.25%	2,414,997	25,265	1.05%	2,389,732	0.44%	0.44%	
2008	9,251,813	28,455	0.31%	9,223,358	63.34%	86.99%	1,708,877	0	0.00%	1,708,877	-29.24%	-28.18%	
2009	8,583,458	343,256	4.00%	8,240,202	-10.93%	67.06%	2,061,961	209,640	10.17%	1,852,321	8.39%	-22.15%	
2010	8,736,984	116,697	1.34%	8,620,287	0.43%	74.77%	2,075,065	76,885	3.71%	1,998,180	-3.09%	-16.02%	
2011	8,776,645	147,566	1.68%	8,629,079	-1.24%	74.95%	2,151,710	16,850	0.78%	2,134,860	2.88%	-10.27%	
2012	8,992,496	246,739	2.74%	8,745,757	-0.35%	77.31%	2,125,080	0	0.00%	2,125,080	-1.24%	-10.68%	
2013	8,873,730	18,748	0.21%	8,854,982	-1.53%	79.53%	2,151,880	77,530	3.60%	2,074,350	-2.39%	-12.82%	
2014	9,189,579	228,800	2.49%	8,960,779	0.98%	81.67%	2,151,980	3,970	0.18%	2,148,010	-0.18%	-9.72%	
2015	9,433,532	20,525	0.22%	9,413,007	2.43%	90.84%	2,124,625	102,105	4.81%	2,022,520	-6.02%	-14.99%	
Rate Ann%chg	6.70%			Resid & Rec. w/o growth			6.24%			C & I w/o growth			-3.04%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value			
2005	7,027,440	4,394,919	11,422,359	293,119	2.57%	11,129,240	--
2006	6,870,695	4,067,885	10,938,580	367,027	3.36%	10,571,553	-7.45%
2007	7,190,317	5,294,862	12,485,179	1,559,046	12.49%	10,926,133	-4.34%
2008	12,179,965	9,600,447	21,780,412	766,685	3.52%	21,013,727	83.97%
2009	11,876,200	10,573,221	22,449,421	1,007,328	4.49%	21,442,093	87.72%
2010	11,800,440	11,082,385	22,882,825	625,450	2.73%	22,257,375	94.86%
2011	11,701,050	11,290,295	22,991,345	286,070	1.24%	22,705,275	98.78%
2012	12,268,740	11,889,490	24,158,230	1,177,261	4.87%	22,980,969	101.19%
2013	12,735,335	12,510,825	25,246,160	1,057,658	4.19%	24,188,502	111.76%
2014	12,913,653	12,766,066	25,679,719	595,865	2.32%	25,083,854	119.60%
2015	12,654,883	13,197,418	25,852,301	545,476	2.11%	25,306,825	121.56%
Rate Ann%chg	6.06%	11.62%	8.51%	Ag Imprv+Site w/o growth		5.55%	

(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; 2005 - 2015 CTL

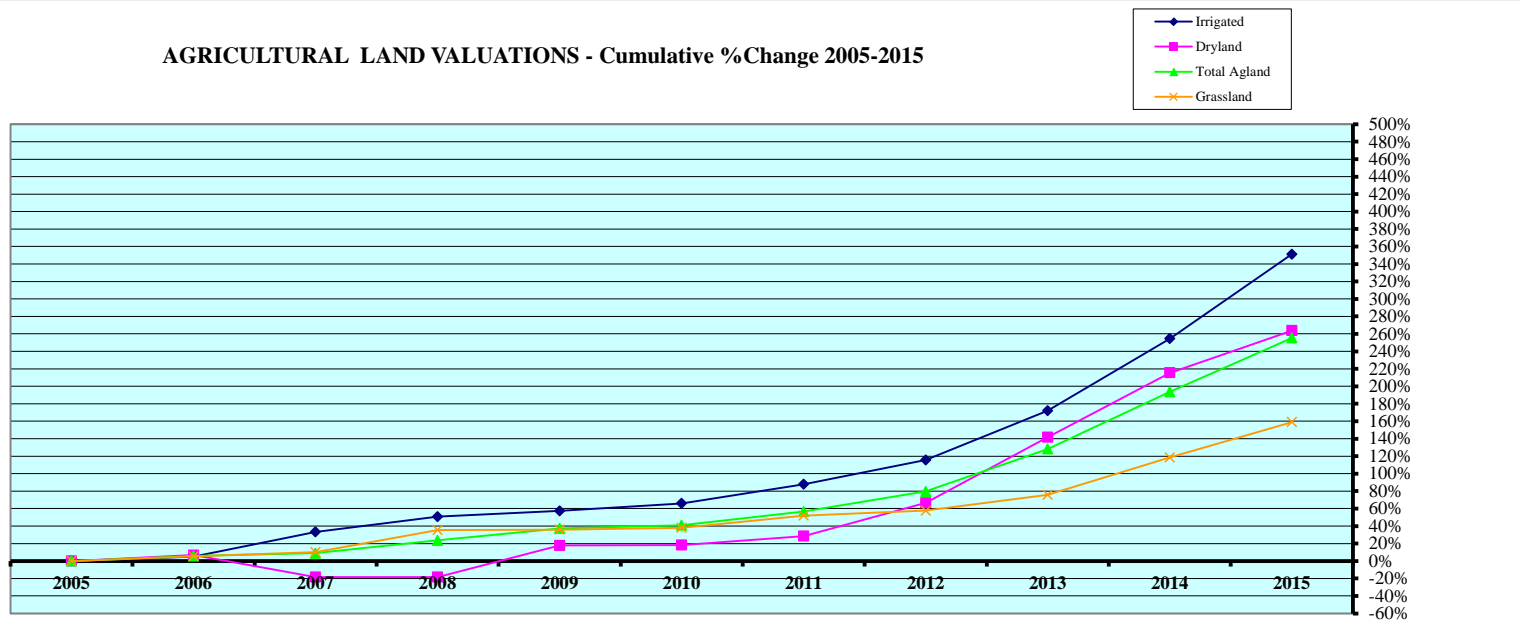
Growth Value; 2005-2015 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2016

Cnty# 43
County HAYES

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2005-2015



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
2005	43,417,238	--	--	--	41,054,808	--	--	--	46,846,920	--	--	--
2006	45,672,830	2,255,592	5.20%	5.20%	43,803,195	2,748,387	6.69%	6.69%	49,371,200	2,524,280	5.39%	5.39%
2007	57,839,815	12,166,985	26.64%	33.22%	33,532,915	-10,270,280	-23.45%	-18.32%	51,627,275	2,256,075	4.57%	10.20%
2008	65,441,320	7,601,505	13.14%	50.73%	33,496,035	-36,880	-0.11%	-18.41%	63,450,930	11,823,655	22.90%	35.44%
2009	68,268,700	2,827,380	4.32%	57.24%	48,370,635	14,874,600	44.41%	17.82%	63,650,065	199,135	0.31%	35.87%
2010	72,044,920	3,776,220	5.53%	65.94%	48,526,165	155,530	0.32%	18.20%	64,691,560	1,041,495	1.64%	38.09%
2011	81,602,980	9,558,060	13.27%	87.95%	52,772,730	4,246,565	8.75%	28.54%	71,220,700	6,529,140	10.09%	52.03%
2012	93,622,055	12,019,075	14.73%	115.63%	68,319,785	15,547,055	29.46%	66.41%	73,866,045	2,645,345	3.71%	57.68%
2013	118,076,305	24,454,250	26.12%	171.96%	99,197,110	30,877,325	45.20%	141.62%	82,402,100	8,536,055	11.56%	75.90%
2014	153,917,495	35,841,190	30.35%	254.51%	129,507,400	30,310,290	30.56%	215.45%	102,362,135	19,960,035	24.22%	118.50%
2015	195,864,390	41,946,895	27.25%	351.12%	149,360,835	19,853,435	15.33%	263.81%	121,337,765	18,975,630	18.54%	159.01%

Rate Ann.%chg: Irrigated **16.26%** Dryland **13.79%** Grassland **9.98%**

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
2005	5,357	--	--	--	0	--	--	--	131,324,323	--	--	--
2006	5,360	3	0.06%	0.06%	0	0			138,852,585	7,528,262	5.73%	5.73%
2007	5,380	20	0.37%	0.43%	0	0			143,005,385	4,152,800	2.99%	8.89%
2008	5,335	-45	-0.84%	-0.41%	0	0			162,393,620	19,388,235	13.56%	23.66%
2009	5,335	0	0.00%	-0.41%	0	0			180,294,735	17,901,115	11.02%	37.29%
2010	5,215	-120	-2.25%	-2.65%	120	120			185,267,980	4,973,245	2.76%	41.08%
2011	13,060	7,845	150.43%	143.79%	120	0	0.00%		205,609,590	20,341,610	10.98%	56.57%
2012	12,885	-175	-1.34%	140.53%	120	0	0.00%		235,820,890	30,211,300	14.69%	79.57%
2013	12,885	0	0.00%	140.53%	120	0	0.00%		299,688,520	63,867,630	27.08%	128.20%
2014	9,550	-3,335	-25.88%	78.27%	11,295	11,175	9312.50%		385,807,875	86,119,355	28.74%	193.78%
2015	17,470	7,920	82.93%	226.12%	26,420	15,125	133.91%		466,606,880	80,799,005	20.94%	255.31%

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

Rate Ann.%chg: Total Agric Land **13.52%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2005-2015 (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
2005	43,582,104	63,732	684			40,974,530	124,899	328			46,853,177	264,034	177		
2006	45,888,600	63,233	726	6.12%	6.12%	43,855,990	125,375	350	6.63%	6.63%	49,497,225	264,031	187	5.64%	5.64%
2007	56,032,590	63,136	887	22.29%	29.78%	34,056,230	125,079	272	-22.16%	-17.00%	51,624,850	263,266	196	4.60%	10.51%
2008	65,317,125	65,529	997	12.31%	45.76%	33,634,440	123,414	273	0.09%	-16.93%	63,335,985	263,900	240	22.39%	35.25%
2009	68,144,025	65,569	1,039	4.26%	51.98%	48,410,310	123,237	393	44.14%	19.74%	63,650,510	264,091	241	0.42%	35.82%
2010	72,044,920	66,330	1,086	4.51%	58.83%	48,526,165	122,358	397	0.96%	20.89%	64,693,035	264,026	245	1.66%	38.08%
2011	81,629,380	67,489	1,210	11.36%	76.87%	52,712,800	121,264	435	9.61%	32.50%	71,259,635	263,924	270	10.19%	52.15%
2012	93,736,845	67,465	1,389	14.87%	103.18%	68,287,125	121,412	562	29.39%	71.44%	73,859,865	263,785	280	3.70%	57.79%
2013	117,841,705	67,405	1,748	25.83%	155.66%	100,391,255	121,470	826	46.94%	151.93%	81,772,165	263,781	310	10.71%	74.70%
2014	153,738,415	67,366	2,282	30.54%	233.73%	133,390,660	115,077	1,159	40.25%	253.33%	100,004,165	270,495	370	19.26%	108.34%
2015	194,031,675	67,238	2,886	26.45%	322.00%	150,450,715	111,411	1,350	16.50%	311.63%	120,939,045	272,844	443	19.89%	149.79%

Rate Annual %chg Average Value/Acre: 15.49%

15.20%

9.59%

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
2005	5,357	536	10			0	0				131,415,168	453,201	290		
2006	5,360	536	10	0.06%	0.06%	0	0				139,247,175	453,175	307	5.97%	5.97%
2007	5,360	536	10	0.00%	0.06%	0	0				141,719,030	452,017	314	2.04%	8.12%
2008	5,300	530	10	0.00%	0.06%	0	0				162,292,850	453,372	358	14.17%	23.45%
2009	5,335	533	10	-0.02%	0.04%	0	0				180,210,180	453,430	397	11.03%	37.06%
2010	5,215	521	10	0.00%	0.04%	120	12	10			185,269,455	453,247	409	2.85%	40.97%
2011	13,060	521	25	150.43%	150.53%	120	12	10	0.00%		205,614,995	453,211	454	10.99%	56.46%
2012	13,060	521	25	0.00%	150.53%	120	12	10	0.00%		235,897,015	453,196	521	14.73%	79.51%
2013	12,885	514	25	0.00%	150.53%	120	12	10	0.00%		300,018,130	453,182	662	27.19%	128.31%
2014	12,735	508	25	0.00%	150.54%	2,450	5	490	4800.00%		387,148,425	453,451	854	28.97%	194.44%
2015	9,125	364	25	0.06%	150.69%	16,075	33	490	0.02%		465,446,635	451,890	1,030	20.64%	255.21%

43
HAYES

Rate Annual %chg Average Value/Acre: 13.51%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2005 - 2015 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

2015 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
967	HAYES	26,369,349	2,143,295	3,914,590	9,433,532	2,124,625	0	0	466,606,880	12,654,883	13,197,418	2,555,310	538,999,882
cnty sectorvalue % of total value:		4.89%	0.40%	0.73%	1.75%	0.39%			86.57%	2.35%	2.45%	0.47%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
57	HAMLET	1,037	49,215	210,117	738,141	321,665	0	0	22,480	0	650	0	1,343,305
5.89%	%sector of county sector	0.00%	2.30%	5.37%	7.82%	15.14%			0.00%		0.00%		0.25%
	%sector of municipality	0.08%	3.66%	15.64%	54.95%	23.95%			1.67%		0.05%		100.00%
214	HAYES CENTER	99,639	78,826	4,650	4,658,707	1,345,888	0	0	0	0	0	0	6,187,710
22.13%	%sector of county sector	0.38%	3.68%	0.12%	49.38%	63.35%							1.15%
	%sector of municipality	1.61%	1.27%	0.08%	75.29%	21.75%							100.00%
351	PALISADE	2,167	5,574	3,999	375,813	26,850	0	0	0	0	0	0	414,403
36.30%	%sector of county sector	0.01%	0.26%	0.10%	3.98%	1.26%							0.08%
	%sector of municipality	0.52%	1.35%	0.97%	90.69%	6.48%							100.00%
622	Total Municipalities	102,843	133,615	218,766	5,772,661	1,694,403	0	0	22,480	0	650	0	7,945,418
64.32%	%all municip.sect of cnty	0.39%	6.23%	5.59%	61.19%	79.75%			0.00%		0.00%		1.47%

Cnty#	County
43	HAYES

Sources: 2015 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2015 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2016

CHART 5

EXHIBIT

43B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 2,432	Value : 537,927,703	Growth 964,745	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-----------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	46	82,475	0	0	41	129,465	87	211,940	
02. Res Improve Land	158	302,365	0	0	43	156,000	201	458,365	
03. Res Improvements	161	6,441,090	0	0	61	3,994,057	222	10,435,147	
04. Res Total	207	6,825,930	0	0	102	4,279,522	309	11,105,452	104,210
% of Res Total	66.99	61.46	0.00	0.00	33.01	38.54	12.71	2.06	10.80
05. Com UnImp Land	11	14,450	0	0	1	1,040	12	15,490	
06. Com Improve Land	34	65,960	0	0	6	32,410	40	98,370	
07. Com Improvements	35	1,724,903	0	0	7	400,612	42	2,125,515	
08. Com Total	46	1,805,313	0	0	8	434,062	54	2,239,375	0
% of Com Total	85.19	80.62	0.00	0.00	14.81	19.38	2.22	0.42	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	207	6,825,930	0	0	102	4,279,522	309	11,105,452	104,210
% of Res & Rec Total	66.99	61.46	0.00	0.00	33.01	38.54	12.71	2.06	10.80
Com & Ind Total	46	1,805,313	0	0	8	434,062	54	2,239,375	0
% of Com & Ind Total	85.19	80.62	0.00	0.00	14.81	19.38	2.22	0.42	0.00
17. Taxable Total	253	8,631,243	0	0	110	4,713,584	363	13,344,827	104,210
% of Taxable Total	69.70	64.68	0.00	0.00	30.30	35.32	14.93	2.48	10.80

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	18	816,160	18	816,160	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	18	816,160	18	816,160	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	40	0	37	77

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	8,870	0	0	1,591	350,031,481	1,592	350,040,351
28. Ag-Improved Land	1	16,870	0	0	470	145,586,575	471	145,603,445
29. Ag Improvements	1	2,145	0	0	458	28,120,775	459	28,122,920
30. Ag Total							2,051	523,766,716

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	650	0	0.00	0	
37. FarmSite Improvements	1	0.00	2,145	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	17	15.24	45,720	17	15.24	45,720	
32. HomeSite Improv Land	268	290.47	871,410	268	290.47	871,410	
33. HomeSite Improvements	273	0.00	15,623,530	273	0.00	15,623,530	736,560
34. HomeSite Total				290	305.71	16,540,660	
35. FarmSite UnImp Land	88	179.82	116,905	88	179.82	116,905	
36. FarmSite Improv Land	425	1,966.03	1,278,030	426	1,967.03	1,278,680	
37. FarmSite Improvements	452	0.00	12,497,245	453	0.00	12,499,390	123,975
38. FarmSite Total				541	2,146.85	13,894,975	
39. Road & Ditches	1,351	5,291.70	0	1,352	5,299.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				831	7,751.66	30,435,635	860,535

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	52.80	16,515	2	52.80	16,515

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	172.55	0.25%	571,140	0.27%	3,310.00
46. 1A	31,078.70	45.07%	102,870,575	49.27%	3,310.00
47. 2A1	5,616.75	8.14%	16,709,890	8.00%	2,975.01
48. 2A	1,380.83	2.00%	4,108,000	1.97%	2,975.02
49. 3A1	6,239.03	9.05%	17,500,545	8.38%	2,805.01
50. 3A	15,908.32	23.07%	44,622,920	21.37%	2,805.01
51. 4A1	7,114.33	10.32%	18,604,025	8.91%	2,615.01
52. 4A	1,451.22	2.10%	3,794,965	1.82%	2,615.02
53. Total	68,961.73	100.00%	208,782,060	100.00%	3,027.51
Dry					
54. 1D1	100.35	0.09%	140,495	0.10%	1,400.05
55. 1D	69,551.57	63.77%	97,372,245	67.18%	1,400.00
56. 2D1	6,597.28	6.05%	8,279,685	5.71%	1,255.01
57. 2D	3,760.76	3.45%	4,719,835	3.26%	1,255.02
58. 3D1	5,586.53	5.12%	6,731,850	4.64%	1,205.01
59. 3D	14,543.14	13.33%	17,524,715	12.09%	1,205.02
60. 4D1	5,744.72	5.27%	6,548,995	4.52%	1,140.00
61. 4D	3,187.67	2.92%	3,634,020	2.51%	1,140.02
62. Total	109,072.02	100.00%	144,951,840	100.00%	1,328.96
Grass					
63. 1G1	91.67	0.03%	44,920	0.03%	490.02
64. 1G	26,553.89	9.80%	15,939,390	11.43%	600.27
65. 2G1	3,797.81	1.40%	2,217,625	1.59%	583.92
66. 2G	3,932.16	1.45%	2,120,235	1.52%	539.20
67. 3G1	7,694.26	2.84%	4,525,375	3.24%	588.15
68. 3G	21,787.15	8.04%	12,471,550	8.94%	572.43
69. 4G1	36,540.44	13.48%	18,395,325	13.19%	503.42
70. 4G	170,658.20	62.96%	83,759,155	60.05%	490.80
71. Total	271,055.58	100.00%	139,473,575	100.00%	514.56
Irrigated Total					
	68,961.73	15.34%	208,782,060	42.32%	3,027.51
Dry Total					
	109,072.02	24.27%	144,951,840	29.38%	1,328.96
Grass Total					
	271,055.58	60.30%	139,473,575	28.27%	514.56
72. Waste	178.21	0.04%	10,046	0.00%	56.37
73. Other	231.73	0.05%	113,560	0.02%	490.05
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	449,499.27	100.00%	493,331,081	100.00%	1,097.51

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	2.64	8,540	0.00	0	68,959.09	208,773,520	68,961.73	208,782,060
77. Dry Land	0.00	0	0.00	0	109,072.02	144,951,840	109,072.02	144,951,840
78. Grass	33.77	16,550	0.00	0	271,021.81	139,457,025	271,055.58	139,473,575
79. Waste	0.00	0	0.00	0	178.21	10,046	178.21	10,046
80. Other	0.00	0	0.00	0	231.73	113,560	231.73	113,560
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	36.41	25,090	0.00	0	449,462.86	493,305,991	449,499.27	493,331,081

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	68,961.73	15.34%	208,782,060	42.32%	3,027.51
Dry Land	109,072.02	24.27%	144,951,840	29.38%	1,328.96
Grass	271,055.58	60.30%	139,473,575	28.27%	514.56
Waste	178.21	0.04%	10,046	0.00%	56.37
Other	231.73	0.05%	113,560	0.02%	490.05
Exempt	0.00	0.00%	0	0.00%	0.00
Total	449,499.27	100.00%	493,331,081	100.00%	1,097.51

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	40,590	34	53,755	34	593,755	60	688,100	0
83.2 Hayes Center	19	41,045	114	226,695	117	5,501,195	136	5,768,935	80,530
83.3 Palisade	1	840	10	21,915	10	346,140	11	368,895	0
83.4 Rural	41	129,465	43	156,000	61	3,994,057	102	4,279,522	23,680
84 Residential Total	87	211,940	201	458,365	222	10,435,147	309	11,105,452	104,210

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	7	6,840	9	15,095	10	436,690	17	458,625	0
85.2	Hayes Center	3	6,890	30	77,100	31	1,612,705	34	1,696,695	0
85.3	Palisade	1	720	0	0	0	0	1	720	0
85.4	Rural	1	1,040	1	6,175	1	76,120	2	83,335	0
86	Commercial Total	12	15,490	40	98,370	42	2,125,515	54	2,239,375	0

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	91.67	0.04%	44,920	0.04%	490.02
88. 1G	21,462.01	8.32%	10,516,565	8.32%	490.01
89. 2G1	3,069.89	1.19%	1,504,260	1.19%	490.00
90. 2G	3,537.32	1.37%	1,733,290	1.37%	490.00
91. 3G1	6,052.58	2.35%	2,965,745	2.35%	490.00
92. 3G	17,883.30	6.94%	8,762,855	6.94%	490.00
93. 4G1	35,372.81	13.72%	17,332,755	13.72%	490.00
94. 4G	170,336.00	66.07%	83,465,165	66.07%	490.00
95. Total	257,805.58	100.00%	126,325,555	100.00%	490.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	5,091.88	38.43%	5,422,825	41.24%	1,064.99
98. 2C1	727.92	5.49%	713,365	5.43%	980.00
99. 2C	394.84	2.98%	386,945	2.94%	980.00
100. 3C1	1,641.68	12.39%	1,559,630	11.86%	950.02
101. 3C	3,903.85	29.46%	3,708,695	28.21%	950.01
102. 4C1	1,167.63	8.81%	1,062,570	8.08%	910.02
103. 4C	322.20	2.43%	293,990	2.24%	912.45
104. Total	13,250.00	100.00%	13,148,020	100.00%	992.30
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	257,805.58	95.11%	126,325,555	90.57%	490.00
CRP Total	13,250.00	4.89%	13,148,020	9.43%	992.30
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	271,055.58	100.00%	139,473,575	100.00%	514.56

2016 County Abstract of Assessment for Real Property, Form 45 Compared with the 2015 Certificate of Taxes Levied (CTL)

43 Hayes

	2015 CTL County Total	2016 Form 45 County Total	Value Difference (2016 form 45 - 2015 CTL)	Percent Change	2016 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	9,433,532	11,105,452	1,671,920	17.72%	104,210	16.62%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	12,654,883	16,540,660	3,885,777	30.71%	736,560	24.89%
04. Total Residential (sum lines 1-3)	22,088,415	27,646,112	5,557,697	25.16%	840,770	21.35%
05. Commercial	2,124,625	2,239,375	114,750	5.40%	0	5.40%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	13,197,418	13,894,975	697,557	5.29%	123,975	4.35%
08. Minerals	2,555,310	816,160	-1,739,150	-68.06	0	-68.06
09. Total Commercial (sum lines 5-8)	17,877,353	16,950,510	-926,843	-5.18%	123,975	-5.88%
10. Total Non-Agland Real Property	39,965,768	44,596,622	4,630,854	11.59%	964,745	9.17%
11. Irrigated	195,864,390	208,782,060	12,917,670	6.60%		
12. Dryland	149,360,835	144,951,840	-4,408,995	-2.95%		
13. Grassland	121,337,765	139,473,575	18,135,810	14.95%		
14. Wasteland	17,470	10,046	-7,424	-42.50%		
15. Other Agland	26,420	113,560	87,140	329.83%		
16. Total Agricultural Land	466,606,880	493,331,081	26,724,201	5.73%		
17. Total Value of all Real Property (Locally Assessed)	506,572,648	537,927,703	31,355,055	6.19%	964,745	6.00%

2016 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:
	1
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$104,878
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$6,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	\$10,017

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC V2
2.	CAMA software:
	MIPS PC V2
3.	Are cadastral maps currently being used?
	They are sometimes used but no longer maintained.
4.	If so, who maintains the Cadastral Maps?
	n/a
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.hayes.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The assessor and staff
8.	Personal Property software:
	MIPS PC V2

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
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott for the appraisal of oil and gas mineral interests
2.	GIS Services:
	GIS Workshop, Inc
3.	Other services:
	n/a

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, Pritchard & Abbott
2.	If so, is the appraisal or listing service performed under contract?
	The county has a contract with Pritchard & Abbott
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?
	No
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.

2016 Residential Assessment Survey for Hayes County

1.	Valuation data collection done by:																												
	The assessor and deputy assessor																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Hayes Center - county seat, contains the only school system in the county and the only services/amenities located in the county.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Hamlet/Palisade - very small communities without an organized market/</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - rural residential housing is in demand in Hayes County, making these properties incomparable to those found in the villages.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Hayes Center - county seat, contains the only school system in the county and the only services/amenities located in the county.	02	Hamlet/Palisade - very small communities without an organized market/	04	Rural - rural residential housing is in demand in Hayes County, making these properties incomparable to those found in the villages.	Ag	Agricultural Homes and Outbuildings															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
01	Hayes Center - county seat, contains the only school system in the county and the only services/amenities located in the county.																												
02	Hamlet/Palisade - very small communities without an organized market/																												
04	Rural - rural residential housing is in demand in Hayes County, making these properties incomparable to those found in the villages.																												
Ag	Agricultural Homes and Outbuildings																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	Only the cost approach is used																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	Yes, depreciation tables are developed using local market information.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the residential lot values?																												
	Sales studies are conducted and values are applied by the square foot.																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	Lots being held for sale or resale are valued the same as all other lots within the Village that they are located in.																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">04</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014-2015</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014-2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2016	2013	2016	2014	02	2016	2013	2016	2014	04	2016	2013	2016	2014-2015	Ag	2016	2013	2016	2014-2015
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																									
01	2016	2013	2016	2014																									
02	2016	2013	2016	2014																									
04	2016	2013	2016	2014-2015																									
Ag	2016	2013	2016	2014-2015																									

2016 Commercial Assessment Survey for Hayes County

1.	Valuation data collection done by:				
	The assessor and deputy assessor				
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	01	There are no valuation groupings within the commercial class; there are too few properties in the county to warrant stratifying them by location.			
3.	List and describe the approach(es) used to estimate the market value of commercial properties.				
	Primarily the cost approach is relied upon, when possible the income approach is developed and considered.				
3a.	Describe the process used to determine the value of unique commercial properties.				
	Since there are so few commercial properties in the county, market analysis is difficult; therefore, all properties are valued using the cost approach with depreciation applied based on the age and condition of the property.				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?				
	Currently, the physical depreciation is Marshall-Swift depreciation from the CAMA system, an economic depreciation is applied using the limited local data that is available.				
5.	Are individual depreciation tables developed for each valuation grouping?				
	n/a				
6.	Describe the methodology used to determine the commercial lot values.				
	Sales studies are conducted and values are applied by the square foot.				
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2012	2011	2009	2014

2016 Agricultural Assessment Survey for Hayes County

1.	Valuation data collection done by:							
	The assessor and deputy assessor							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no discernible differences in the market for agricultural land; no market areas have been established.</td> <td style="text-align: center;">2012</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences in the market for agricultural land; no market areas have been established.	2012
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences in the market for agricultural land; no market areas have been established.	2012						
3.	Describe the process used to determine and monitor market areas.							
	Sales are mapped, reviewed and monitored to determine what characteristics are impacting the market.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Parcels less than 20 acres are reviewed for land use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites and rural residential home sites are valued the same.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	n/a							

**2015 Plan of Assessment for Hayes County
Assessment Years 2016, 2017, and 2018
July 31, 2015**

Plan of Assessment Requirements:

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

Assessment requirements for Real Property

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

General description of Real Property in Hayes County

Per the March 2015 County Abstract, Hayes County consists of the following real property types:

	Parcels	Land Value	Impr Value	Total Value	% Value
Residential/Rec	273	\$ 575,155.00	\$ 8,858,377.00	\$ 9,433,532.00	1.86
Commercial/Ind	53	\$ 88,310.00	\$ 2,036,315.00	\$ 2,124,625.00	.419
Agricultural	2045	\$ 469,163,356.00	\$ 23,604,076.00	\$ 492,767,432.00	97.32
Mineral	18	\$ -	\$ -	\$ 2,555,310.00	.50
Total	2384	\$ 469,826,821.00	\$ 34,498,768.00	\$ 506,325,589.00	100

Current Resources:

Staff & Training

Due to the population of the Hayes County, the County Clerk is required to be an ex-officio County official who must also hold the office of Assessor, 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. Current staff consists of the Clerk/Assessor, one full time and one part time office helper. The Clerk holds a valid Nebraska Assessor's Certificates.

The 60 hours of education required during the current re-certification period ending December 31, 2018 will be met by all office personnel currently holding an assessor certificate.

Budget

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

2015-2016 Proposed Budget

Salaries	\$80,378.00
Office Operation & Misc	\$14,500.00
Office Equip & Supply & Training	\$4,000.00
Pickup appraisal work	\$6,000.00
	\$104,878.00

Hardware and Software:

Hayes County uses MIPs CAMA and Administrative software for parcel record keeping. GIS Workshop is used to map land use and soil type. This system will replace the need to update the current cadastral maps. Three new computers, with required hardware specifications to run GIS workshop and maps, were purchased in 2014.

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

Property Record Cards

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

- Current owner and address (if applicable, a situs address if different from owners mailing address)
- Legal description of parcel
- A property record break down report detailing:
 - History of property
 - Codes relating to taxing districts,
 - Property classification codes,
 - Soil types and uses by acre and total acres
 - Current and previous valuation
 - Book and pages of last deed record

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 will implement 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 accepted in the office from February 1st through June 30th of each year. Letters containing pre-printed applications are sent to the previous years' applicants. When returned, they are verified that the applicant is owner/occupant. Applications along with an income statement are forwarded to the Nebraska Department of Revenue by August 1st for income verification.

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

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

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

Level of Value, Quality and Uniformity for assessment year 2015

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 2015 Reports and Opinions of the Property Tax Administrator.

Property Class	Median
Residential	100
Commercial	100
Agriculture	72

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

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

Other Functions Performed by the Assessor’s Office

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

3. Send Personal Property schedules; administer annual filing of personal property schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property; annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates-management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Send Notice of Valuation Changes
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property and centrally assessed. Prepare tax statements for the county treasurer.
11. Tax List Corrections-prepare tax list correction documents for county board approval.
12. County Board of Equalization; attend county board of equalization meetings for valuation protests, assemble and provide information.
13. TERC Appeals; prepare information and attend taxpayer appeal hearings before TERC, defend valuations.
14. TERC Statewide Equalization; attend hearings if applicable to county, defend values and/or implement orders of the TERC.
15. Education; Assessor education- attend meetings, workshops and educational classes to obtain 60 hours of continuing education to maintain assessor certification.

Assessment Actions Planned for Assessment Year 2016

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

GIS maps will continue to be refined. GIS maps will be reviewed by landowners in the office or will be printed and mailed to landowners. Landowners will be requested to review the maps and visit our office with any questions.

A pickup list for future site visits is continuously being updated. We will continue the current process of sending sales questionnaires to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03. A physical inspection and a GIS Review of Township 5-N will be completed this year.

Assessment Actions Planned for Assessment Year 2017

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

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

Pick-up work for all classes of property will be conducted. County and village building and zoning permits will be monitored and inspected along with new land sale locations. A pickup list of sites for future visits will be continuously updated. Sales questionnaires will be sent to all sellers and buyers to assist in the maintenance of the sales file and personal property. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03. A physical inspection and a GIS review of Township 8-N will be completed this year.

Assessment Actions Planned for Assessment Year 2018

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

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

Pick-up work for all classes of property will be conducted. County and village building and zoning permits will be monitored and inspected along with new land sale locations. A pickup list of sites for future visits will be continuously updated. Sales questionnaires will be sent to all sellers and buyers to assist in the maintenance of the sales file. Hayes County will comply with the systematic inspection and review requirements of §77-1311.03. A physical inspection and a GIS review of Township 7-N will be completed this year.

Respectfully Submitted:

Susan Messersmith
Hayes County Assessor
7/14/15