

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

**2024 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

---

**HAYES COUNTY**

April 5, 2024



Jim Pillen, Governor

Commissioner Hotz :

The Property Tax Administrator has compiled the 2024 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

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

Sincerely,  
Sarah Scott  
Property Tax Administrator  
402-471-5962

cc: Susan Messersmith, Hayes County Assessor

# Table of Contents

---

## **2024 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- Property Tax Administrator'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

---

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Analysis of Assessment Practices:**

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

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

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

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

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

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

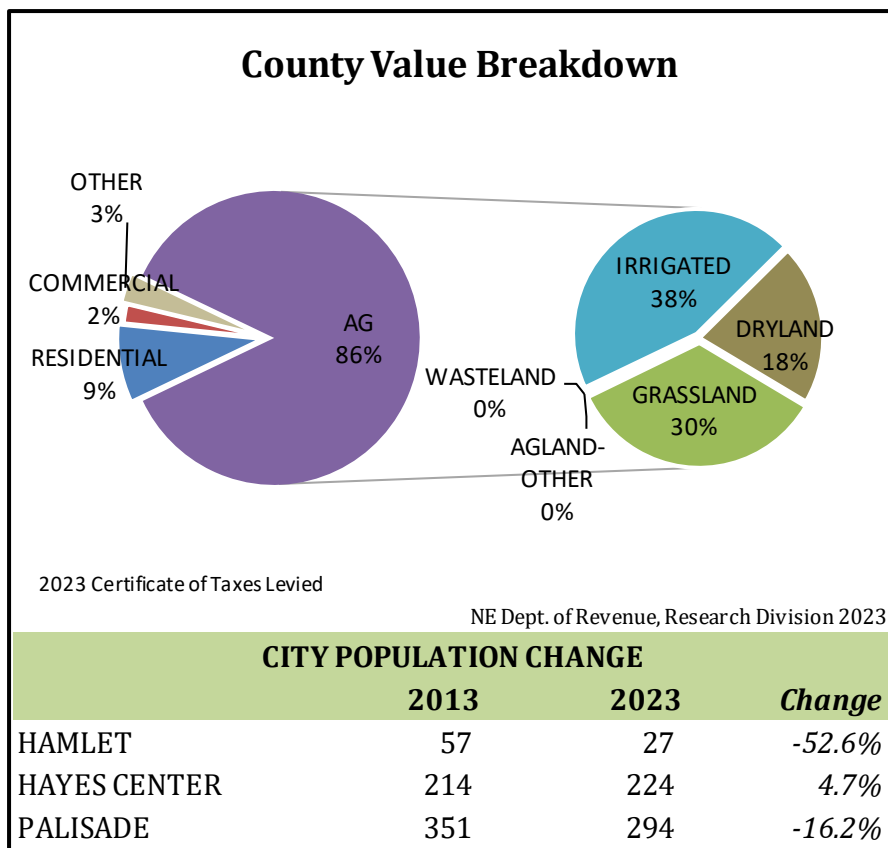
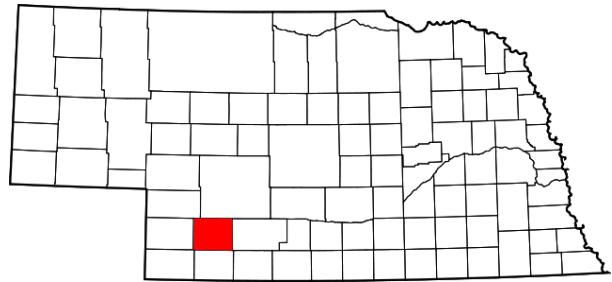
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified, they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures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

*\*Further information may be found in Exhibit 94*



## County Overview

With a total area of 713 square miles, Hayes County has 849 residents, per the Census Bureau Quick Facts for 2024, a 1% population decline from the 2020 U.S. Census. Reports indicate that 71% of county residents are homeowners and 96% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$89,551 (2023 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



There are few commercial parcels in Hayes County and the majority are located in and around the county seat of Hayes Center. According to information available from the U.S. Census Bureau, there are 1918 employer establishments with total employment of 46, a 15% decrease from 2019.

Agricultural land is the single largest contributor to the county's valuation base. Irrigated land makes up a majority of the land in the county. Hayes County is included in the

Middle Republican Natural Resources District (NRD).

# 2024 Residential Correlation for Hayes County

---

## *Assessment Actions*

The assessor physically reviewed all residential properties not in city limits in Township 7. The rural residential home site value was increased to \$25,000 for the first acre and additional acres are valued at \$1,000. Hayes Center and Palisade have new lot values this year.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The residential usability ratio in Hayes County is within the normal range. For sales qualification, the county assessor sends questionnaires to both buyer and seller in potential arm's-length sales. This process ensures all arm's-length sales are available for measurement purposes.

Residential parcels in Hayes County are divided into three valuation groups. The first group is Hayes Center, the county seat, with the only school system and services in the county. The Village of Hamlet and one street of Palisade, with a less competitive market, form the second group. Rural residential properties, due to their high demand, comprise the third group, distinguished from those within the villages.

The county meets the six-year inspection requirements, with all residential properties reviewed since 2019. This review is conducted on a township basis, ensuring thorough and up-to-date assessments.

The residential depreciation tables for Hayes County are from 2023, and costing is dated 2022, reflecting current market conditions. All residential lot values have been updated since 2022. A valuation methodology is on file, providing a framework for consistent property assessment.

## *Description of Analysis*

Residential property is identified by three valuation groups in Hayes County.

<b>Valuation Group</b>	<b>Description</b>
1	Hayes Center
2	Hamlet, Palisade
4	Rural

The median and weighted mean are within range for the residential class of property. The COD is slightly high and the PRD is high, both significantly impacted by one outlier sale. The hypothetical removal of the outlier would lower the COD by nearly 10 points and the PRD by seven points.

## 2024 Residential Correlation for Hayes County

---

Most of the sales in Hayes County during the study period occurred in Valuation Group 1, with all three measures of central tendency being within the acceptable range, as well as the COD and PRD.

The other two valuation groups have too few sales for statistical reliability. The county assessor relied upon regional market analysis to increase land values for Valuation Groups 2 and 4.

### *Equalization and Quality of Assessment*

Despite only having one valuation group with sufficient sales for analysis, all residential property in Hayes County is valued using consistent appraisal techniques. Therefore, the entire class of residential property in the county is considered equalized. The quality of assessment for the residential class of property complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	12	94.46	98.77	96.09	10.16	102.79
2	3	106.10	147.83	97.01	71.72	152.39
4	4	92.28	108.93	96.32	28.26	113.09
____ ALL ____	19	94.57	108.65	96.23	25.56	112.91

### *Level of Value*

Based on analysis of all available information, the level of value for the residential property in Hayes County is 95%.

# 2024 Commercial Correlation for Hayes County

---

## *Assessment Actions*

The county assessor physically reviewed Township 7 this year. Also, commercial depreciation tables were updated in 2024.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Review of both qualified and non-qualified sales in Hayes County revealed that with a very small sample of sales, the county assessor typically qualifies a higher percentage of commercial sales than the state average. Last year with only two commercial sales in the county, both were nonqualified with sufficient documentation and discussion with the assessor. There is no indication of bias in the sales qualification process. All commercial properties are placed in one valuation group.

Commercial properties have 2024 depreciation tables, 2022 costing and lot values were updated in 2022. Commercial properties are reviewed at the same time as residential properties in the villages, and all have been physically inspected since 2019.

## *Description of Analysis*

There are very few commercial sales in the county and only one qualified sale for this study period. Thus, assessment practices and regional trend analysis is relied upon to determine assessment uniformity. Review of the cumulative and annualized rates of change for commercial properties in the villages of Hayes County shows that the values have changed at a comparable rate to those of villages in neighboring counties.

The 2024 County Abstract of Assessment for Real Property, Form 45 Compared to the 2023 Certificate of Taxes Levied Report (CTL) and sales analysis demonstrate changes to the commercial population, reflective of the assessment actions.

## *Equalization and Quality of Assessment*

A review of the assessment practices indicate that the assessments are uniform and proportionate across the commercial class in Hayes County. The quality of assessment meets generally accepted mass appraisal techniques.

## *Level of Value*

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

# 2024 Agricultural Correlation for Hayes County

---

## *Assessment Actions*

Township 7 was physically reviewed this year. The farm home site was increased to match the rural residential home site of \$25,000. Quonsets and big shops throughout the county are now valued using MIPS depreciation and costing.

The county assessor also conducted market analysis of agricultural land and the following changes were made: irrigated land 10% increase, dryland 20% increase and grassland 8% increase.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Agricultural land sales in Hayes County are qualified at a rate slightly higher than the state average. Examination of the sales qualification process revealed no apparent bias in the qualification determination. All arm's-length sales have been included in the state sales file for measurement of agricultural land property in the county. Only one market area is used as there are no discernable land differences throughout the county.

Agricultural homes are valued the same as rural residential homes, using the 2023 depreciation table. Costing is dated 2022 and land was updated in 2023, as well. The county meets the six-year inspection requirement as agricultural homes and outbuildings are physically reviewed as part of the systematic review of the county by township. Agricultural land use is reviewed using the same schedule as physical review for residential and commercial properties.

The assessor's office reviews Conservation Resource Program (CRP) and Conservation Reserve Enhancement Program (CREP) contracts each year and updates are made accordingly. CRP is valued between dryland and grassland values and was increased 2-8% this year. CREP is valued the same as irrigated land. Intensive use is valued at 75% of farm sites and is identified as agricultural land.

## *Description of Analysis*

The median and mean are within the acceptable range for the agricultural class. The weighted mean is slightly low. The COD is within the acceptable range.

When stratified by 80% Majority Land Use (MLU), there are sufficient sales for analysis for both dryland and grassland. For each those two classes, two of the measures of central tendency are in range, including the median.

There are only three qualified irrigated land sales for 80% MLU and while the median is low, both the mean and weighted mean are within range. Rather than rely upon the statistics for such a small sample, comparison to regional values is a more reliable determination of valuation equity. The

## 2024 Agricultural Correlation for Hayes County

---

Average Acre Value Comparison chart demonstrates that the assessed values for irrigated land in Hayes County are comparable with regional values.

The statistical sample and the 2024 County Abstract of Assessment for Real Property, Form 45 Compared with the 2023 Certificate of Taxes Levied Report (CTL) both reflect the valuation changes reported for the county.

### *Equalization and Quality of Assessment*

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential properties across the county. Agricultural homes and rural residential homes are valued with the same depreciation and costing. Agricultural homes in Hayes County are equalized and assessed at the statutory level.

Agricultural land values are equalized; when compared to adjoining counties, the values set in Hayes County demonstrate comparability. The quality of assessment of the agricultural class complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	3	59.35	71.70	71.46	21.11	100.34
1	3	59.35	71.70	71.46	21.11	100.34
<u>    Dry    </u>						
County	16	70.25	76.10	72.31	22.82	105.24
1	16	70.25	76.10	72.31	22.82	105.24
<u>    Grass    </u>						
County	18	73.45	71.32	67.79	12.92	105.21
1	18	73.45	71.32	67.79	12.92	105.21
<u>    ALL    </u>						
	53	71.68	75.23	68.06	19.46	110.53

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Hayes County is 72%.

## 2024 Opinions of the Property Tax Administrator for Hayes County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 5th day of April, 2024.



Sarah Scott  
Property Tax Administrator

## APPENDICES

---



## 2024 Commission Summary

### for Hayes County

#### Residential Real Property - Current

Number of Sales	19	Median	94.57
Total Sales Price	\$2,050,700	Mean	108.65
Total Adj. Sales Price	\$2,050,700	Wgt. Mean	96.23
Total Assessed Value	\$1,973,365	Average Assessed Value of the Base	\$51,948
Avg. Adj. Sales Price	\$107,932	Avg. Assessed Value	\$103,861

#### Confidence Interval - Current

95% Median C.I	89.14 to 108.35
95% Wgt. Mean C.I	85.56 to 106.90
95% Mean C.I	85.19 to 132.11
% of Value of the Class of all Real Property Value in the County	3.00
% of Records Sold in the Study Period	5.81
% of Value Sold in the Study Period	11.62

#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2023	21	94	93.89
2022	14	100	105.47
2021	10	100	99.94
2020	9	100	116.44

## 2024 Commission Summary for Hayes County

---

### Commercial Real Property - Current

Number of Sales	1	Median	104.31
Total Sales Price	\$308,000	Mean	104.31
Total Adj. Sales Price	\$308,000	Wgt. Mean	104.31
Total Assessed Value	\$321,280	Average Assessed Value of the Base	\$173,559
Avg. Adj. Sales Price	\$308,000	Avg. Assessed Value	\$321,280

### 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	1.96
% of Records Sold in the Study Period	1.56
% of Value Sold in the Study Period	2.89

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2023	0	100	00.00
2022	3	100	105.83
2021	2	100	135.54
2020	2	100	90.95

**43 Hayes**  
**RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 19  
 Total Sales Price : 2,050,700  
 Total Adj. Sales Price : 2,050,700  
 Total Assessed Value : 1,973,365  
 Avg. Adj. Sales Price : 107,932  
 Avg. Assessed Value : 103,861

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 109  
 COD : 25.56  
 PRD : 112.91

COV : 44.80  
 STD : 48.67  
 Avg. Abs. Dev : 24.17  
 MAX Sales Ratio : 282.84  
 MIN Sales Ratio : 54.55

95% Median C.I. : 89.14 to 108.35  
 95% Wgt. Mean C.I. : 85.56 to 106.90  
 95% Mean C.I. : 85.19 to 132.11

Printed:3/20/2024 1:34:39PM

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-21 To 31-DEC-21	4	98.05	94.97	82.85	23.15	114.63	54.55	129.25	N/A	92,875	76,949	
01-JAN-22 To 31-MAR-22	3	95.08	100.16	100.28	11.38	99.88	86.46	118.93	N/A	120,000	120,330	
01-APR-22 To 30-JUN-22	3	93.83	97.62	95.87	06.28	101.83	90.68	108.35	N/A	85,000	81,493	
01-JUL-22 To 30-SEP-22	3	89.14	86.47	85.90	07.06	100.66	75.70	94.57	N/A	136,667	117,403	
01-OCT-22 To 31-DEC-22	2	99.28	99.28	99.48	02.68	99.80	96.62	101.94	N/A	130,000	129,330	
01-JAN-23 To 31-MAR-23												
01-APR-23 To 30-JUN-23	3	175.44	183.44	127.57	36.25	143.80	92.05	282.84	N/A	91,400	116,602	
01-JUL-23 To 30-SEP-23	1	82.85	82.85	82.85	00.00	100.00	82.85	82.85	N/A	120,000	99,425	
<u>Study Yrs</u>												
01-OCT-21 To 30-SEP-22	13	93.83	94.82	90.62	13.59	104.63	54.55	129.25	86.46 to 108.35	107,423	97,344	
01-OCT-22 To 30-SEP-23	6	99.28	138.62	108.21	48.47	128.10	82.85	282.84	82.85 to 282.84	109,033	117,982	
<u>Calendar Yrs</u>												
01-JAN-22 To 31-DEC-22	11	94.57	95.57	94.66	08.18	100.96	75.70	118.93	86.46 to 108.35	116,818	110,576	
<u>ALL</u>	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861	

VALUATION GROUP											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	12	94.46	98.77	96.09	10.16	102.79	82.85	129.25	89.14 to 108.35	117,917	113,305	
2	3	106.10	147.83	97.01	71.72	152.39	54.55	282.84	N/A	66,900	64,898	
4	4	92.28	108.93	96.32	28.26	113.09	75.70	175.44	N/A	108,750	104,753	
<u>ALL</u>	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861	
06												
07												
<u>ALL</u>	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861	

**43 Hayes**  
**RESIDENTIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2021 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 19  
 Total Sales Price : 2,050,700  
 Total Adj. Sales Price : 2,050,700  
 Total Assessed Value : 1,973,365  
 Avg. Adj. Sales Price : 107,932  
 Avg. Assessed Value : 103,861

MEDIAN : 95  
 WGT. MEAN : 96  
 MEAN : 109  
 COD : 25.56  
 PRD : 112.91

COV : 44.80  
 STD : 48.67  
 Avg. Abs. Dev : 24.17  
 MAX Sales Ratio : 282.84  
 MIN Sales Ratio : 54.55

95% Median C.I. : 89.14 to 108.35  
 95% Wgt. Mean C.I. : 85.56 to 106.90  
 95% Mean C.I. : 85.19 to 132.11

Printed:3/20/2024 1:34:39PM

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	282.84	282.84	282.84	00.00	100.00	282.84	282.84	N/A	29,200	82,590
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861
Greater Than 14,999	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861
Greater Than 29,999	18	94.20	98.97	93.53	15.99	105.82	54.55	175.44	89.14 to 106.10	112,306	105,043
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	282.84	282.84	282.84	00.00	100.00	282.84	282.84	N/A	29,200	82,590
30,000 TO 59,999	4	118.80	129.79	131.70	18.99	98.55	106.10	175.44	N/A	44,000	57,948
60,000 TO 99,999	2	92.63	92.63	92.94	02.11	99.67	90.68	94.57	N/A	77,500	72,028
100,000 TO 149,999	9	93.83	89.55	89.23	13.39	100.36	54.55	118.93	75.70 to 101.94	127,833	114,059
150,000 TO 249,999	3	89.99	90.39	90.44	01.08	99.94	89.14	92.05	N/A	180,000	162,798
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	19	94.57	108.65	96.23	25.56	112.91	54.55	282.84	89.14 to 108.35	107,932	103,861

**43 Hayes**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 1  
 Total Sales Price : 308,000  
 Total Adj. Sales Price : 308,000  
 Total Assessed Value : 321,280  
 Avg. Adj. Sales Price : 308,000  
 Avg. Assessed Value : 321,280

MEDIAN : 104  
 WGT. MEAN : 104  
 MEAN : 104

COV : 00.00  
 STD : 00.00  
 Avg. Abs. Dev : 00.00

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

COD : 00.00  
 PRD : 100.00

MAX Sales Ratio : 104.31  
 MIN Sales Ratio : 104.31

Printed:3/20/2024 1:34:40PM

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-20 To 31-DEC-20											
01-JAN-21 To 31-MAR-21											
01-APR-21 To 30-JUN-21											
01-JUL-21 To 30-SEP-21											
01-OCT-21 To 31-DEC-21											
01-JAN-22 To 31-MAR-22											
01-APR-22 To 30-JUN-22											
01-JUL-22 To 30-SEP-22											
01-OCT-22 To 31-DEC-22	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
01-JAN-23 To 31-MAR-23											
01-APR-23 To 30-JUN-23											
01-JUL-23 To 30-SEP-23											
<u>Study Yrs</u>											
01-OCT-20 To 30-SEP-21											
01-OCT-21 To 30-SEP-22											
01-OCT-22 To 30-SEP-23	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
<u>Calendar Yrs</u>											
01-JAN-21 To 31-DEC-21											
01-JAN-22 To 31-DEC-22	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
<u>ALL</u>	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280

VALUATION GROUP										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
<u>ALL</u>	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
04											
<u>ALL</u>	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280

**43 Hayes**  
**COMMERCIAL**

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 1  
 Total Sales Price : 308,000  
 Total Adj. Sales Price : 308,000  
 Total Assessed Value : 321,280  
 Avg. Adj. Sales Price : 308,000  
 Avg. Assessed Value : 321,280

MEDIAN : 104  
 WGT. MEAN : 104  
 MEAN : 104  
 COD : 00.00  
 PRD : 100.00

COV : 00.00  
 STD : 00.00  
 Avg. Abs. Dev : 00.00  
 MAX Sales Ratio : 104.31  
 MIN Sales Ratio : 104.31

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

Printed:3/20/2024 1:34:40PM

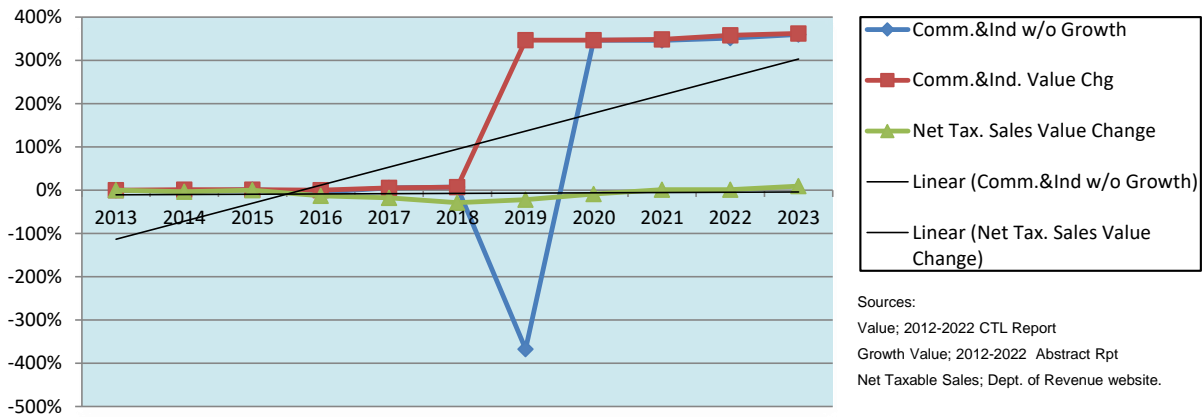
**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
Greater Than 14,999	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
Greater Than 29,999	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
<b>Incremental Ranges</b>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
500,000 TO 999,999											
1,000,000 TO 1,999,999											
2,000,000 TO 4,999,999											
5,000,000 TO 9,999,999											
10,000,000 +											
<b>ALL</b>	<b>1</b>	<b>104.31</b>	<b>104.31</b>	<b>104.31</b>	<b>00.00</b>	<b>100.00</b>	<b>104.31</b>	<b>104.31</b>	<b>N/A</b>	<b>308,000</b>	<b>321,280</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
344	1	104.31	104.31	104.31	00.00	100.00	104.31	104.31	N/A	308,000	321,280
<b>ALL</b>	<b>1</b>	<b>104.31</b>	<b>104.31</b>	<b>104.31</b>	<b>00.00</b>	<b>100.00</b>	<b>104.31</b>	<b>104.31</b>	<b>N/A</b>	<b>308,000</b>	<b>321,280</b>

### 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
2012	\$ 2,125,080	\$ -	0.00%	\$ 2,125,080		\$ 1,309,687	
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%
2016	\$ 2,239,965	\$ -	0.00%	\$ 2,239,965	5.43%	\$ 1,080,073	-5.28%
2017	\$ 2,269,563	\$ -	0.00%	\$ 2,269,563	1.32%	\$ 930,973	-13.80%
2018	\$ 9,496,603	\$ 15,178,430	159.83%	\$ (5,681,827)	-350.35%	\$ 1,023,975	9.99%
2019	\$ 9,496,603	\$ -	0.00%	\$ 9,496,603	0.00%	\$ 1,190,582	16.27%
2020	\$ 9,529,378	\$ 49,010	0.51%	\$ 9,480,368	-0.17%	\$ 1,324,547	11.25%
2021	\$ 9,732,510	\$ 133,535	1.37%	\$ 9,598,975	0.73%	\$ 1,324,521	0.00%
2022	\$ 9,824,515	\$ 51,200	0.52%	\$ 9,773,315	0.42%	\$ 1,432,031	8.12%
2023	\$ 10,760,465	\$ 618,230	5.75%	\$ 10,142,235	3.23%	\$ 1,581,768	10.46%
<b>Ann %chg</b>	<b>17.46%</b>			<b>Average</b>	<b>-31.63%</b>	2.27%	<b>2.20%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2012	-	-	-
2013	-2.39%	1.26%	-3.47%
2014	1.08%	1.27%	0.04%
2015	-4.83%	-0.02%	-12.94%
2016	5.41%	5.41%	-17.53%
2017	6.80%	6.80%	-28.92%
2018	-367.37%	346.88%	-21.82%
2019	346.88%	346.88%	-9.09%
2020	346.12%	348.42%	1.13%
2021	351.70%	357.98%	1.13%
2022	359.90%	362.31%	9.34%
2023	377.26%	406.36%	20.77%

County Number	43
County Name	Hayes

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

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 53  
 Total Sales Price : 29,228,691  
 Total Adj. Sales Price : 29,228,691  
 Total Assessed Value : 19,892,000  
 Avg. Adj. Sales Price : 551,485  
 Avg. Assessed Value : 375,321

MEDIAN : 72  
 WGT. MEAN : 68  
 MEAN : 75  
 COD : 19.46  
 PRD : 110.53

COV : 25.95  
 STD : 19.52  
 Avg. Abs. Dev : 13.95  
 MAX Sales Ratio : 151.67  
 MIN Sales Ratio : 49.80

95% Median C.I. : 68.57 to 78.00  
 95% Wgt. Mean C.I. : 62.30 to 73.82  
 95% Mean C.I. : 69.97 to 80.49

Printed:3/20/2024 1:34:41PM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-20 To 31-DEC-20	6	82.83	83.57	81.24	15.04	102.87	68.57	103.81	68.57 to 103.81	149,795	121,695	
01-JAN-21 To 31-MAR-21	8	93.65	94.17	89.30	19.51	105.45	59.35	151.67	59.35 to 151.67	494,452	441,547	
01-APR-21 To 30-JUN-21	5	69.67	73.08	72.71	07.48	100.51	65.79	84.61	N/A	328,160	238,606	
01-JUL-21 To 30-SEP-21	4	84.67	92.44	91.16	19.51	101.40	73.85	126.56	N/A	252,019	229,734	
01-OCT-21 To 31-DEC-21	7	73.08	72.64	70.70	16.39	102.74	50.26	93.69	50.26 to 93.69	435,786	308,121	
01-JAN-22 To 31-MAR-22	1	64.26	64.26	64.26	00.00	100.00	64.26	64.26	N/A	1,478,183	949,885	
01-APR-22 To 30-JUN-22	7	78.00	70.09	58.94	15.04	118.92	51.39	86.37	51.39 to 86.37	1,312,406	773,551	
01-JUL-22 To 30-SEP-22	7	63.89	61.78	63.86	13.49	96.74	49.80	73.41	49.80 to 73.41	734,464	469,045	
01-OCT-22 To 31-DEC-22	1	57.47	57.47	57.47	00.00	100.00	57.47	57.47	N/A	450,000	258,605	
01-JAN-23 To 31-MAR-23	1	59.08	59.08	59.08	00.00	100.00	59.08	59.08	N/A	735,000	434,205	
01-APR-23 To 30-JUN-23	5	59.31	63.79	59.02	13.49	108.08	51.87	80.18	N/A	261,731	154,462	
01-JUL-23 To 30-SEP-23	1	65.99	65.99	65.99	00.00	100.00	65.99	65.99	N/A	375,000	247,465	
<u>Study Yrs</u>												
01-OCT-20 To 30-SEP-21	23	79.82	86.52	84.96	19.49	101.84	59.35	151.67	70.92 to 93.60	326,229	277,153	
01-OCT-21 To 30-SEP-22	22	70.18	67.99	62.60	16.36	108.61	49.80	93.69	54.51 to 78.00	857,126	536,587	
01-OCT-22 To 30-SEP-23	8	59.20	62.69	59.70	10.30	105.01	51.87	80.18	51.87 to 80.18	358,582	214,073	
<u>Calendar Yrs</u>												
01-JAN-21 To 31-DEC-21	24	77.12	83.21	80.80	20.40	102.98	50.26	151.67	70.82 to 93.60	402,291	325,050	
01-JAN-22 To 31-DEC-22	16	64.08	65.30	60.94	15.93	107.15	49.80	86.37	52.53 to 78.00	1,016,017	619,166	
<u>ALL</u>	53	71.68	75.23	68.06	19.46	110.53	49.80	151.67	68.57 to 78.00	551,485	375,321	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	53	71.68	75.23	68.06	19.46	110.53	49.80	151.67	68.57 to 78.00	551,485	375,321	
<u>ALL</u>	53	71.68	75.23	68.06	19.46	110.53	49.80	151.67	68.57 to 78.00	551,485	375,321	



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

**PAD 2024 R&O Statistics (Using 2024 Values)**

Qualified

Date Range: 10/1/2020 To 9/30/2023 Posted on: 1/31/2024

Number of Sales : 53  
 Total Sales Price : 29,228,691  
 Total Adj. Sales Price : 29,228,691  
 Total Assessed Value : 19,892,000  
 Avg. Adj. Sales Price : 551,485  
 Avg. Assessed Value : 375,321

MEDIAN : 72  
 WGT. MEAN : 68  
 MEAN : 75  
 COD : 19.46  
 PRD : 110.53

COV : 25.95  
 STD : 19.52  
 Avg. Abs. Dev : 13.95  
 MAX Sales Ratio : 151.67  
 MIN Sales Ratio : 49.80

95% Median C.I. : 68.57 to 78.00  
 95% Wgt. Mean C.I. : 62.30 to 73.82  
 95% Mean C.I. : 69.97 to 80.49

Printed:3/20/2024 1:34:41PM

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>    Dry    </u>											
County	15	69.67	75.73	70.95	23.40	106.74	49.80	126.56	54.51 to 92.43	259,741	184,288
1	15	69.67	75.73	70.95	23.40	106.74	49.80	126.56	54.51 to 92.43	259,741	184,288
<u>    Grass    </u>											
County	14	72.03	67.95	64.60	12.26	105.19	50.26	84.61	52.53 to 77.98	343,967	222,207
1	14	72.03	67.95	64.60	12.26	105.19	50.26	84.61	52.53 to 77.98	343,967	222,207
<u>    ALL    </u>	53	71.68	75.23	68.06	19.46	110.53	49.80	151.67	68.57 to 78.00	551,485	375,321

**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
<u>    Irrigated    </u>											
County	3	59.35	71.70	71.46	21.11	100.34	59.08	96.67	N/A	713,333	509,770
1	3	59.35	71.70	71.46	21.11	100.34	59.08	96.67	N/A	713,333	509,770
<u>    Dry    </u>											
County	16	70.25	76.10	72.31	22.82	105.24	49.80	126.56	54.51 to 92.43	278,882	201,660
1	16	70.25	76.10	72.31	22.82	105.24	49.80	126.56	54.51 to 92.43	278,882	201,660
<u>    Grass    </u>											
County	18	73.45	71.32	67.79	12.92	105.21	50.26	103.81	59.31 to 78.00	336,999	228,449
1	18	73.45	71.32	67.79	12.92	105.21	50.26	103.81	59.31 to 78.00	336,999	228,449
<u>    ALL    </u>	53	71.68	75.23	68.06	19.46	110.53	49.80	151.67	68.57 to 78.00	551,485	375,321

## Hayes County 2024 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Hayes	1	3,230	3,120	3,120	3,120	3,005	3,005	2,890	2,890	<b>3,123</b>
Chase	1	4,170	4,060	4,060	4,060	3,940	3,940	3,940	3,924	<b>4,076</b>
Dundy	1	3,015	1,450	1,450	3,167	3,146	2,530	3,127	1,809	<b>3,109</b>
Frontier	1	3,649	3,573	3,573	3,603	3,555	3,555	3,500	3,443	<b>3,623</b>
Hitchcock	1	3,190	3,040	3,040	3,040	2,940	2,940	2,835	2,835	<b>3,150</b>
Lincoln	3	3,572	3,568	3,575	3,564	3,460	3,401	3,467	3,453	<b>3,491</b>
Lincoln	4	3,000	2,978	2,484	2,912	3,000	2,950	2,661	2,768	<b>2,906</b>
Perkins	1	5,219	4,433	4,433	5,057	4,989	4,536	4,881	4,862	<b>5,081</b>
Red Willow	1	3,330	3,149	3,149	3,090	2,960	1,953	2,523	2,500	<b>3,245</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Hayes	1	n/a	1,145	1,030	1,030	1,000	1,000	950	950	<b>1,105</b>
Chase	1	n/a	1,440	1,265	1,265	1,120	n/a	1,065	1,065	<b>1,350</b>
Dundy	1	n/a	1,450	n/a	1,100	1,100	n/a	900	900	<b>1,265</b>
Frontier	1	1,400	1,400	1,350	1,350	1,300	n/a	1,250	1,250	<b>1,377</b>
Hitchcock	1	1,305	1,305	1,220	1,220	1,140	1,140	1,010	1,010	<b>1,269</b>
Lincoln	3	n/a	1,300	1,300	1,300	1,250	1,250	1,250	1,250	<b>1,284</b>
Lincoln	4	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	<b>1,200</b>
Perkins	1	n/a	1,365	1,365	1,280	1,280	n/a	1,200	1,200	<b>1,321</b>
Red Willow	1	1,495	1,495	1,440	1,440	1,330	1,330	1,245	1,245	<b>1,461</b>

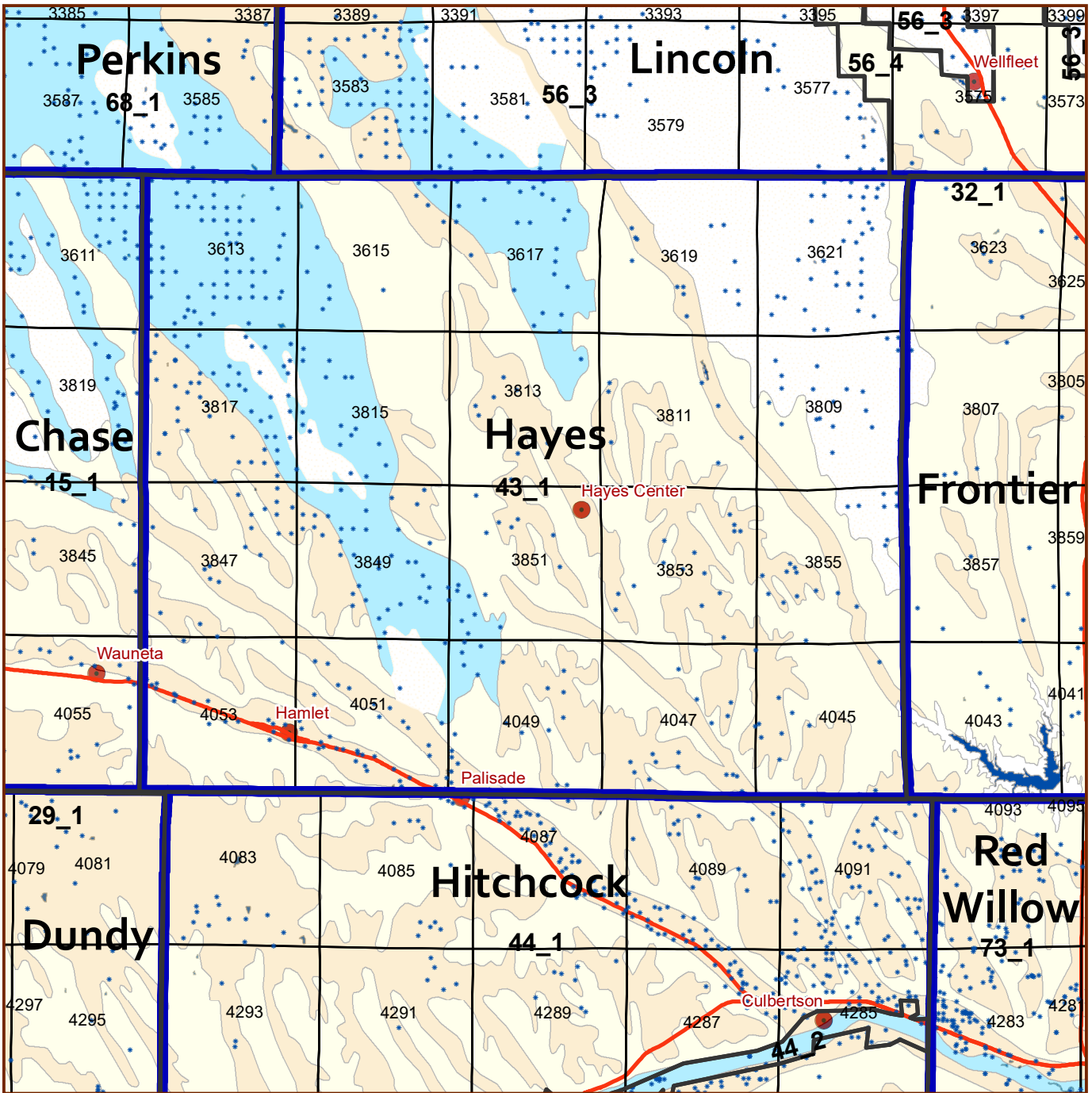
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Hayes	1	585	585	n/a	585	585	585	585	585	<b>585</b>
Chase	1	795	n/a	1,016	804	630	675	661	663	<b>674</b>
Dundy	1	590	n/a	n/a	590	n/a	590	590	590	<b>590</b>
Frontier	1	730	730	730	n/a	730	730	730	730	<b>730</b>
Hitchcock	1	600	600	600	600	n/a	600	600	600	<b>600</b>
Lincoln	3	723	725	725	725	725	675	675	675	<b>680</b>
Lincoln	4	800	800	800	800	800	725	725	725	<b>795</b>
Perkins	1	615	n/a	n/a	615	n/a	615	615	615	<b>615</b>
Red Willow	1	1,162	1,077	849	839	835	843	847	961	<b>885</b>

County	Mkt Area	CRP	TIMBER	WASTE
Hayes	1	739	n/a	25
Chase	1	787	n/a	20
Dundy	1	590	n/a	75
Frontier	1	1,305	n/a	n/a
Hitchcock	1	1,297	n/a	n/a
Lincoln	3	n/a	n/a	376
Lincoln	4	n/a	n/a	373
Perkins	1	618	n/a	80
Red Willow	1	1,444	835	100

Source: 2024 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

# HAYES COUNTY



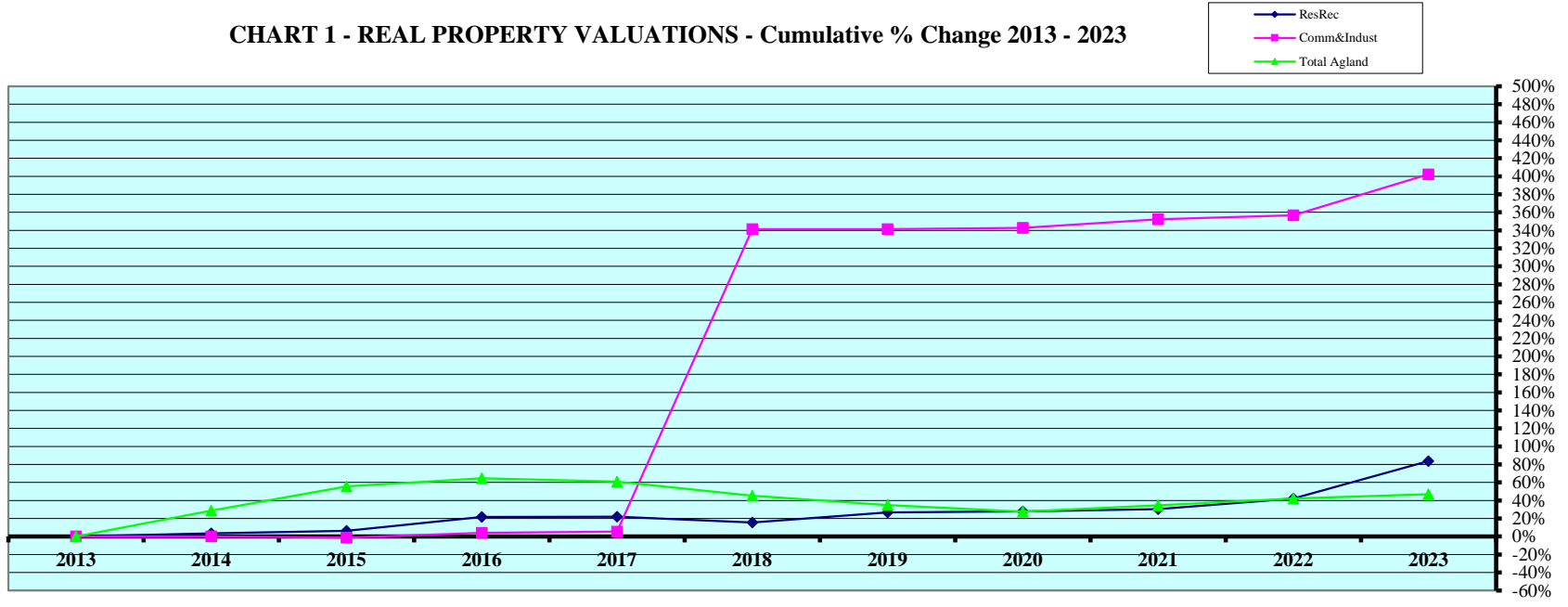
**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

**Soils  
CLASS**

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

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative % Change 2013 - 2023**



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2013	8,873,730	-	-	-	2,151,880	-	-	-	299,688,520	-	-	-
2014	9,189,579	315,849	3.56%	3.56%	2,151,980	100	0.00%	0.00%	385,807,875	86,119,355	28.74%	28.74%
2015	9,433,532	243,953	2.65%	6.31%	2,124,625	-27,355	-1.27%	-1.27%	466,606,880	80,799,005	20.94%	55.70%
2016	10,809,705	1,376,173	14.59%	21.82%	2,239,965	115,340	5.43%	4.09%	493,290,281	26,683,401	5.72%	64.60%
2017	10,820,030	10,325	0.10%	21.93%	2,269,563	29,598	1.32%	5.47%	482,461,115	-10,829,166	-2.20%	60.99%
2018	10,254,155	-565,875	-5.23%	15.56%	9,496,603	7,227,040	318.43%	341.32%	435,472,405	-46,988,710	-9.74%	45.31%
2019	11,237,755	983,600	9.59%	26.64%	9,496,603	0	0.00%	341.32%	403,933,340	-31,539,065	-7.24%	34.78%
2020	11,352,285	114,530	1.02%	27.93%	9,529,378	32,775	0.35%	342.84%	382,641,840	-21,291,500	-5.27%	27.68%
2021	11,568,399	216,114	1.90%	30.37%	9,732,510	203,132	2.13%	352.28%	403,242,360	20,600,520	5.38%	34.55%
2022	12,620,749	1,052,350	9.10%	42.23%	9,826,305	93,795	0.96%	356.64%	426,250,445	23,008,085	5.71%	42.23%
2023	16,305,490	3,684,741	29.20%	83.75%	10,808,705	982,400	10.00%	402.29%	440,010,330	13,759,885	3.23%	46.82%

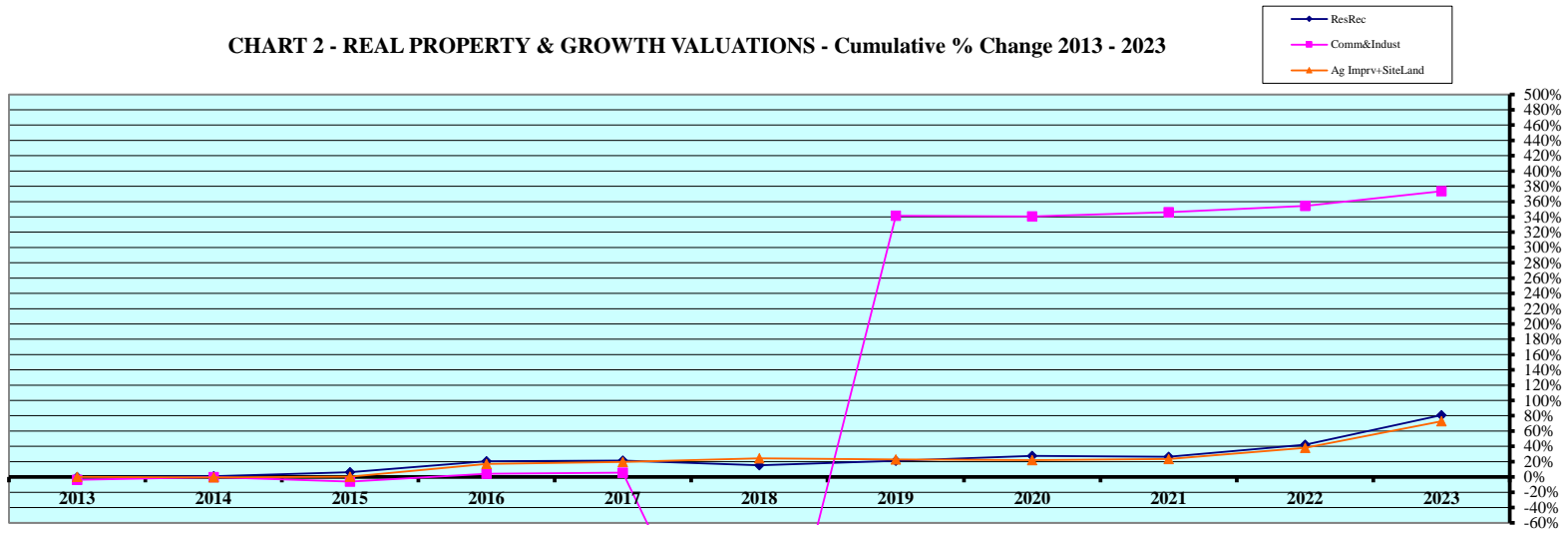
Rate Annual %chg: Residential & Recreational **6.27%** Commercial & Industrial **17.52%** Agricultural Land **3.92%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative % Change 2013 - 2023



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	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
2013	8,873,730	18,748	0.21%	8,854,982	-	-0.21%	2,151,880	77,530	3.60%	2,074,350	-	-3.60%
2014	9,189,579	228,800	2.49%	8,960,779	0.98%	0.98%	2,151,980	3,970	0.18%	2,148,010	-0.18%	-0.18%
2015	9,433,532	20,525	0.22%	9,413,007	2.43%	6.08%	2,124,625	102,105	4.81%	2,022,520	-6.02%	-6.01%
2016	10,809,705	104,210	0.96%	10,705,495	13.48%	20.64%	2,239,965	0	0.00%	2,239,965	5.43%	4.09%
2017	10,820,030	51,875	0.48%	10,768,155	-0.38%	21.35%	2,269,563	0	0.00%	2,269,563	1.32%	5.47%
2018	10,254,155	15,190	0.15%	10,238,965	-5.37%	15.39%	9,496,603	15,178,430	159.83%	-5,681,827	-350.35%	-364.04%
2019	11,237,755	483,375	4.30%	10,754,380	4.88%	21.19%	9,496,603	0	0.00%	9,496,603	0.00%	341.32%
2020	11,352,285	40,620	0.36%	11,311,665	0.66%	27.47%	9,529,378	49,010	0.51%	9,480,368	-0.17%	340.56%
2021	11,568,399	352,300	3.05%	11,216,099	-1.20%	26.40%	9,732,510	133,535	1.37%	9,598,975	0.73%	346.07%
2022	12,620,749	0	0.00%	12,620,749	9.10%	42.23%	9,826,305	51,200	0.52%	9,775,105	0.44%	354.26%
2023	16,305,490	258,675	1.59%	16,046,815	27.15%	80.84%	10,808,705	618,230	5.72%	10,190,475	3.71%	373.56%
Rate Ann%chg	6.27%			Resid & Recreat w/o growth 5.17%			17.52%			C & I w/o growth -34.51%		

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2013	12,735,335	12,510,825	25,246,160	1,057,658	4.19%	24,188,502	-	-
2014	12,913,653	12,766,066	25,679,719	595,865	2.32%	25,083,854	-0.64%	-0.64%
2015	12,654,883	13,197,418	25,852,301	545,476	2.11%	25,306,825	-1.45%	0.24%
2016	16,469,860	13,939,330	30,409,190	860,535	2.83%	29,548,655	14.30%	17.04%
2017	16,652,240	13,987,745	30,639,985	464,225	1.52%	30,175,760	-0.77%	19.53%
2018	17,385,865	14,185,560	31,571,425	191,620	0.61%	31,379,805	2.41%	24.30%
2019	16,951,560	14,139,255	31,090,815	50,000	0.16%	31,040,815	-1.68%	22.95%
2020	16,860,455	14,412,845	31,273,300	466,280	1.49%	30,807,020	-0.91%	22.03%
2021	16,908,950	14,412,080	31,321,030	169,790	0.54%	31,151,240	-0.39%	23.39%
2022	20,441,785	14,521,635	34,963,420	114,890	0.33%	34,848,530	11.26%	38.03%
2023	27,933,750	15,790,085	43,723,835	97,655	0.22%	43,626,180	24.78%	72.80%
Rate Ann%chg	8.17%	2.36%	5.65%	Ag Imprv+Site w/o growth			4.69%	

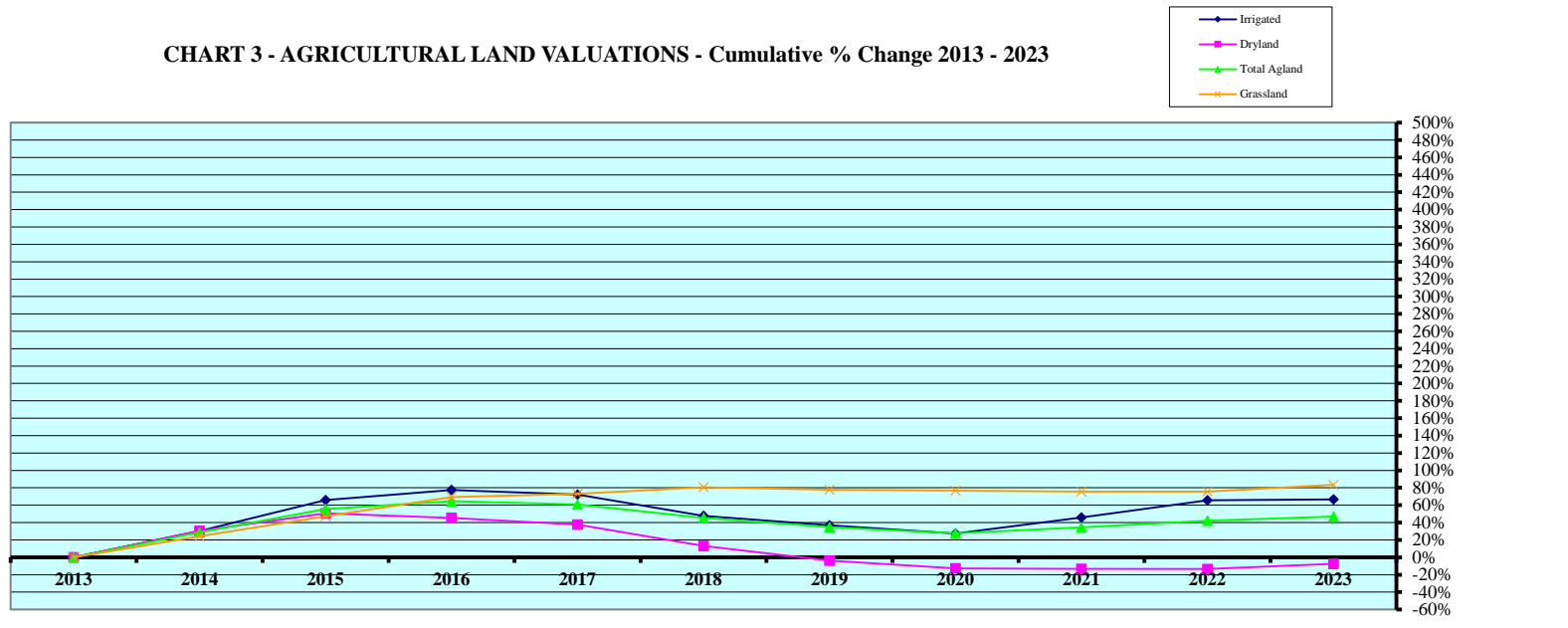
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2013 - 2023 CTL Growth Value; 2013 - 2023 Abstract of Asmnt Rpt. Prepared as of 12/29/2023

Cnty# 43  
County HAYES

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2013 - 2023



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
2013	118,076,305	-	-	-	99,197,110	-	-	-	82,402,100	-	-	-
2014	153,917,495	35,841,190	30.35%	30.35%	129,507,400	30,310,290	30.56%	30.56%	102,362,135	19,960,035	24.22%	24.22%
2015	195,864,390	41,946,895	27.25%	65.88%	149,360,835	19,853,435	15.33%	50.57%	121,337,765	18,975,630	18.54%	47.25%
2016	209,523,810	13,659,420	6.97%	77.45%	144,099,135	-5,261,700	-3.52%	45.27%	139,523,965	18,186,200	14.99%	69.32%
2017	203,277,610	-6,246,200	-2.98%	72.16%	136,447,150	-7,651,985	-5.31%	37.55%	142,548,840	3,024,875	2.17%	72.99%
2018	174,234,345	-29,043,265	-14.29%	47.56%	112,161,600	-24,285,550	-17.80%	13.07%	148,802,325	6,253,485	4.39%	80.58%
2019	161,690,725	-12,543,620	-7.20%	36.94%	95,406,725	-16,754,875	-14.94%	-3.82%	146,560,820	-2,241,505	-1.51%	77.86%
2020	150,329,410	-11,361,315	-7.03%	27.32%	86,529,275	-8,877,450	-9.30%	-12.77%	145,492,920	-1,067,900	-0.73%	76.56%
2021	172,233,695	21,904,285	14.57%	45.87%	86,047,595	-481,680	-0.56%	-13.26%	144,670,820	-822,100	-0.57%	75.57%
2022	195,416,725	23,183,030	13.46%	65.50%	85,905,950	-141,645	-0.16%	-13.40%	144,638,250	-32,570	-0.02%	75.53%
2023	196,689,710	1,272,985	0.65%	66.58%	91,746,125	5,840,175	6.80%	-7.51%	151,140,215	6,501,965	4.50%	83.42%

Rate Ann.%chg: Irrigated **5.24%** Dryland **-0.78%** Grassland **6.25%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2013	12,885	-	-	-	120	-	-	-	299,688,520	-	-	-
2014	9,550	-3,335	-25.88%	-25.88%	11,295	11,175	9312.50%	9312.50%	385,807,875	86,119,355	28.74%	28.74%
2015	17,470	7,920	82.93%	35.58%	26,420	15,125	133.91%	21916.67%	466,606,880	80,799,005	20.94%	55.70%
2016	9,761	-7,709	-44.13%	-24.25%	133,610	107,190	405.72%	111241.67%	493,290,281	26,683,401	5.72%	64.60%
2017	2,445	-7,316	-74.95%	-81.02%	185,070	51,460	38.52%	154125.00%	482,461,115	-10,829,166	-2.20%	60.99%
2018	1,690	-755	-30.88%	-86.88%	272,445	87,375	47.21%	226937.50%	435,472,405	-46,988,710	-9.74%	45.31%
2019	1,690	0	0.00%	-86.88%	273,380	935	0.34%	227716.67%	403,933,340	-31,539,065	-7.24%	34.78%
2020	16,855	15,165	897.34%	30.81%	273,380	0	0.00%	227716.67%	382,641,840	-21,291,500	-5.27%	27.68%
2021	16,855	0	0.00%	30.81%	273,395	15	0.01%	227729.17%	403,242,360	20,600,520	5.38%	34.55%
2022	16,850	-5	-0.03%	30.77%	272,670	-725	-0.27%	227125.00%	426,250,445	23,008,085	5.71%	42.23%
2023	16,850	0	0.00%	30.77%	417,430	144,760	53.09%	347758.33%	440,010,330	13,759,885	3.23%	46.82%

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

Rate Ann.%chg: Total Agric Land **3.92%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2013 - 2023 (from County Abstract Reports)(1)

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	117,841,705	67,405	1,748			100,391,255	121,470	826			81,772,165	263,781	310		
2014	153,738,415	67,366	2,282	30.54%	30.54%	133,390,660	115,077	1,159	40.25%	40.25%	100,004,165	270,495	370	19.26%	19.26%
2015	194,031,675	67,238	2,886	26.45%	65.06%	150,450,715	111,411	1,350	16.50%	63.40%	120,939,045	272,844	443	19.89%	42.98%
2016	208,782,060	68,962	3,028	4.91%	73.17%	144,951,840	109,072	1,329	-1.59%	60.80%	139,473,575	271,056	515	16.09%	65.99%
2017	203,251,635	68,715	2,958	-2.30%	69.19%	136,708,820	103,857	1,316	-0.95%	59.27%	142,379,265	274,587	519	0.77%	67.27%
2018	173,874,695	68,831	2,526	-14.60%	44.49%	114,815,360	102,780	1,117	-15.13%	35.17%	146,609,430	274,842	533	2.88%	72.07%
2019	161,707,580	68,818	2,350	-6.98%	34.41%	95,425,935	100,328	951	-14.86%	15.08%	146,543,900	277,311	528	-0.93%	70.47%
2020	150,329,410	69,123	2,175	-7.45%	24.40%	86,529,275	100,339	862	-9.33%	4.34%	145,492,925	276,369	526	-0.38%	69.82%
2021	172,824,515	69,092	2,501	15.02%	43.08%	86,443,965	100,218	863	0.02%	4.37%	145,419,755	276,567	526	-0.12%	69.61%
2022	195,075,635	68,892	2,832	13.20%	61.97%	85,921,600	99,586	863	0.03%	4.39%	144,701,680	275,340	526	-0.05%	69.53%
2023	196,829,740	69,512	2,832	0.00%	61.97%	91,710,785	99,535	921	6.79%	11.48%	151,134,010	274,759	550	4.67%	77.44%

Rate Annual %chg Average Value/Acre: 4.94%

1.09%

5.90%

Tax Year	WASTE LAND (2)					OTHER AGLAND (2)					TOTAL AGRICULTURAL LAND (1)				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmlty%chg AvgVal/Acre
2013	12,885	514	25			120	12	10			300,018,130	453,182	662		
2014	12,735	508	25	0.00%	0.00%	2,450	5	490	4800.00%	4800.00%	387,148,425	453,451	854	28.97%	28.97%
2015	9,125	364	25	0.06%	0.06%	16,075	33	490	0.02%	4800.91%	465,446,635	451,890	1,030	20.64%	55.58%
2016	10,046	178	56	124.87%	125.01%	113,560	232	490	-0.01%	4800.53%	493,331,081	449,499	1,098	6.55%	65.78%
2017	2,445	98	25	-55.62%	-0.15%	185,070	378	490	0.00%	4800.31%	482,527,235	447,634	1,078	-1.78%	62.83%
2018	1,690	68	25	-0.27%	-0.42%	274,375	560	490	0.00%	4800.25%	435,575,550	447,080	974	-9.62%	47.16%
2019	1,690	68	25	0.00%	-0.42%	272,445	556	490	0.00%	4800.18%	403,951,550	447,081	904	-7.26%	36.48%
2020	16,855	674	25	0.28%	-0.14%	273,380	558	490	0.00%	4800.16%	382,641,845	447,063	856	-5.27%	29.29%
2021	16,855	674	25	0.00%	-0.14%	273,395	558	490	0.00%	4800.17%	404,978,485	447,109	906	5.83%	36.82%
2022	16,855	674	25	0.00%	-0.14%	272,670	556	490	0.00%	4800.17%	425,988,440	445,048	957	5.67%	44.58%
2023	16,850	674	25	-0.03%	-0.17%	417,430	556	750	53.09%	7401.66%	440,108,815	445,036	989	3.32%	49.38%

43  
HAYES

Rate Annual %chg Average Value/Acre: 4.09%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2013 - 2023 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 4

CHART 5 - 2023 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
856	HAYES	23,824,863	3,965,338	6,812,040	16,305,490	10,808,705	0	0	440,010,330	27,933,750	15,790,085	1,399,820	546,850,421
cnty sectorvalue % of total value:		4.36%	0.73%	1.25%	2.98%	1.98%			80.46%	5.11%	2.89%	0.26%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
27	HAMLET	286	67,670	365,347	887,780	349,255	0	0	17,875	0	3,130	0	1,691,343
3.15%	%sector of county sector	0.00%	1.71%	5.36%	5.44%	3.23%			0.00%		0.02%		0.31%
	%sector of municipality	0.02%	4.00%	21.60%	52.49%	20.65%			1.06%		0.19%		100.00%
224	HAYES CENTER	159,607	258,132	40,179	7,432,970	2,547,780	0	0	0	0	0	0	10,438,668
26.17%	%sector of county sector	0.67%	6.51%	0.59%	45.59%	23.57%							1.91%
	%sector of municipality	1.53%	2.47%	0.38%	71.21%	24.41%							100.00%
294	PALISADE	0	6,629	971	423,475	26,845	0	0	0	0	0	0	457,920
34.35%	%sector of county sector		0.17%	0.01%	2.60%	0.25%							0.08%
	%sector of municipality		1.45%	0.21%	92.48%	5.86%							100.00%
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
	%sector of county sector												
	%sector of municipality												
546	Total Municipalities	159,893	332,431	406,497	8,744,228	2,923,881	0	0	17,875	0	3,130	0	12,587,934
63.74%	%all municip.sectors of cnty	0.67%	8.38%	5.97%	53.63%	27.05%			0.00%		0.02%		2.30%

43 HAYES

Sources: 2023 Certificate of Taxes Levied CTL, 2020 US Census; Dec. 2023 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 12/29/2023

CHART 5



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 2,509</b>	<b>Value : 566,474,300</b>	<b>Growth 973,605</b>
--	------------------------	----------------------------	-----------------------

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	47	188,665	0	0	54	316,570	101	505,235	
<b>02. Res Improve Land</b>	158	836,945	0	0	49	1,225,250	207	2,062,195	
<b>03. Res Improvements</b>	161	7,924,215	0	0	65	6,495,300	226	14,419,515	
<b>04. Res Total</b>	208	8,949,825	0	0	119	8,037,120	327	16,986,945	185,925
<b>% of Res Total</b>	63.61	52.69	0.00	0.00	36.39	47.31	13.03	3.00	19.10
<b>05. Com UnImp Land</b>	13	56,125	0	0	1	1,240	14	57,365	
<b>06. Com Improve Land</b>	37	177,080	0	0	11	133,455	48	310,535	
<b>07. Com Improvements</b>	38	2,755,735	0	0	12	7,984,130	50	10,739,865	
<b>08. Com Total</b>	51	2,988,940	0	0	13	8,118,825	64	11,107,765	367,625
<b>% of Com Total</b>	79.69	26.91	0.00	0.00	20.31	73.09	2.55	1.96	37.76
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	208	8,949,825	0	0	119	8,037,120	327	16,986,945	185,925
<b>% of Res &amp; Rec Total</b>	63.61	52.69	0.00	0.00	36.39	47.31	13.03	3.00	19.10
<b>Com &amp; Ind Total</b>	51	2,988,940	0	0	13	8,118,825	64	11,107,765	367,625
<b>% of Com &amp; Ind Total</b>	79.69	26.91	0.00	0.00	20.31	73.09	2.55	1.96	37.76
<b>17. Taxable Total</b>	259	11,938,765	0	0	132	16,155,945	391	28,094,710	553,550
<b>% of Taxable Total</b>	66.24	42.49	0.00	0.00	33.76	57.51	15.58	4.96	56.86

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	9	1,046,740	9	1,046,740	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	9	1,046,740	9	1,046,740	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	42	0	48	90

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,654	363,475,105	1,654	363,475,105
28. Ag-Improved Land	1	20,365	0	0	443	137,103,820	444	137,124,185
29. Ag Improvements	1	2,130	0	0	454	36,731,430	455	36,733,560

30. Ag Total				2,109	537,332,850
--------------	--	--	--	-------	-------------

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,000	0	0.00	0	
37. FarmSite Improvements	1	0.00	2,130	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	14	13.02	325,500	14	13.02	325,500	
32. HomeSite Improv Land	253	269.38	6,734,500	253	269.38	6,734,500	
33. HomeSite Improvements	260	0.00	22,143,740	260	0.00	22,143,740	220,725
34. HomeSite Total				<b>274</b>	<b>282.40</b>	<b>29,203,740</b>	
35. FarmSite UnImp Land	95	175.90	175,900	95	175.90	175,900	
36. FarmSite Improv Land	420	1,944.92	1,944,920	421	1,945.92	1,945,920	
37. FarmSite Improvements	446	0.00	14,587,690	447	0.00	14,589,820	199,330
38. FarmSite Total				<b>542</b>	<b>2,121.82</b>	<b>16,711,640</b>	
39. Road & Ditches	1,410	5,277.54	0	1,411	5,284.94	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>816</b>	<b>7,689.16</b>	<b>45,915,380</b>	<b>420,055</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	98.42	45,120	2	98.42	45,120

Schedule VIII : Agricultural Records : Special Value

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,112.74	10.22%	22,974,195	10.57%	3,230.01
46. 1A	29,173.92	41.93%	94,231,775	43.37%	3,230.00
47. 2A1	1,008.35	1.45%	3,146,075	1.45%	3,120.02
48. 2A	7,396.60	10.63%	23,077,390	10.62%	3,120.00
49. 3A1	16,666.83	23.96%	50,083,850	23.05%	3,005.00
50. 3A	339.43	0.49%	1,020,000	0.47%	3,005.04
51. 4A1	6,272.24	9.02%	18,126,795	8.34%	2,890.00
52. 4A	1,599.40	2.30%	4,622,295	2.13%	2,890.02
<b>53. Total</b>	<b>69,569.51</b>	<b>100.00%</b>	<b>217,282,375</b>	<b>100.00%</b>	<b>3,123.24</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	72,654.48	73.05%	83,189,475	75.71%	1,145.00
56. 2D1	1,960.94	1.97%	2,019,815	1.84%	1,030.02
57. 2D	6,036.05	6.07%	6,217,180	5.66%	1,030.01
58. 3D1	11,289.96	11.35%	11,289,960	10.28%	1,000.00
59. 3D	349.72	0.35%	349,720	0.32%	1,000.00
60. 4D1	3,784.28	3.80%	3,595,200	3.27%	950.04
61. 4D	3,380.56	3.40%	3,211,775	2.92%	950.07
<b>62. Total</b>	<b>99,455.99</b>	<b>100.00%</b>	<b>109,873,125</b>	<b>100.00%</b>	<b>1,104.74</b>
<b>Grass</b>					
63. 1G1	1,037.39	0.38%	609,555	0.37%	587.59
64. 1G	230.64	0.08%	136,420	0.08%	591.48
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	878.46	0.32%	516,300	0.32%	587.73
67. 3G1	18.80	0.01%	11,000	0.01%	585.11
68. 3G	174,411.62	63.41%	104,654,835	63.88%	600.05
69. 4G1	96,819.24	35.20%	56,934,680	34.75%	588.05
70. 4G	1,649.38	0.60%	964,900	0.59%	585.01
<b>71. Total</b>	<b>275,045.53</b>	<b>100.00%</b>	<b>163,827,690</b>	<b>100.00%</b>	<b>595.64</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>69,569.51</b>	<b>15.62%</b>	<b>217,282,375</b>	<b>44.22%</b>	<b>3,123.24</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>99,455.99</b>	<b>22.33%</b>	<b>109,873,125</b>	<b>22.36%</b>	<b>1,104.74</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>275,045.53</b>	<b>61.77%</b>	<b>163,827,690</b>	<b>33.34%</b>	<b>595.64</b>
72. Waste	673.69	0.15%	16,850	0.00%	25.01
73. Other	556.45	0.12%	417,430	0.08%	750.17
74. Exempt	2,517.44	0.57%	1,553,610	0.32%	617.14
<b>75. Market Area Total</b>	<b>445,301.17</b>	<b>100.00%</b>	<b>491,417,470</b>	<b>100.00%</b>	<b>1,103.56</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	69,569.51	217,282,375	69,569.51	217,282,375
<b>77. Dry Land</b>	0.00	0	0.00	0	99,455.99	109,873,125	99,455.99	109,873,125
<b>78. Grass</b>	33.10	19,365	0.00	0	275,012.43	163,808,325	275,045.53	163,827,690
<b>79. Waste</b>	0.00	0	0.00	0	673.69	16,850	673.69	16,850
<b>80. Other</b>	0.00	0	0.00	0	556.45	417,430	556.45	417,430
<b>81. Exempt</b>	0.00	0	0.00	0	2,517.44	1,553,610	2,517.44	1,553,610
<b>82. Total</b>	<b>33.10</b>	<b>19,365</b>	<b>0.00</b>	<b>0</b>	<b>445,268.07</b>	<b>491,398,105</b>	<b>445,301.17</b>	<b>491,417,470</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	69,569.51	15.62%	217,282,375	44.22%	3,123.24
<b>Dry Land</b>	99,455.99	22.33%	109,873,125	22.36%	1,104.74
<b>Grass</b>	275,045.53	61.77%	163,827,690	33.34%	595.64
<b>Waste</b>	673.69	0.15%	16,850	0.00%	25.01
<b>Other</b>	556.45	0.12%	417,430	0.08%	750.17
<b>Exempt</b>	2,517.44	0.57%	1,553,610	0.32%	617.14
<b>Total</b>	<b>445,301.17</b>	<b>100.00%</b>	<b>491,417,470</b>	<b>100.00%</b>	<b>1,103.56</b>

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	25	78,530	33	123,790	33	678,745	58	881,065	0
83.2 Hayes Center	20	98,510	115	650,660	118	6,883,395	138	7,632,565	21,995
83.3 Palisade	1	2,800	10	62,495	10	362,075	11	427,370	0
83.4 Rural	55	325,395	49	1,225,250	65	6,495,300	120	8,045,945	163,930
84 Residential Total	101	505,235	207	2,062,195	226	14,419,515	327	16,986,945	185,925

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Hamlet	6	14,365	9	48,440	10	487,780	16	550,585	0
85.2 Hayes Center	6	39,360	33	206,345	34	2,674,735	40	2,920,440	0
85.3 Palisade	1	2,400	0	0	0	0	1	2,400	0
85.4 Rural	1	1,240	6	55,750	6	7,577,350	7	7,634,340	367,625
86 Commercial Total	14	57,365	48	310,535	50	10,739,865	64	11,107,765	367,625



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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	1,024.83	0.40%	599,505	0.40%	584.98
88. 1G	223.73	0.09%	130,890	0.09%	585.04
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	864.73	0.34%	505,865	0.34%	585.00
91. 3G1	18.80	0.01%	11,000	0.01%	585.11
92. 3G	157,481.98	61.51%	92,127,000	61.51%	585.00
93. 4G1	94,782.06	37.02%	55,447,520	37.02%	585.00
94. 4G	1,649.38	0.64%	964,900	0.64%	585.01
95. Total	256,045.51	100.00%	149,786,680	100.00%	585.00
<b>CRP</b>					
96. 1C1	12.56	0.07%	10,050	0.07%	800.16
97. 1C	6.91	0.04%	5,530	0.04%	800.29
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	13.73	0.07%	10,435	0.07%	760.01
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	16,929.64	89.10%	12,527,835	89.22%	739.99
102. 4C1	2,037.18	10.72%	1,487,160	10.59%	730.01
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	19,000.02	100.00%	14,041,010	100.00%	739.00
<b>Timber</b>					
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	256,045.51	93.09%	149,786,680	91.43%	585.00
CRP Total	19,000.02	6.91%	14,041,010	8.57%	739.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	275,045.53	100.00%	163,827,690	100.00%	595.64

**2024 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2023 Certificate of Taxes Levied Report (CTL)**

43 Hayes

	2023 CTL County Total	2024 Form 45 County Total	Value Difference (2024 form 45 - 2023 CTL)	Percent Change	2024 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	16,305,490	16,986,945	681,455	4.18%	185,925	3.04%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,933,750	29,203,740	1,269,990	4.55%	220,725	3.76%
<b>04. Total Residential (sum lines 1-3)</b>	<b>44,239,240</b>	<b>46,190,685</b>	<b>1,951,445</b>	<b>4.41%</b>	<b>406,650</b>	<b>3.49%</b>
05. Commercial	10,808,705	11,107,765	299,060	2.77%	367,625	-0.63%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>10,808,705</b>	<b>11,107,765</b>	<b>299,060</b>	<b>2.77%</b>	<b>367,625</b>	<b>-0.63%</b>
08. Ag-Farmsite Land, Outbuildings	15,790,085	16,711,640	921,555	5.84%	199,330	4.57%
09. Minerals	1,399,820	1,046,740	-353,080	-25.22	0	-25.22%
10. Non Ag Use Land	0	0	0			
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>17,189,905</b>	<b>17,758,380</b>	<b>568,475</b>	<b>3.31%</b>	<b>199,330</b>	<b>2.15%</b>
12. Irrigated	196,689,710	217,282,375	20,592,665	10.47%		
13. Dryland	91,746,125	109,873,125	18,127,000	19.76%		
14. Grassland	151,140,215	163,827,690	12,687,475	8.39%		
15. Wasteland	16,850	16,850	0	0.00%		
16. Other Agland	417,430	417,430	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>440,010,330</b>	<b>491,417,470</b>	<b>51,407,140</b>	<b>11.68%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>512,248,180</b>	<b>566,474,300</b>	<b>54,226,120</b>	<b>10.59%</b>	<b>973,605</b>	<b>10.40%</b>

## 2024 Assessment Survey for Hayes County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	0
<b>4.</b>	<b>Other part-time employees:</b>
	2
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$119,602
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$4,200
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$15,000
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,685
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$1,510

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	They are rarely used; no longer maintained.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, hayes.gworks.com
8.	<b>Who maintains the GIS software and maps?</b>
	The assessor and staff
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	GIS
10.	<b>When was the aerial imagery last updated?</b>
	2022

## C. Zoning Information

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

<b>3.</b>	<b>What municipalities in the county are zoned?</b>
	Hayes Center and Palisade are zoned.
<b>4.</b>	<b>When was zoning implemented?</b>
	1998

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

<b>1.</b>	<b>Appraisal Services:</b>
	Pritchard & Abbott for the appraisal of oil and gas mineral interests
<b>2.</b>	<b>GIS Services:</b>
	gWorks, Inc
<b>3.</b>	<b>Other services:</b>
	NA

#### **E. Appraisal /Listing Services**

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

## 2024 Residential Assessment Survey for Hayes County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	The assessor and deputy assessor												
<b>2.</b>	<b>List the valuation group recognized by the County and describe the unique characteristics of each:</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</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;">2</td> <td>Hamlet/Palisade - very small communities with no organized market</td> </tr> <tr> <td style="text-align: center;">4</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 DW</td> <td>Agricultural dwellings</td> </tr> <tr> <td style="text-align: center;">AG OB</td> <td>Agricultural outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hayes Center - county seat, contains the only school system in the county and the only services/amenities located in the county.	2	Hamlet/Palisade - very small communities with no organized market	4	Rural - rural residential housing is in demand in Hayes County, making these properties incomparable to those found in the villages.	AG DW	Agricultural dwellings	AG OB	Agricultural outbuildings
<u>Valuation Group</u>	<u>Description of unique characteristics</u>												
1	Hayes Center - county seat, contains the only school system in the county and the only services/amenities located in the county.												
2	Hamlet/Palisade - very small communities with no organized market												
4	Rural - rural residential housing is in demand in Hayes County, making these properties incomparable to those found in the villages.												
AG DW	Agricultural dwellings												
AG OB	Agricultural outbuildings												
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>												
	Only the cost approach is used by the county when developing residential property values.												
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>												
	Yes, depreciation tables are developed using local market information. Lake Mac Blue Appraisal assisted in developing new residential depreciation tables for 2023 assessment year.												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>												
	Yes												
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>												
	Sales studies are conducted and values are applied by the square foot. Additionally, the assessor consults with neighboring assessors regarding lot values, particularly since one town is in two different counties.												
<b>7.</b>	<b>How are rural residential site values developed?</b>												
	Rural residential sites have 25 acres or less and the values were set by market analysis. Additionally, the assessor researches costs of well drilling, septic and electricity.												
<b>8.</b>	<b>Are there form 191 applications on file?</b>												
	No												
<b>9.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>												

Lots being held for sale or resale are valued the same as all other lots within the village that they are located.

10.

<u>Valuation Group</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>
1	2023	2022	2024	2021
2	2023	2022	2022-2024	2021
4	2023	2022	2023	2019-2023
AG DW	2023	2022	2023	2019-2023
AG OB	2017-2023	2022		2019-2023

Rural residential and Agricultural homes and outbuildings are inspected by township. Township 7 was physically reviewed for the 2024 assessment year. Hayes Center and Palisade land values updated in 2024.

## 2024 Commercial Assessment Survey for Hayes County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The assessor and deputy assessor. Commercial feed lots and hog farm are appraised by contract appraiser.			
<b>2.</b>	<b>List the valuation group recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Group</u>	<u>Description of unique characteristics</u>		
	1	There are no valuation groupings within the commercial class; there are too few properties in the county to warrant stratifying them by location.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The cost approach is primarily relied upon; a contract appraiser used the income approach for storage units.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Contract appraiser is relied upon to determine the value of unique commercial properties.			
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Currently, the physical depreciation is derived from an appraiser's study of sales. An additional physical factor is applied based on location.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation group? If not, do you adjust depreciation tables for each valuation group? If so, explain how the depreciation tables are adjusted.</b>			
	N/A			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Commercial lots are valued the same as residential lots, by the square foot.			
<b>7.</b>	<u>Valuation Group</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2024	2022	2019-2022
	All commercial properties except for hog confinements and feed lots are located within villages and are reviewed at same time as residential properties in the villages.			



## 2024 Agricultural Assessment Survey for Hayes County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The assessor and deputy assessor							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<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;">2019-2023</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.	2019-2023
<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.	2019-2023						
	Agland is reviewed using the same schedule as physical review for Residential/Commercial properties. Township 7 was reviewed this year. CRP contracts are continually reviewed by the assessor's office; changes/updates are made accordingly.							
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	Sales are mapped, reviewed and monitored to determine what characteristics are impacting the market							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	Parcels that are under 25 acres are reviewed for primary use. If a parcel is adjacent to an agricultural parcel of the same owner, then the parcel is considered agricultural.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>							
	Farm home sites and rural residential home sites are valued the same.							
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>							
	A contract appraiser was hired to help establish building values for the feed lot and hog confinement barn in 2018. Intensive use is valued at 75% of farm sites and is identified as agricultural.							
<b>7.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	N/A							
<b>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>							
	CREP, CRP							
	<i><b><u>If your county has special value applications, please answer the following</u></b></i>							
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>							
	N/A							
<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							

	The assessor sends sales questionnaires. If they are not returned, the assessor may attempt to contact the buyer or seller by phone for more information about the sale.
	<b><u>If your county recognizes a special value, please answer the following</u></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

**2023 Plan of Assessment for Hayes County  
Assessment Years 2024, 2025 and 2026  
July 31, 2023**

**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 2023 County Abstract, prior to protests, Hayes County consists of the following real property types:

	Parcels	Land/Min Value	Impr Value	Total Value	% Value
Residential/Rec	324	\$2,057,940.00	\$14,134,170.00	\$16,192,110.00	3.16
Commercial/Ind	64	\$290,715.00	\$10,469,750.00	\$10,760,465.00	2.10
Agricultural	2103	\$447,949,665.00	\$35,913,440.00	\$483,863,105.00	94.47
Mineral	11	1,399,820.00	\$	\$1,399,800.00	0.27
Total	2494	\$451,698,140.00	\$60,517,360.00	\$512,215,500.00	100

**Current Resources:**

**Staff & Training**

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

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

**Budget**

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

**2023-2024 Budget**

Salaries	\$98,217.00
Office Operation & Misc	\$15,000.00
Office Equip & Supply & Training	\$2185.00
Pickup appraisal work	\$4,200.00
	\$ 119,602.00

## **Hardware and Software:**

Hayes County uses MIPs CAMA and Administrative software for parcel record keeping. GIS Workshop is used to map parcels, land use and soil type. This system replaces the need to update the current cadastral maps. Three new computers, with required hardware specifications to run GIS workshop and maps, were purchased in 2020. Also purchased in 2020 is a Microsoft Surface Pro Tablet that will be used for pickup work.

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, 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 use by acre and total acres
  - Current and previous valuation
  - Book and pages of last deed record

## **Assessment Procedures**

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

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

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

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

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

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

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

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

**Level of Value, Quality and Uniformity for assessment year 2023**

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 2023 Reports and Opinions of the Property Tax Administrator.

<b>Property Class</b>	<b>Median</b>
Residential	94
Commercial	100
Agriculture	71

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

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

**Other Functions Performed by the Assessor’s Office**

1. Record Maintenance, mapping updates, ownership changes and pickup work
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - \* Abstracts (Real & Personal Property)
  - \* Assessor survey
  - \* Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
  - \* Certification of Value to Political Subdivisions
  - \* School District Taxable Value Report
  - \* Homestead Exemption and Tax Loss Report
  - \* Certificate of Taxes Levied Report
  - \* Report of current values for properties owned by Board of Education Lands & Funds
  - \* Report of all Exempt Property and Taxable Government Owned Property
  - \* Report of 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.
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 2024**

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 8-N will be completed this year.

### **Assessment Actions Planned for Assessment Year 2025**

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

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

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

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

### **Assessment Actions Planned for Assessment Year 2026**

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

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

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

Respectfully Submitted:

Susan Messersmith  
Hayes County Assessor  
7/19/23