

RESIDENTIAL IMPROVED

Type : Qualified

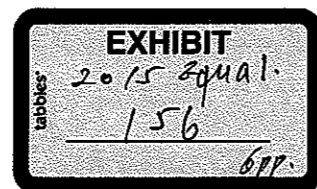
Number of Sales :	156	Median :	96	COV :	39.98	95% Median C.I. :	93.60 to 99.50
Total Sales Price :	9,683,050	Wgt. Mean :	93	STD :	42.14	95% Wgt. Mean C.I. :	88.83 to 97.26
Total Adj. Sales Price :	9,683,050	Mean :	105	Avg.Abs.Dev :	27.89	95% Mean C.I. :	98.78 to 112.00
Total Assessed Value :	9,009,737						
Avg. Adj. Sales Price :	62,071	COD :	29.09	MAX Sales Ratio :	262.00		
Avg. Assessed Value :	57,755	PRD :	113.26	MIN Sales Ratio :	24.14		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qtrrs</u>											
10/01/2012 To 12/31/2012	16	109.16	125.21	108.35	27.93	115.56	63.67	247.89	96.17 to 148.10	39,144	42,412
01/01/2013 To 03/31/2013	16	82.35	88.03	82.42	21.60	106.81	57.40	136.84	71.06 to 99.50	85,188	70,215
04/01/2013 To 06/30/2013	21	82.24	86.76	86.18	19.09	100.67	53.76	127.93	74.86 to 100.77	73,026	62,937
07/01/2013 To 09/30/2013	21	94.37	110.90	96.54	31.14	114.87	45.36	207.01	88.90 to 139.79	57,871	55,869
10/01/2013 To 12/31/2013	19	97.03	109.05	98.18	36.21	111.07	24.14	215.15	87.14 to 128.89	67,224	66,002
01/01/2014 To 03/31/2014	19	102.89	122.94	103.70	32.19	118.46	72.11	262.00	90.76 to 121.42	42,974	44,562
04/01/2014 To 06/30/2014	20	98.66	104.36	91.97	22.58	113.47	54.61	214.48	91.66 to 108.14	71,625	65,872
07/01/2014 To 09/30/2014	24	88.33	99.40	91.26	32.34	108.92	35.14	210.40	72.17 to 105.64	59,110	53,943
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	74	94.27	102.20	90.69	26.78	112.69	45.36	247.89	88.90 to 99.51	64,029	58,067
10/01/2013 To 09/30/2014	82	97.19	108.27	95.31	31.03	113.60	24.14	262.00	91.66 to 102.84	60,304	57,473
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	77	91.57	99.11	90.41	28.03	109.62	24.14	215.15	85.50 to 97.58	69,988	63,278

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	103	96.00	107.30	92.86	29.89	115.55	24.14	253.58	91.35 to 99.58	54,070	50,208
08	9	97.58	113.65	105.21	26.53	108.02	77.40	207.01	82.24 to 134.45	71,111	74,815
11	15	95.78	98.77	94.31	14.01	104.73	71.14	139.79	79.16 to 105.64	149,700	141,182
12	25	93.60	103.10	86.60	37.25	119.05	40.76	262.00	72.17 to 119.14	44,732	38,737
15	4	86.41	76.86	71.60	22.98	107.35	35.14	99.50	N/A	27,500	19,691



156:1

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	156	95.89	105.39	93.05	29.09	113.26	24.14	262.00	93.60 to 99.50	62,071	57,755
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	9	108.85	116.51	108.22	18.86	107.66	84.21	210.40	84.97 to 122.23	3,517	3,806
Less Than 15,000	23	119.82	136.77	135.06	37.13	101.27	24.14	262.00	99.50 to 162.08	6,878	9,290
Less Than 30,000	49	109.81	130.27	126.77	39.37	102.68	24.14	262.00	97.73 to 128.89	15,653	19,843
__Ranges Excl. Low \$__											
Greater Than 4,999	147	95.43	104.71	93.00	29.36	112.59	24.14	262.00	91.57 to 98.48	65,656	61,058
Greater Than 15,000	133	94.17	99.97	82.35	25.45	108.25	35.14	247.89	89.44 to 97.70	71,615	66,136
Greater Than 30,000	107	94.11	94.05	90.15	20.64	104.33	35.14	207.01	86.78 to 96.17	83,328	75,116
__Incremental Ranges__											
0 TO 4,999	9	108.85	116.51	108.22	18.86	107.66	84.21	210.40	84.97 to 122.23	3,517	3,806
5,000 TO 14,999	14	137.39	149.79	141.77	41.23	105.66	24.14	262.00	90.76 to 222.99	9,039	12,815
15,000 TO 29,999	26	104.44	124.33	124.61	39.69	99.78	53.76	247.89	87.76 to 148.21	23,415	29,179
30,000 TO 59,999	40	100.75	104.26	102.92	26.70	101.30	35.14	207.01	93.95 to 110.36	41,448	42,659
60,000 TO 99,999	41	91.35	90.05	90.02	16.64	100.03	49.54	138.52	83.68 to 96.00	77,650	69,897
100,000 TO 149,999	14	82.33	83.71	83.06	11.79	100.78	57.35	102.84	74.52 to 95.43	114,464	95,069
150,000 TO 249,999	9	86.78	85.23	86.20	12.61	98.87	62.22	105.64	71.14 to 95.45	186,778	161,004
250,000 TO 499,999	3	96.17	87.14	86.63	13.64	100.59	62.94	102.30	N/A	263,667	228,424
500,000 TO 999,999											
1,000,000 +											

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48 - Jefferson COUNTY

Printed: 05/01/2015

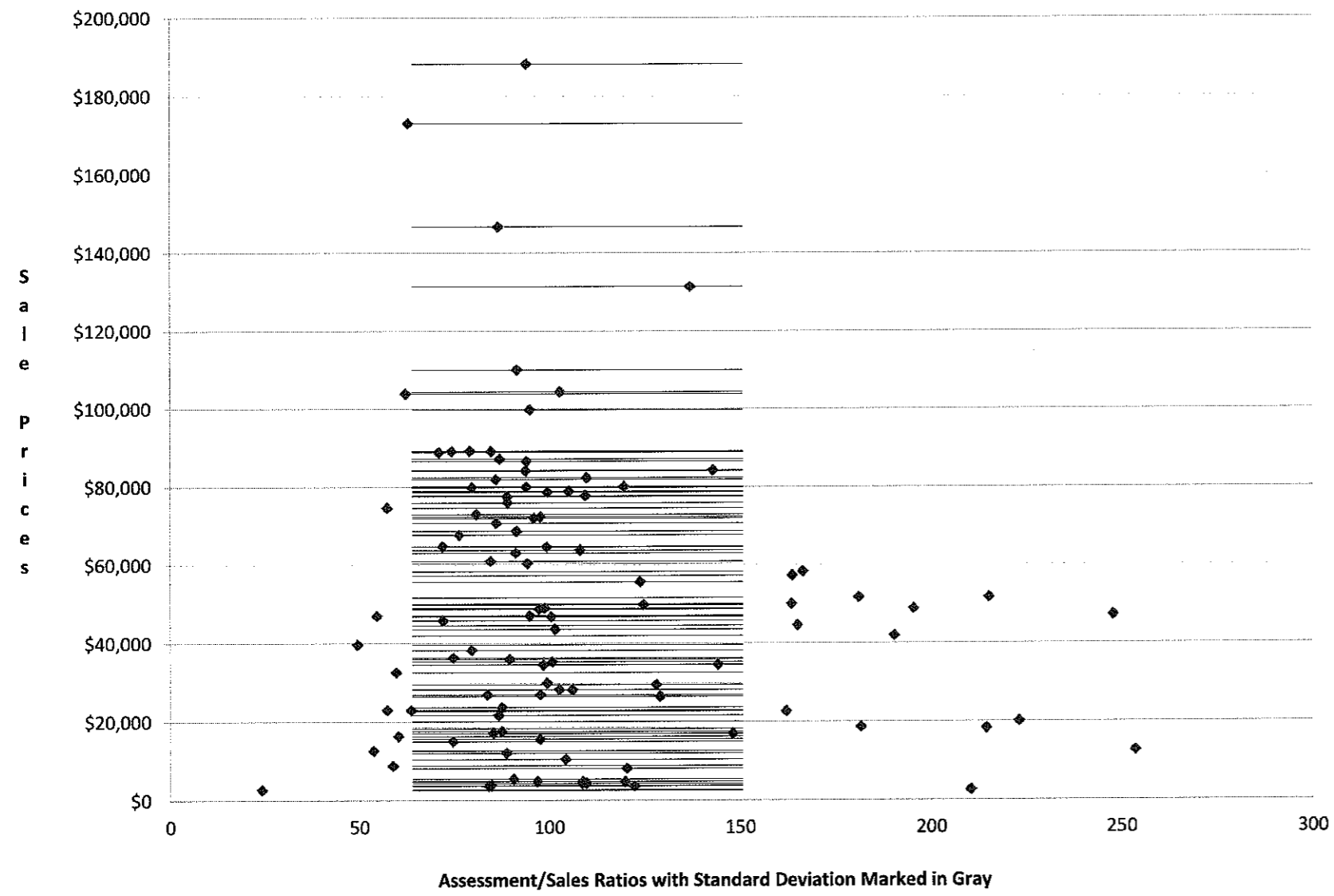
RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	01	Total	Decrease	4.26%
VALUATION GROUPING	11	Land	Increase	40%

What IF

2015 Jefferson County RES VG 1 -4.23



156: 4

Keetle, Steve

From: Sorensen, Ruth
Sent: Friday, May 01, 2015 3:37 PM
To: Freimuth, Tom
Cc: Hotz, Rob; Salmon, Nancy; Keetle, Steve; Chamberlin, Charles
Subject: RE: Jefferson County VG 1 & VG 11 Combined What-If & VG 1 Scattergram
Attachments: Jefferson County VG 01 -4.23 VG 11 40% Land only.pdf; Jefferson County Res VG 01 -4.23 Scattergram.pdf

Commissioner Freimuth –

Attached is the information you requested.

Ruth A. Sorensen

Property Tax Administrator

Dept. of Revenue, Property Assessment Division | 301 Centennial Mall South | P.O. Box 98919 |
Lincoln, NE 68509 | ☎: 402.471.5962 | 📠: 402.471.5993 | ✉: ruth.sorensen@nebraska.gov

From: Sorensen, Ruth
Sent: Friday, May 01, 2015 2:30 PM
To: Freimuth, Tom
Cc: Hotz, Rob; Salmon, Nancy; Keetle, Steve; Chamberlin, Charles
Subject: RE: Jefferson County VG 1 & VG 11 Combined What-If & VG 1 Scattergram

I have received your request and will get this information to you as soon as possible.

Ruth A. Sorensen

Property Tax Administrator

Dept. of Revenue, Property Assessment Division | 301 Centennial Mall South | P.O. Box 98919 |
Lincoln, NE 68509 | ☎: 402.471.5962 | 📠: 402.471.5993 | ✉: ruth.sorensen@nebraska.gov

From: Freimuth, Tom
Sent: Friday, May 01, 2015 1:35 PM
To: Sorensen, Ruth
Subject: Jefferson County VG 1 & VG 11 Combined What-If & VG 1 Scattergram

Ruth:

Please provide a combined What-If adjusting Jefferson County VG 1 Residential (Fairbury – 103 sales, 100.27 median) and VG 11 Rural Residential (40% land increase effectuated during 4/22/15 S/C hearing via E136) to the 96 median midpoint.

During Jefferson S/C on 4/22/15, you submitted E138, which is an Assessed/Sale Ratio Chart Pre-Adjustment & Post-Adjustment (4.23% decrease) for VG1 – Fairbury Residential. You might recall that E138 was created @ the Jefferson S/C hearing prior to my blanket chart & scattergram request for the subsequent residential S/C hearings. Thus, please provide me with a scattergram for Jefferson County VG 1 Fairbury (4.23% decrease), as I unfortunately did not remember to ask you for that at the show cause hearing when you provided E138.

Thanks.

Tom

Thomas D. Freimuth, Commissioner

Nebraska Tax Equalization & Review Commission
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301 Centennial Mall South
Lincoln, Nebraska 68509-4732
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