

92 - Wheeler COUNTY

PAD 2015 R&O Statistics 2015 Values

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RESIDENTIAL IMPROVED

Type : Qualified

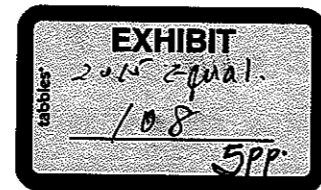
Number of Sales :	27	Median :	92	COV :	31.12	95% Median C.I. :	80.50 to 103.90
Total Sales Price :	1,042,102	Wgt. Mean :	90	STD :	29.70	95% Wgt. Mean C.I. :	to
Total Adj. Sales Price :	1,113,102	Mean :	95	Avg.Abs.Dev :	21.20	95% Mean C.I. :	83.68 to 107.18
Total Assessed Value :	999,996						
Avg. Adj. Sales Price :	41,226	COD :	23.08	MAX Sales Ratio :	162.63		
Avg. Assessed Value :	37,037	PRD :	106.22	MIN Sales Ratio :	40.91		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2012 To 12/31/2012	2	124.58	124.58	116.64	26.28	106.81	91.84	157.31	N/A	66,000	76,981
01/01/2013 To 03/31/2013	1	150.75	150.75	150.76		99.99	150.75	150.75	N/A	5,000	7,538
04/01/2013 To 06/30/2013	2	105.15	105.15	98.29	08.87	106.98	95.82	114.48	N/A	49,000	48,164
07/01/2013 To 09/30/2013	3	87.93	94.24	102.26	15.58	92.16	76.84	117.94	N/A	29,667	30,338
10/01/2013 To 12/31/2013	1	80.50	80.50	80.50		100.00	80.50	80.50	N/A	39,900	32,118
01/01/2014 To 03/31/2014	4	87.70	103.46	89.75	29.57	115.28	75.81	162.63	N/A	58,875	52,839
04/01/2014 To 06/30/2014	5	84.15	80.26	68.68	16.07	116.86	40.91	100.07	N/A	32,300	22,185
07/01/2014 To 09/30/2014	9	88.14	87.56	84.26	22.97	103.92	52.37	131.03	53.83 to 106.81	39,133	32,973
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	8	105.15	111.61	107.67	22.36	103.66	76.84	157.31	76.84 to 157.31	40,500	43,605
10/01/2013 To 09/30/2014	19	87.63	88.61	82.52	21.90	107.38	40.91	162.63	75.81 to 100.07	41,532	34,271
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	7	95.82	103.47	97.89	20.56	105.70	76.84	150.75	76.84 to 150.75	33,129	32,428

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	10	96.19	105.38	93.32	20.22	112.92	76.84	162.63	80.50 to 150.75	31,110	29,033
02	3	83.85	75.20	63.71	13.56	118.03	53.83	87.93	N/A	23,834	15,185
03	1	40.91	40.91	40.91		100.00	40.91	40.91	N/A	75,000	30,685
04	13	95.82	96.63	96.63	21.84	100.00	52.37	157.31	75.81 to 117.94	50,423	48,725



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Avg. Assessed Value :	37,037	PRD :	106.22	MIN Sales Ratio :	40.91		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	26	89.99	95.10	89.80	23.95	105.90	40.91	162.63	80.50 to 100.07	42,689	38,334
06											
07	1	103.90	103.90	103.91		99.99	103.90	103.90	N/A	3,200	3,325

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	3	87.93	89.56	82.98	10.26	107.93	76.84	103.90	N/A	13,734	11,397
Less Than 15,000	8	105.36	110.90	105.13	21.61	105.49	76.84	162.63	76.84 to 162.63	10,525	11,065
Less Than 30,000	9	103.90	107.99	101.60	21.59	106.23	76.84	162.63	83.85 to 150.75	11,245	11,425
Ranges Excl. Low \$											
Greater Than 4,999	23	91.84	96.33	90.03	25.61	107.00	40.91	162.63	80.50 to 106.81	45,170	40,667
Greater Than 15,000	18	87.89	88.73	88.45	22.84	100.31	40.91	157.31	75.81 to 99.32	55,328	48,945
Greater Than 30,000	17	88.14	88.99	88.54	23.63	100.51	40.91	157.31	64.99 to 100.07	57,582	50,983
Incremental Ranges											
0 TO 4,999	3	87.93	89.56	82.98	10.26	107.93	76.84	103.90	N/A	13,734	11,397
5,000 TO 14,999	5	114.48	123.70	126.34	21.44	97.91	83.85	162.63	N/A	8,600	10,866
15,000 TO 29,999	1	84.15	84.15	84.15		100.00	84.15	84.15	N/A	17,000	14,306
30,000 TO 59,999	9	87.63	93.96	95.63	32.29	98.25	52.37	157.31	53.83 to 131.03	41,878	40,046
60,000 TO 99,999	7	88.14	81.58	81.70	14.75	99.85	40.91	99.32	40.91 to 99.32	71,714	58,592
100,000 TO 149,999	1	96.15	96.15	96.15		100.00	96.15	96.15	N/A	100,000	96,152
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

92 - Wheeler COUNTY

Printed: 04/08/2015

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	04	Total	Increase	13%
VALUATION GROUPING	01	Total	Decrease	7%

What IF

Keetle, Steve

From: Sorensen, Ruth
Sent: Wednesday, April 08, 2015 1:44 PM
To: Hotz, Rob
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: What If Request for Wheeler County
Attachments: Wheeler VG 01 -7%_VG 04 +13% What If.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Hotz –

The What-If you requested is attached.

A non-binding recommendation of residential valuation group 04 (Lake Ericson) was made based upon statistical analysis that suggests the residential properties in that valuation group are under assessed. The last systematic physical inspection of the Lake Ericson was conducted in 2008; valuations were adjusted for the 2010 assessment year. In June 2010, flooding caused the dam and spillway at Lake Ericson to wash away; a complete renovation was completed in 2013.

A complete revaluation of residential valuation group 01 (Bartlett) was completed for 2014. Although there is a small sample of sales, removal of low dollar sales brought both the quantitative and qualitative measurements within an acceptable range.

I should also point out that residential valuation group 1 (Bartlett) and residential valuation group 2 (Ericson) were valued the same and should an adjustment be made to one valuation group a similar adjustment should be made to the other to ensure equalization.

Please let me know if you have any further questions or requests.

Ruth A. Sorensen

Property Tax Administrator

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Lincoln, NE 68509 | ☎: 402.471.5962 | 📠: 402.471.5993 | ✉: ruth.sorensen@nebraska.gov

From: Hotz, Rob
Sent: Wednesday, April 08, 2015 10:53 AM
To: Sorensen, Ruth
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: What If Request for Wheeler County

Ruth,

Please provide a What-If statistic combining two adjustments as follows: Residential Valuation Grouping 1, adjust to the midpoint of the median at 96; and Residential Valuation Grouping 4, adjust to the midpoint of the median at 96.

Thank you.

Robert W. Hotz, Chairman
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
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