

40 - Hall COUNTY

**PAD 2015 R&O Statistics 2015 Values**

What IF Stat Page: 1

**RESIDENTIAL IMPROVED**

Type : Qualified

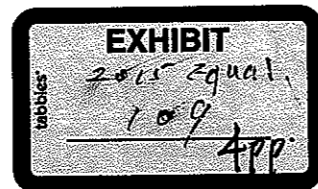
Number of Sales :	13	Median :	124	COV :	30.62	95% Median C.I. :	86.65 to 157.36
Total Sales Price :	1,208,100	Wgt. Mean :	107	STD :	36.56	95% Wgt. Mean C.I. :	90.00 to 123.15
Total Adj. Sales Price :	1,208,100	Mean :	119	Avg. Abs. Dev :	28.79	95% Mean C.I. :	97.29 to 141.47
Total Assessed Value :	1,287,543						
Avg. Adj. Sales Price :	92,931	COD :	23.23	MAX Sales Ratio :	189.38		
Avg. Assessed Value :	99,042	PRD :	112.01	MIN Sales Ratio :	68.09		

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qtrrs</u>											
10/01/2012 To 12/31/2012	1	124.07	124.07	124.07	100.00	124.07	124.07	124.07	N/A	191,000	236,973
01/01/2013 To 03/31/2013	1	70.07	70.07	70.07	100.00	70.07	70.07	70.07	N/A	105,000	73,578
04/01/2013 To 06/30/2013	1	100.69	100.69	100.69	100.00	100.69	100.69	100.69	N/A	123,000	123,852
07/01/2013 To 09/30/2013	3	133.75	118.36	112.02	11.97	105.66	86.65	134.68	N/A	67,333	75,425
10/01/2013 To 12/31/2013	2	100.67	100.67	100.89	10.43	99.78	90.17	111.16	N/A	143,000	144,268
01/01/2014 To 03/31/2014	4	140.65	127.82	106.88	22.61	119.59	68.09	161.88	N/A	70,275	75,113
04/01/2014 To 06/30/2014	1	189.38	189.38	189.38	100.00	189.38	189.38	189.38	N/A	20,000	37,876
07/01/2014 To 09/30/2014											
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	6	112.38	108.32	106.39	26.04	101.81	70.07	134.68	70.07 to 134.68	103,500	110,113
10/01/2013 To 09/30/2014	7	123.94	128.85	106.77	27.57	120.68	68.09	189.38	68.09 to 189.38	83,871	89,552
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	7	100.69	103.88	99.48	18.83	104.42	70.07	134.68	70.07 to 134.68	102,286	101,749

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
03	13	123.94	119.38	106.58	23.23	112.01	68.09	189.38	86.65 to 157.36	92,931	99,042



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Total Adj. Sales Price :	1,208,100	Mean :	119	Avg.Abs.Dev :	28.79	95% Mean C.I. :	97.29 to 141.47
Total Assessed Value :	1,287,543						
Avg. Adj. Sales Price :	92,931	COD :	23.23	MAX Sales Ratio :	189.38		
Avg. Assessed Value :	99,042	PRD :	112.01	MIN Sales Ratio :	68.09		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	9	111.16	114.60	104.68	26.92	109.48	68.09	189.38	70.07 to 157.36	104,456	109,345
06											
07	4	134.22	130.12	113.22	13.53	114.93	90.17	161.88	N/A	67,000	75,860

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											
Less Than 15,000											
Less Than 30,000	2	175.63	175.63	175.63	07.83	100.00	161.88	189.38	N/A	20,000	35,126
Ranges Excl. Low \$											
Greater Than 4,999	13	123.94	119.38	106.58	23.23	112.01	68.09	189.38	86.65 to 157.36	92,931	99,042
Greater Than 15,000	13	123.94	119.38	106.58	23.23	112.01	68.09	189.38	86.65 to 157.36	92,931	99,042
Greater Than 30,000	11	111.16	109.15	104.21	21.11	104.74	68.09	157.36	70.07 to 134.68	106,191	110,663
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	175.63	175.63	175.63	07.83	100.00	161.88	189.38	N/A	20,000	35,126
30,000 TO 59,999	2	146.02	146.02	147.40	07.77	99.06	134.68	157.36	N/A	45,550	67,140
60,000 TO 99,999	3	123.94	114.78	112.21	12.67	102.29	86.65	133.75	N/A	80,667	90,519
100,000 TO 149,999	5	90.17	88.04	89.21	16.35	98.69	68.09	111.16	N/A	128,800	114,896
150,000 TO 249,999	1	124.07	124.07	124.07		100.00	124.07	124.07	N/A	191,000	236,973
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

40 - Hall 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	03	Total	Increase	0%

What IF

109:3

**Hotz, Rob**

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**From:** Sorensen, Ruth  
**Sent:** Thursday, April 09, 2015 9:41 AM  
**To:** Hotz, Rob  
**Cc:** Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles  
**Subject:** RE: Substat request for Hall County  
**Attachments:** Hall VG 03 Substat.pdf

Commissioner Hotz:

The substat for Valuation Group 03 (Alda) you have requested is attached.

A non-binding recommendation was not made on this valuation grouping because additional analysis determined that the sales within the sample, while determined to be arm's length, are not representative of the population; the residential market in Alda has been somewhat unorganized.

Please let me know if you have any further questions.

**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](mailto:ruth.sorensen@nebraska.gov)

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**From:** Hotz, Rob  
**Sent:** Wednesday, April 08, 2015 2:22 PM  
**To:** Sorensen, Ruth  
**Cc:** Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles  
**Subject:** Substat request for Hall County

Ruth,

Please provide a substat for Hall County Residential, Valuation Grouping 3, 13 sales.

Thank you.

Robert W. Hotz, Chairman  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7724  
Fax: (402) 471-7720  
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Email: [rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)