

92 - Wheeler COUNTY

PAD 2015 Draft Statistics Using 2015 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

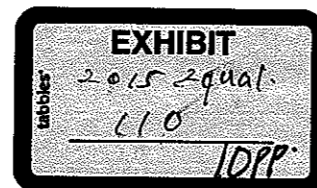
Number of Sales :	13	Median :	99	COV :	31.08	95% Median C.I. :	83.85 to 114.85
Total Sales Price :	311,602	Wgt. Mean :	94	STD :	32.49	95% Wgt. Mean C.I. :	to
Total Adj. Sales Price :	382,602	Mean :	105	Avg. Abs. Dev :	21.60	95% Mean C.I. :	84.88 to 124.16
Total Assessed Value :	357,735						
Avg. Adj. Sales Price :	29,431	COD :	21.87	MAX Sales Ratio :	174.88		
Avg. Assessed Value :	27,518	PRD :	111.79	MIN Sales Ratio :	53.83		

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	98.75	98.75	98.75		100.00	98.75	98.75	N/A	82,000	80,975
01/01/2013 To 03/31/2013	1	162.10	162.10	162.10		100.00	162.10	162.10	N/A	5,000	8,105
04/01/2013 To 06/30/2013											
07/01/2013 To 09/30/2013	2	85.28	85.28	84.72	03.11	100.66	82.63	87.93	N/A	19,001	16,098
10/01/2013 To 12/31/2013	1	86.55	86.55	86.55		100.00	86.55	86.55	N/A	39,900	34,535
01/01/2014 To 03/31/2014	1	174.88	174.88	174.88		100.00	174.88	174.88	N/A	72,000	20,985
04/01/2014 To 06/30/2014	3	99.26	96.90	101.42	07.98	95.54	83.85	107.60	N/A	23,167	23,495
07/01/2014 To 09/30/2014	4	103.25	93.79	81.10	18.88	115.65	53.83	114.85	N/A	34,050	27,614
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	4	93.34	107.85	97.02	24.18	111.16	82.63	162.10	N/A	31,251	30,319
10/01/2013 To 09/30/2014	9	99.26	103.03	91.79	21.28	112.25	53.83	174.88	83.85 to 114.85	28,622	26,273
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	4	87.24	104.80	90.27	23.17	116.10	82.63	162.10	N/A	20,726	18,709

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	10	103.43	113.31	100.35	20.23	112.91	82.63	174.88	86.55 to 162.10	31,110	31,218
02	3	83.85	75.20	63.71	13.56	118.03	53.83	87.93	N/A	23,834	15,185



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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
BARTLETT	10	103.43	113.31	100.35	20.23	112.91	82.63	174.88	86.55 to 162.10	31,110	31,218
ERICSON	3	83.85	75.20	63.71	13.56	118.03	53.83	87.93	N/A	23,834	15,185

LOCATIONS: URBAN, SUBURBAN, & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	12	96.76	104.26	92.30	23.43	112.96	53.83	174.88	83.85 to 114.85	29,384	27,121
3	1	107.60	107.60	107.60		100.00	107.60	107.60	N/A	30,000	32,280

STATUS: IMPROVED, UNIMPROVED, & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	13	98.75	104.52	93.50	21.87	111.79	53.83	174.88	83.85 to 114.85	29,431	27,518

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	12	96.76	103.92	93.35	23.07	111.32	53.83	174.88	83.85 to 114.85	31,617	29,513
06											
07	1	111.72	111.72	111.72		100.00	111.72	111.72	N/A	3,200	3,575

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
020006											
020018											
060075											
390055											
450029											
450137											
920045	13	98.75	104.52	93.50	21.87	111.79	53.83	174.88	83.85 to 114.85	29,431	27,518

what IF

92 - Wheeler COUNTY

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
0 OR Blank	1	87.93	87.93	87.93		100.00	87.93	87.93	N/A	15,001	13,190
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	129.37	129.37	142.89	35.19	90.54	83.85	174.88	N/A	9,250	13,218
1920 TO 1939	3	107.60	101.69	98.74	09.98	102.99	82.63	114.85	N/A	19,834	19,583
1940 TO 1949	3	86.55	100.83	73.29	41.70	137.58	53.83	162.10	N/A	31,633	23,185
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	1	111.72	111.72	111.72	100.00	111.72	111.72	111.72	N/A	3,200	3,575
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	94.77	94.77	94.77	100.00	94.77	94.77	94.77	N/A	76,500	72,500
2000 TO Present	2	99.01	99.01	98.90	00.26	100.11	98.75	99.26	N/A	57,500	56,865

What IF

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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	94.09	86.82	11.03	108.37	82.63	111.72	N/A	13,734	11,923
Less Than 15,000	7	111.72	116.85	109.23	25.24	106.98	82.63	174.88	82.63 to 174.88	10,172	11,111
Less Than 30,000	7	111.72	116.85	109.23	25.24	106.98	82.63	174.88	82.63 to 174.88	10,172	11,111
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	9	98.75	108.58	93.78	27.05	115.78	53.83	174.88	83.85 to 162.10	34,267	32,134
Greater Than 15,000	5	94.77	88.30	88.79	13.92	99.45	53.83	107.60	N/A	55,680	49,441
Greater Than 30,000	5	94.77	88.30	88.79	13.92	99.45	53.83	107.60	N/A	55,680	49,441
<u>Incremental Ranges</u>											
0 TO 4,999	3	87.93	94.09	86.82	11.03	108.37	82.63	111.72	N/A	13,734	11,923
5,000 TO 14,999	4	138.48	133.92	140.02	24.96	95.64	83.85	174.88	N/A	7,500	10,501
15,000 TO 29,999											
30,000 TO 59,999	3	86.55	82.66	78.17	20.70	105.74	53.83	107.60	N/A	39,967	31,243
60,000 TO 99,999	2	96.76	96.76	96.83	02.06	99.93	94.77	98.75	N/A	79,250	76,738
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1 TO 4999	1	111.72	111.72	111.72		100.00	111.72	111.72	N/A	3,200	3,575
5000 TO 9999	3	114.85	120.27	116.78	22.71	102.99	83.85	162.10	N/A	6,000	7,007
<u>Total \$</u>											
1 TO 9999	4	113.29	118.13	116.01	17.96	101.83	83.85	162.10	N/A	5,300	6,149
10000 TO 29999	4	85.28	99.82	80.09	37.04	124.63	53.83	174.88	N/A	25,001	20,024
30000 TO 59999	3	99.26	97.80	96.76	07.07	101.07	86.55	107.60	N/A	34,300	33,190
60000 TO 99999	2	96.76	96.76	96.83	02.06	99.93	94.77	98.75	N/A	79,250	76,738
100000 TO 149999											
150000 TO 249999											
250000 TO 499999											
500000 +											

What IF

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
(Blank)	1	87.93	87.93	87.93		100.00	87.93	87.93	N/A	15,001	13,190
10	2	136.91	136.91	142.44	18.40	96.12	111.72	162.10	N/A	4,100	5,840
15	3	99.26	119.33	114.93	30.57	103.83	83.85	174.88	N/A	17,167	19,730
20	5	86.55	89.09	80.45	19.87	110.74	53.83	114.85	N/A	29,880	24,040
25	1	98.75	98.75	98.75		100.00	98.75	98.75	N/A	82,000	80,975
35	1	94.77	94.77	94.77		100.00	94.77	94.77	N/A	76,500	72,500

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STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	1	87.93	87.93	87.93		100.00	87.93	87.93	N/A	15,001	13,190
100	2	105.49	105.49	100.36	05.91	105.11	99.26	111.72	N/A	18,100	18,165
101	9	94.77	98.33	89.93	20.68	109.34	53.83	162.10	82.63 to 114.85	35,489	31,914
104	1	174.88	174.88	174.88		100.00	174.88	174.88	N/A	12,000	20,985

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	1	87.93	87.93	87.93		100.00	87.93	87.93	N/A	15,001	13,190
10	2	136.91	136.91	142.44	18.40	96.12	111.72	162.10	N/A	4,100	5,840
15	1	82.63	82.63	82.63		100.00	82.63	82.63	N/A	23,001	19,005
20	2	129.37	129.37	142.89	35.19	90.54	83.85	174.88	N/A	9,250	13,218
25	1	114.85	114.85	114.85		100.00	114.85	114.85	N/A	6,500	7,465
30	3	86.55	79.88	76.65	17.49	104.21	53.83	99.26	N/A	40,967	31,402
35	2	96.76	96.76	96.83	02.06	99.93	94.77	98.75	N/A	79,250	76,738
40	1	107.60	107.60	107.60		100.00	107.60	107.60	N/A	30,000	32,280

92 - Wheeler COUNTY

Printed: 04/09/2015

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	0%

What IF

Hotz, Rob

From: Sorensen, Ruth
Sent: Thursday, April 09, 2015 11:59 AM
To: Hotz, Rob
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: What If Request for Wheeler County
Attachments: Wheeler val group 01 and 02.pdf

Commissioner Hotz –

Attached is the substat you requested that combines residential valuation groups 1 and 2 in Wheeler County.

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

From: Hotz, Rob
Sent: Wednesday, April 08, 2015 4:26 PM
To: Sorensen, Ruth
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: What If Request for Wheeler County

Please then provide a substat combining residential valuation groupings 1 and 2. Thank you.

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

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

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: 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

301 Centennial Mall South

Lincoln, Nebraska 68509-5108

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