

42 - Harlan COUNTY

PAD 2015 TERC R&O Statistics 2015 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

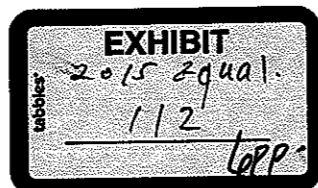
Number of Sales :	12	Median :	122	COV :	63.03	95% Median C.I. :	75.74 to 164.04
Total Sales Price :	244,300	Wgt. Mean :	107	STD :	88.18	95% Wgt. Mean C.I. :	82.90 to 131.81
Total Adj. Sales Price :	244,300	Mean :	140	Avg.Abs.Dev :	50.28	95% Mean C.I. :	83.88 to 195.94
Total Assessed Value :	262,260						
Avg. Adj. Sales Price :	20,358	COD :	41.20	MAX Sales Ratio :	393.50		
Avg. Assessed Value :	21,855	PRD :	130.33	MIN Sales Ratio :	66.22		

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	2	84.85	84.85	80.17	19.55	105.84	68.26	101.43	N/A	19,500	15,633
01/01/2013 To 03/31/2013	2	95.97	95.97	98.67	31.00	97.26	66.22	125.72	N/A	27,500	27,135
04/01/2013 To 06/30/2013	1	75.74	75.74	75.74		100.00	75.74	75.74	N/A	47,500	35,975
07/01/2013 To 09/30/2013	1	393.50	393.50	393.50		100.00	393.50	393.50	N/A	1,000	3,935
10/01/2013 To 12/31/2013	1	164.04	164.04	164.04		100.00	164.04	164.04	N/A	6,800	11,155
01/01/2014 To 03/31/2014	2	167.68	167.68	156.03	12.24	107.47	147.16	188.19	N/A	18,500	28,865
04/01/2014 To 06/30/2014	1	122.53	122.53	122.53		100.00	122.53	122.53	N/A	23,500	28,795
07/01/2014 To 09/30/2014	2	113.07	113.07	113.43	07.48	99.68	104.61	121.53	N/A	17,250	19,568
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	6	88.59	138.48	88.03	77.22	157.31	66.22	393.50	66.22 to 393.50	23,750	20,908
10/01/2013 To 09/30/2014	6	134.85	141.34	134.40	18.63	105.16	104.61	188.19	104.61 to 188.19	16,967	22,803
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	5	125.72	165.04	95.50	66.12	172.82	66.22	393.50	N/A	22,060	21,067

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
06	12	122.03	139.91	107.35	41.20	130.33	66.22	393.50	75.74 to 164.04	20,358	21,855



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42 - Harlan COUNTY

PAD 2015 TERC R&O Statistics 2015 Values

What IF Stat Page: 2

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	12	Median :	122	COV :	63.03	95% Median C.I. :	75.74 to 164.04
Total Sales Price :	244,300	Wgt. Mean :	107	STD :	88.18	95% Wgt. Mean C.I. :	82.90 to 131.81
Total Adj. Sales Price :	244,300	Mean :	140	Avg. Abs. Dev :	50.28	95% Mean C.I. :	83.88 to 195.94
Total Assessed Value :	262,260						
Avg. Adj. Sales Price :	20,358	COD :	41.20	MAX Sales Ratio :	393.50		
Avg. Assessed Value :	21,855	PRD :	130.33	MIN Sales Ratio :	66.22		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	12	122.03	139.91	107.35	41.20	130.33	66.22	393.50	75.74 to 164.04	20,358	21,855
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	393.50	393.50	393.50		100.00	393.50	393.50	N/A	1,000	3,935
Less Than 15,000	4	176.12	211.79	148.81	44.89	142.32	101.43	393.50	N/A	7,450	11,086
Less Than 30,000	10	122.03	147.75	113.05	45.35	130.69	66.22	393.50	68.26 to 188.19	16,680	18,857
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	11	121.53	116.86	106.18	24.79	110.06	66.22	188.19	68.26 to 164.04	22,118	23,484
Greater Than 15,000	8	113.07	103.97	101.59	22.34	102.34	66.22	147.16	66.22 to 147.16	26,813	27,239
Greater Than 30,000	2	100.73	100.73	95.08	24.81	105.94	75.74	125.72	N/A	38,750	36,845
<u>Incremental Ranges</u>											
0 TO 4,999	1	393.50	393.50	393.50		100.00	393.50	393.50	N/A	1,000	3,935
5,000 TO 14,999	3	164.04	151.22	140.31	17.63	107.78	101.43	188.19	N/A	9,600	13,470
15,000 TO 29,999	6	113.07	105.05	105.27	22.43	99.79	66.22	147.16	66.22 to 147.16	22,833	24,038
30,000 TO 59,999	2	100.73	100.73	95.08	24.81	105.94	75.74	125.72	N/A	38,750	36,845
60,000 TO 99,999											
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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42 - Harlan COUNTY

Printed: 04/09/2015

RESIDENTIAL IMPROVED - ADJUSTED

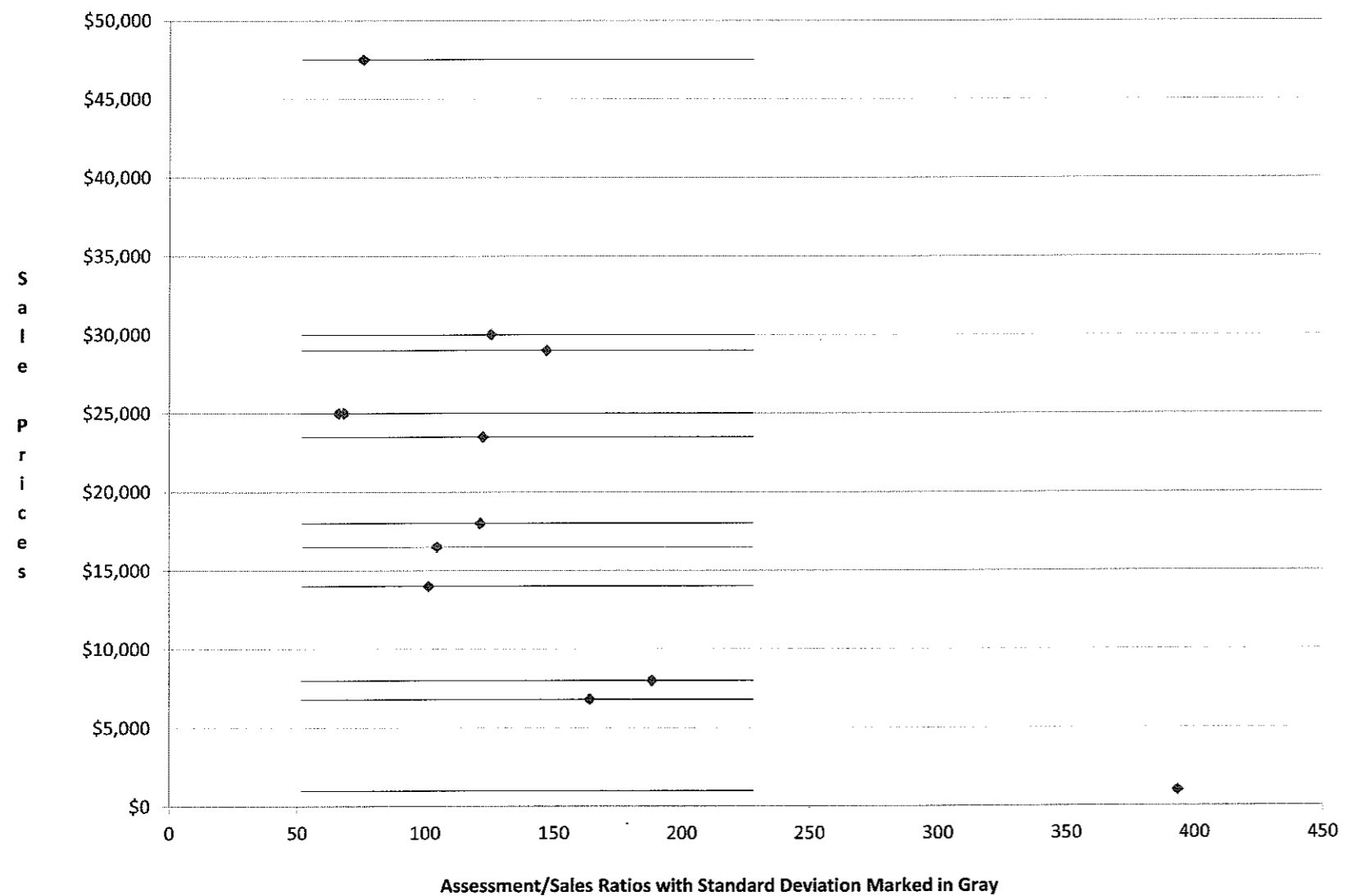
SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	06	Total	Increase	0%

What IF

112:3

### 2015 Harlan County Residential



112:4

**Hotz, Rob**

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 10, 2015 8:45 AM  
**To:** Hotz, Rob  
**Cc:** Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles  
**Subject:** RE: Harlan County  
**Attachments:** Harlan Res VG 6 Substat.pdf; Harlan Res Scattergram.pdf

Here are the attachments. My apologies!

**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:** Sorensen, Ruth  
**Sent:** Friday, April 10, 2015 8:43 AM  
**To:** Hotz, Rob  
**Cc:** Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles  
**Subject:** RE: Harlan County

Commissioner Hotz –

Attached is the substat and scattergram as requested.

For your information - Valuation Group 6 represents the smallest villages of Harlan County, Huntley, Ragan and Stamford where there are few sales annually and no organization in the market. The substat reflects the dispersion in the market place with a COD of 41% and a 95% Median Confidence Interval of 76% to 164%. Based on the dispersion in the ratios, the statistics were not considered to be reliable. Properties in these Villages were physically inspected during 2012 and 2013; all properties in the county were revalued with updated costing in 2012; because the inspections are current and this area has been subject to the same appraisal activity as the rest of the county, Valuation Group 6 is believed to be in the acceptable range.

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:** Thursday, April 09, 2015 2:57 PM  
**To:** Sorensen, Ruth  
**Cc:** Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles  
**Subject:** Harlan County

Ruth,

Please provide a Substat and a scattergram for Harlan County, Residential, Valuation Grouping 6, 12 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  
Cell: (402) 802-7551  
Email: [rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)