

24 - Dawson COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

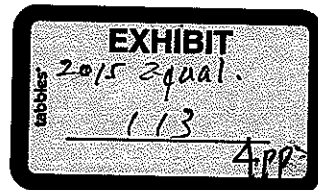
| | | | | | | | |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 9 | Median : | 107 | COV : | 87.28 | 95% Median C.I. : | 67.28 to 373.12 |
| Total Sales Price : | 671,500 | Wgt. Mean : | 93 | STD : | 141.84 | 95% Wgt. Mean C.I. : | 71.30 to 115.04 |
| Total Adj. Sales Price : | 671,500 | Mean : | 163 | Avg.Abs.Dev : | 81.43 | 95% Mean C.I. : | 53.49 to 271.55 |
| Total Assessed Value : | 625,640 | | | | | | |
| Avg. Adj. Sales Price : | 74,611 | COD : | 76.05 | MAX Sales Ratio : | 443.82 | | |
| Avg. Assessed Value : | 69,516 | PRD : | 174.43 | MIN Sales Ratio : | 59.30 | | |

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 | | | | | | | | | | | |
| 01/01/2013 To 03/31/2013 | 1 | 107.07 | 107.07 | 107.07 | | 100.00 | 107.07 | 107.07 | N/A | 100,000 | 107,071 |
| 04/01/2013 To 06/30/2013 | 2 | 281.47 | 281.47 | 189.70 | 57.68 | 148.38 | 119.11 | 443.82 | N/A | 11,500 | 21,816 |
| 07/01/2013 To 09/30/2013 | 3 | 91.37 | 174.60 | 82.71 | 114.49 | 211.10 | 59.30 | 373.12 | N/A | 36,500 | 30,188 |
| 10/01/2013 To 12/31/2013 | 2 | 80.35 | 80.35 | 79.35 | 16.27 | 101.26 | 67.28 | 93.42 | N/A | 157,000 | 124,583 |
| 01/01/2014 To 03/31/2014 | | | | | | | | | | | |
| 04/01/2014 To 06/30/2014 | 1 | 108.17 | 108.17 | 108.17 | | 100.00 | 108.17 | 108.17 | N/A | 125,000 | 135,207 |
| 07/01/2014 To 09/30/2014 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2012 To 09/30/2013 | 6 | 113.09 | 198.97 | 103.77 | 99.96 | 191.74 | 59.30 | 443.82 | 59.30 to 443.82 | 38,750 | 40,211 |
| 10/01/2013 To 09/30/2014 | 3 | 93.42 | 89.62 | 87.56 | 14.59 | 102.35 | 67.28 | 108.17 | N/A | 146,333 | 128,124 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2013 To 12/31/2013 | 8 | 100.25 | 169.31 | 89.74 | 91.24 | 188.67 | 59.30 | 443.82 | 59.30 to 443.82 | 68,313 | 61,304 |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 07 | 9 | 107.07 | 162.52 | 93.17 | 76.05 | 174.43 | 59.30 | 443.82 | 67.28 to 373.12 | 74,611 | 69,516 |



113:1

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 9 | Median : | 107 | COV : | 87.28 | 95% Median C.I. : | 67.28 to 373.12 |
| Total Sales Price : | 671,500 | Wgt. Mean : | 93 | STD : | 141.84 | 95% Wgt. Mean C.I. : | 71.30 to 115.04 |
| Total Adj. Sales Price : | 671,500 | Mean : | 163 | Avg.Abs.Dev : | 81.43 | 95% Mean C.I. : | 53.49 to 271.55 |
| Total Assessed Value : | 625,640 | | | | | | |
| Avg. Adj. Sales Price : | 74,611 | COD : | 76.05 | MAX Sales Ratio : | 443.82 | | |
| Avg. Assessed Value : | 69,516 | PRD : | 174.43 | MIN Sales Ratio : | 59.30 | | |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|-------------------|---------------|
| 01 | 9 | 107.07 | 162.52 | 93.17 | 76.05 | 174.43 | 59.30 | 443.82 | 67.28 to 373.12 | 74,611 | 69,516 |
| 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 | | | | | | | | | | | |
| Less Than 15,000 | 2 | 408.47 | 408.47 | 408.47 | 08.65 | 100.00 | 373.12 | 443.82 | N/A | 5,000 | 20,424 |
| Less Than 30,000 | 3 | 373.12 | 312.02 | 222.45 | 29.01 | 140.27 | 119.11 | 443.82 | N/A | 9,333 | 20,762 |
| __ Ranges Excl. Low \$ __ | | | | | | | | | | | |
| Greater Than 4,999 | 9 | 107.07 | 162.52 | 93.17 | 76.05 | 174.43 | 59.30 | 443.82 | 67.28 to 373.12 | 74,611 | 69,516 |
| Greater Than 15,000 | 7 | 93.42 | 92.25 | 88.40 | 17.80 | 104.36 | 59.30 | 119.11 | 59.30 to 119.11 | 94,500 | 83,542 |
| Greater Than 30,000 | 6 | 92.40 | 87.77 | 87.55 | 16.36 | 100.25 | 59.30 | 108.17 | 59.30 to 108.17 | 107,250 | 93,892 |
| __ Incremental Ranges __ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | 2 | 408.47 | 408.47 | 408.47 | 08.65 | 100.00 | 373.12 | 443.82 | N/A | 5,000 | 20,424 |
| 15,000 TO 29,999 | 1 | 119.11 | 119.11 | 119.11 | | 100.00 | 119.11 | 119.11 | N/A | 18,000 | 21,440 |
| 30,000 TO 59,999 | 1 | 91.37 | 91.37 | 91.37 | | 100.00 | 91.37 | 91.37 | N/A | 31,000 | 28,326 |
| 60,000 TO 99,999 | 1 | 59.30 | 59.30 | 59.30 | | 100.00 | 59.30 | 59.30 | N/A | 73,500 | 43,583 |
| 100,000 TO 149,999 | 3 | 107.07 | 102.89 | 102.09 | 04.60 | 100.78 | 93.42 | 108.17 | N/A | 123,333 | 125,911 |
| 150,000 TO 249,999 | 1 | 67.28 | 67.28 | 67.28 | | 100.00 | 67.28 | 67.28 | N/A | 169,000 | 113,711 |
| 250,000 TO 499,999 | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |

24 - Dawson 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 | 07 | Total | Increase | 0% |

What IF

Hotz, Rob

From: Sorensen, Ruth
Sent: Friday, April 10, 2015 8:48 AM
To: Hotz, Rob
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: Substat for Dawson County
Attachments: Dawson VG 07 Substat.pdf

Commissioner Hotz –

Attached is the requested substat for Dawson County valuation group 7.

Valuation group 7 represents the smallest Villages in Dawson County, Farnam and Eddyville. The market in these areas is not organized, making the reliability of a small group of sales difficult. The substat does show that two sales with selling prices less than \$15,000 are having a significant impact on the overall median, which reduces to 93% when the two sales are removed. For 2014 there were 12 sales in this valuation group with a median of 120%, for 2013 there were 13 sales with a median of 99%. The variance in the medians from year to year demonstrates that the market is too unstable to rely on the statistics.

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: Thursday, April 09, 2015 9:11 AM
To: Sorensen, Ruth
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: Substat for Dawson County

Ruth,

Please provide a substat for Dawson County, Residential, Valuation Grouping 7, 9 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