

AGRICULTURAL

Type : Qualified

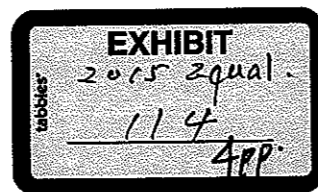
Number of Sales :	16	Median :	91	COV :	37.41	95% Median C.I. :	64.67 to 120.68
Total Sales Price :	5,810,666	Wgt. Mean :	87	STD :	36.27	95% Wgt. Mean C.I. :	66.43 to 107.33
Total Adj. Sales Price :	6,050,521	Mean :	97	Avg.Abs.Dev :	28.03	95% Mean C.I. :	77.62 to 116.26
Total Assessed Value :	5,256,611						
Avg. Adj. Sales Price :	378,158	COD :	30.95	MAX Sales Ratio :	169.20		
Avg. Assessed Value :	328,538	PRD :	111.58	MIN Sales Ratio :	41.23		

Printed : 04/09/2015

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>											
10/01/2011 To 12/31/2011	2	92.42	92.42	87.78	30.59	105.29	64.15	120.68	N/A	400,780	351,788
01/01/2012 To 03/31/2012	1	124.28	124.28	124.28		100.00	124.28	124.28	N/A	326,400	405,656
04/01/2012 To 06/30/2012	1	116.04	116.04	116.04		100.00	116.04	116.04	N/A	111,000	128,805
07/01/2012 To 09/30/2012	1	91.09	91.09	91.09		100.00	91.09	91.09	N/A	330,568	301,124
10/01/2012 To 12/31/2012	3	117.14	126.16	128.74	17.30	98.00	100.27	161.08	N/A	285,874	368,034
01/01/2013 To 03/31/2013	2	82.60	82.60	79.91	07.13	103.37	76.71	88.48	N/A	446,385	356,716
04/01/2013 To 06/30/2013											
07/01/2013 To 09/30/2013											
10/01/2013 To 12/31/2013	5	73.61	89.99	80.02	38.61	112.46	52.46	169.20	N/A	399,121	319,378
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	1	41.23	41.23	41.23		100.00	41.23	41.23	N/A	735,000	303,028
<u>Study Yrs</u>											
10/01/2011 To 09/30/2012	5	116.04	103.25	98.07	15.46	105.28	64.15	124.28	N/A	313,905	307,832
10/01/2012 To 09/30/2013	5	100.27	108.74	103.84	22.55	104.72	76.71	161.08	N/A	350,078	363,507
10/01/2013 To 09/30/2014	6	69.14	81.87	69.58	42.06	117.66	41.23	169.20	41.23 to 169.20	455,101	316,653
<u>Calendar Yrs</u>											
01/01/2012 To 12/31/2012	6	116.59	118.32	119.32	13.59	99.16	91.09	161.08	91.09 to 161.08	270,932	323,281
01/01/2013 To 12/31/2013	7	76.71	87.88	79.99	29.23	109.86	52.46	169.20	52.46 to 169.20	412,625	330,046
<u>AREA (MARKET)</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538

What IF



114:1

AGRICULTURAL

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Grass</u>											
County	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538
2	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538
<u>ALL</u>											
10/01/2011 To 09/30/2014	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Grass</u>											
County	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538
2	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538
<u>ALL</u>											
10/01/2011 To 09/30/2014	16	90.56	96.94	86.88	30.95	111.58	41.23	169.20	64.67 to 120.68	378,158	328,538

what IF

24 - Dawson COUNTY
AGRICULTURAL - ADJUSTED

Printed: 04/09/2015

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Grass_2	Total	Increase	0%

What IF

114:3

Hotz, Rob

From: Sorensen, Ruth
Sent: Friday, April 10, 2015 8:52 AM
To: Hotz, Rob
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: Dawson Ag
Attachments: Dawson Mkt Area 2 95% Grass_substat.pdf

Commissioner Hotz –

Attached is the requested substat for Dawson County Market Area 2.

For your information, the county assessor increased the grass in market area 2 at the same percentage as the rest of the values in market area 2. This was discussed with the county assessor and it was agreed that as the market of grassland is increasing across the state, an adjustment in this area seemed appropriate. The 16 sales are relatively balanced by study period year, but when analyzed by sale quarter in this substat, they are heavily weighted toward the oldest half of the time period. The six newest sales are within or below 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

From: Hotz, Rob
Sent: Thursday, April 09, 2015 9:30 AM
To: Sorensen, Ruth
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: Dawson Ag

Ruth,

Please provide a substat of the Dawson, Ag, 95% MLU, Grass, market area 2, 16 sales.

Thank you.

Robert W. Hotz, Chairman
Nebraska Tax Equalization & Review Commission
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Fax: (402) 471-7720
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