

50 - Kearney COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 1

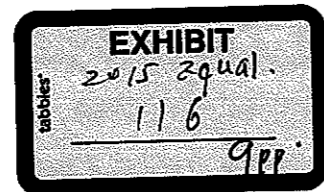
RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	196	Median :	93	COV :	23.46	95% Median C.I. :	89.36 to 94.80
Total Sales Price :	22,985,725	Wgt. Mean :	89	STD :	21.76	95% Wgt. Mean C.I. :	86.14 to 92.31
Total Adj. Sales Price :	22,985,725	Mean :	93	Avg.Abs.Dev :	15.36	95% Mean C.I. :	89.69 to 95.79
Total Assessed Value :	20,509,211						
Avg. Adj. Sales Price :	117,274	COD :	16.53	MAX Sales Ratio :	177.87		
Avg. Assessed Value :	104,639	PRD :	103.93	MIN Sales Ratio :	22.57		

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	15	88.02	87.36	88.00	13.97	99.27	43.78	119.15	82.04 to 96.68	159,987	140,796
01/01/2013 To 03/31/2013	24	96.11	99.49	87.59	16.27	113.59	51.30	177.87	91.48 to 107.02	112,713	98,725
04/01/2013 To 06/30/2013	39	94.66	96.61	94.59	12.56	102.14	58.52	175.65	91.29 to 100.09	117,846	111,466
07/01/2013 To 09/30/2013	27	90.56	92.96	90.72	16.12	102.47	56.28	156.81	81.95 to 101.68	80,422	72,957
10/01/2013 To 12/31/2013	15	96.11	94.76	94.33	15.97	100.46	45.16	151.13	88.22 to 105.26	101,070	95,337
01/01/2014 To 03/31/2014	18	93.76	95.19	86.50	20.30	110.05	41.63	151.18	80.59 to 110.09	167,779	145,130
04/01/2014 To 06/30/2014	30	85.21	87.13	85.43	17.54	101.99	51.01	133.43	77.88 to 102.11	108,963	93,087
07/01/2014 To 09/30/2014	28	84.52	87.58	86.92	19.29	100.76	22.57	142.57	77.69 to 93.87	118,159	102,710
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	105	93.73	95.01	90.95	14.67	104.46	43.78	177.87	91.29 to 97.82	113,070	102,841
10/01/2013 To 09/30/2014	91	88.22	90.12	87.38	19.04	103.14	22.57	151.18	84.15 to 95.40	122,126	106,713
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	105	94.66	96.07	92.06	14.80	104.36	45.16	177.87	92.31 to 99.32	104,653	96,347



116:1

50 - Kearney COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 2

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	196	Median :	93	COV :	23.46	95% Median C.I. :	89.36 to 94.80
Total Sales Price :	22,985,725	Wgt. Mean :	89	STD :	21.76	95% Wgt. Mean C.I. :	86.14 to 92.31
Total Adj. Sales Price :	22,985,725	Mean :	93	Avg.Abs.Dev :	15.36	95% Mean C.I. :	89.69 to 95.79
Total Assessed Value :	20,509,211						
Avg. Adj. Sales Price :	117,274	COD :	16.53	MAX Sales Ratio :	177.87		
Avg. Assessed Value :	104,639	PRD :	103.93	MIN Sales Ratio :	22.57		

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	117	92.31	93.02	91.94	16.40	101.17	22.57	156.81	88.46 to 95.81	93,200	85,684
02	23	93.69	91.16	85.71	19.91	106.36	41.63	177.87	72.08 to 102.70	103,889	89,043
03	16	95.94	97.12	87.95	16.56	110.43	67.97	175.65	81.50 to 102.64	199,706	175,647
05	5	82.04	79.46	79.29	18.98	100.21	58.52	99.44	N/A	52,600	41,706
10	9	93.94	96.61	94.57	15.21	102.16	61.48	129.25	84.66 to 115.36	78,711	74,435
11	2	87.91	87.91	87.74	05.79	100.19	82.82	92.99	N/A	228,200	200,233
15	24	92.83	91.68	85.76	14.55	106.90	51.30	131.36	85.24 to 99.89	211,199	181,122

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	196	92.92	92.74	89.23	16.53	103.93	22.57	177.87	89.36 to 94.80	117,274	104,639
06											
07											

116:2

50 - Kearney COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 3

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	196	Median :	93	COV :	23.46	95% Median C.I. :	89.36 to 94.80
Total Sales Price :	22,985,725	Wgt. Mean :	89	STD :	21.76	95% Wgt. Mean C.I. :	86.14 to 92.31
Total Adj. Sales Price :	22,985,725	Mean :	93	Avg. Abs. Dev :	15.36	95% Mean C.I. :	89.69 to 95.79
Total Assessed Value :	20,509,211						
Avg. Adj. Sales Price :	117,274	COD :	16.53	MAX Sales Ratio :	177.87		
Avg. Assessed Value :	104,639	PRD :	103.93	MIN Sales Ratio :	22.57		

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											
Less Than 15,000	2	106.58	106.58	97.11	33.78	109.75	70.58	142.57	N/A	9,500	9,225
Less Than 30,000	14	96.92	108.49	105.52	31.07	102.81	56.28	177.87	71.31 to 153.87	20,743	21,888
Ranges Excl. Low \$											
Greater Than 4,999	196	92.92	92.74	89.23	16.53	103.93	22.57	177.87	89.36 to 94.80	117,274	104,639
Greater Than 15,000	194	92.92	92.60	89.22	16.30	103.79	22.57	177.87	89.36 to 94.80	118,385	105,622
Greater Than 30,000	182	92.60	91.53	89.02	15.35	102.82	22.57	175.65	89.25 to 94.66	124,700	111,004
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999	2	106.58	106.58	97.11	33.78	109.75	70.58	142.57	N/A	9,500	9,225
15,000 TO 29,999	12	96.92	108.81	106.11	30.05	102.54	56.28	177.87	77.88 to 153.87	22,617	23,998
30,000 TO 59,999	31	93.53	97.55	97.76	25.02	99.79	22.57	175.65	84.29 to 108.45	45,255	44,239
60,000 TO 99,999	61	93.87	92.30	92.40	13.56	99.89	43.78	131.36	88.05 to 97.65	78,010	72,079
100,000 TO 149,999	34	87.46	86.65	86.02	14.82	100.73	41.63	123.91	82.04 to 96.00	121,922	104,876
150,000 TO 249,999	45	92.31	92.36	92.15	11.07	100.23	71.92	116.09	84.95 to 98.37	176,922	163,025
250,000 TO 499,999	8	86.84	82.08	79.72	16.09	102.96	51.30	103.16	51.30 to 103.16	320,250	255,298
500,000 TO 999,999	3	85.24	81.50	79.91	09.12	101.99	67.97	91.29	N/A	621,667	496,753
1,000,000 +											

116:3

50 - Kearney COUNTY

Printed: 04/13/2015

RESIDENTIAL IMPROVED - ADJUSTED

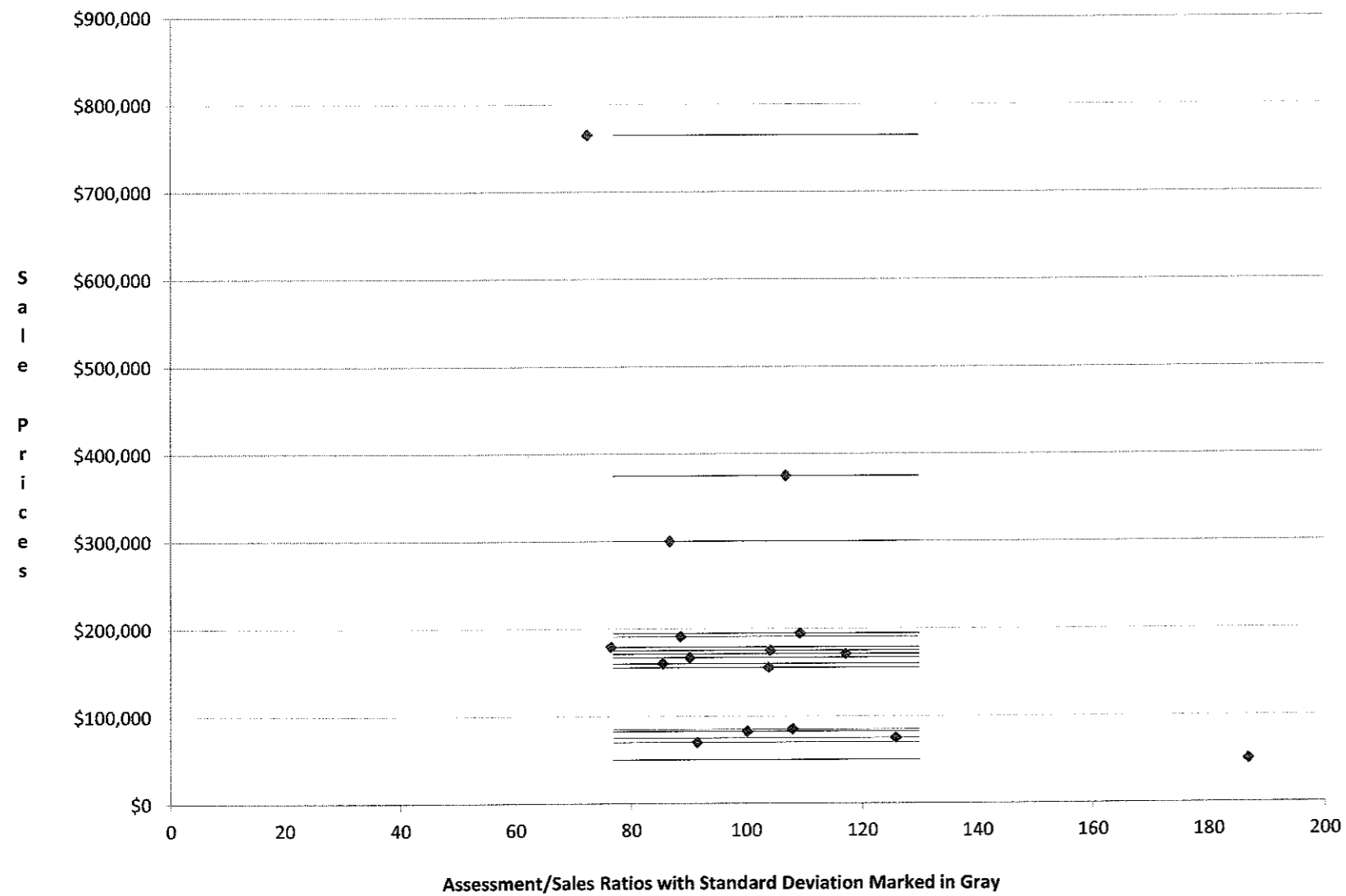
SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	03	Total	Decrease	6%

What IF

116:4

2015 Kearney County Residential/Valuation Grouping 03



116:5

50 - Kearney COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	102	COV :	25.68	95% Median C.I. :	86.70 to 109.19
Total Sales Price :	3,195,300	Wgt. Mean :	94	STD :	26.53	95% Wgt. Mean C.I. :	80.38 to 106.75
Total Adj. Sales Price :	3,195,300	Mean :	103	Avg. Abs. Dev :	16.90	95% Mean C.I. :	89.19 to 117.45
Total Assessed Value :	2,989,730						
Avg. Adj. Sales Price :	199,706	COD :	16.56	MAX Sales Ratio :	186.86		
Avg. Assessed Value :	186,858	PRD :	110.42	MIN Sales Ratio :	72.31		

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	2	87.80	87.80	87.85	02.67	99.94	85.46	90.14	N/A	163,500	143,630
01/01/2013 To 03/31/2013	1	125.79	125.79	125.79		100.00	125.79	125.79	N/A	75,000	94,345
04/01/2013 To 06/30/2013	5	104.18	116.05	106.00	22.27	109.48	88.58	186.86	N/A	136,080	144,246
07/01/2013 To 09/30/2013	1	100.23	100.23	100.23		100.00	100.23	100.23	N/A	82,500	82,690
10/01/2013 To 12/31/2013	1	107.93	107.93	107.93		100.00	107.93	107.93	N/A	85,000	91,740
01/01/2014 To 03/31/2014	4	105.35	100.03	89.70	11.32	111.52	72.31	117.12	N/A	366,600	328,855
04/01/2014 To 06/30/2014	1	76.51	76.51	76.51		100.00	76.51	76.51	N/A	179,000	136,950
07/01/2014 To 09/30/2014	1	86.70	86.70	86.70		100.00	86.70	86.70	N/A	300,000	260,095
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	9	100.23	109.10	101.77	18.89	107.20	85.46	186.86	88.58 to 125.79	129,433	131,725
10/01/2013 To 09/30/2014	7	103.89	95.90	88.86	13.24	107.92	72.31	117.12	72.31 to 117.12	290,057	257,744
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	8	106.06	114.28	107.27	17.13	106.53	88.58	186.86	88.58 to 186.86	115,363	123,751

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
03	16	102.06	103.32	93.57	16.56	110.42	72.31	186.86	86.70 to 109.19	199,706	186,858

116:6

50 - Kearney COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 2

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	102	COV :	25.68	95% Median C.I. :	86.70 to 109.19
Total Sales Price :	3,195,300	Wgt. Mean :	94	STD :	26.53	95% Wgt. Mean C.I. :	80.38 to 106.75
Total Adj. Sales Price :	3,195,300	Mean :	103	Avg. Abs. Dev :	16.90	95% Mean C.I. :	89.19 to 117.45
Total Assessed Value :	2,989,730						
Avg. Adj. Sales Price :	199,706	COD :	16.56	MAX Sales Ratio :	186.86		
Avg. Assessed Value :	186,858	PRD :	110.42	MIN Sales Ratio :	72.31		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	16	102.06	103.32	93.57	16.56	110.42	72.31	186.86	86.70 to 109.19	199,706	186,858
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											
Less Than 15,000											
Less Than 30,000											
Ranges Excl. Low \$											
Greater Than 4,999	16	102.06	103.32	93.57	16.56	110.42	72.31	186.86	86.70 to 109.19	199,706	186,858
Greater Than 15,000	16	102.06	103.32	93.57	16.56	110.42	72.31	186.86	86.70 to 109.19	199,706	186,858
Greater Than 30,000	16	102.06	103.32	93.57	16.56	110.42	72.31	186.86	86.70 to 109.19	199,706	186,858
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	186.86	186.86	186.86		100.00	186.86	186.86	N/A	50,000	93,430
60,000 TO 99,999	4	104.08	106.35	106.50	10.10	99.86	91.46	125.79	N/A	78,125	83,200
100,000 TO 149,999											
150,000 TO 249,999	8	97.02	96.88	96.91	12.07	99.97	76.51	117.12	76.51 to 117.12	174,100	168,714
250,000 TO 499,999	2	96.76	96.76	97.87	10.40	98.87	86.70	106.81	N/A	337,500	330,315
500,000 TO 999,999	1	72.31	72.31	72.31		100.00	72.31	72.31	N/A	765,000	553,160
1,000,000 +											

What IF

50 - Kearney COUNTY
RESIDENTIAL IMPROVED - ADJUSTED

Printed: 04/13/2015

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

Hotz, Rob

From: Sorensen, Ruth
Sent: Tuesday, April 14, 2015 11:38 AM
To: Hotz, Rob
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: Kearney County
Attachments: Kearney What If VG 03 -6%.pdf; Kearney VG 03 Substat.pdf; Kearney Res Scattergram Val grp 03.pdf

Commissioner Hotz –

Attached are the what-if, the substat and scattergram you requested for Kearney County valuation group 3.

A non-binding recommendation was not made after additional analysis indicated the removal of an outlier brought VG 03 into an acceptable range. In addition, this valuation group is comprised of four different rural subdivisions located throughout the county; the sales are varied and not a large sample for representation of the population.

Please let me know if you have any questions or require anything further.

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 4:15 PM
To: Sorensen, Ruth
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: Kearney County

Ruth,

Please provide the following statistics for Kearney County Residential, Valuation Grouping 3, 16 sales:

- What-If, adjusting to the midpoint of 96
- Substat of Valuation Grouping 3
- Scattergram of Valuation Grouping 3

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