

28 - Douglas COUNTY

PAD 2015 TERC R&O Statistics 2015 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

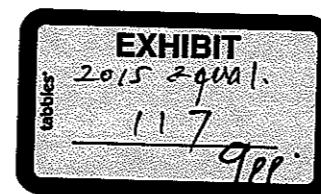
Number of Sales :	1,382	Median :	96	COV :	36.97	95% Median C.I. :	95.15 to 96.82
Total Sales Price :	162,623,677	Wgt. Mean :	95	STD :	38.16	95% Wgt. Mean C.I. :	94.12 to 96.43
Total Adj. Sales Price :	162,623,677	Mean :	103	Avg.Abs.Dev :	19.73	95% Mean C.I. :	101.21 to 105.23
Total Assessed Value :	154,939,158						
Avg. Adj. Sales Price :	117,673	COD :	20.55	MAX Sales Ratio :	553.14		
Avg. Assessed Value :	112,112	PRD :	108.34	MIN Sales Ratio :	29.60		

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	147	96.82	103.69	96.72	17.02	107.21	44.59	239.58	95.32 to 99.27	105,536	102,076
01/01/2013 To 03/31/2013	114	96.96	102.83	96.96	16.96	106.05	48.25	260.97	95.09 to 99.44	114,023	110,557
04/01/2013 To 06/30/2013	170	96.02	99.59	94.74	17.20	105.12	35.62	281.49	93.29 to 98.54	119,377	113,101
07/01/2013 To 09/30/2013	200	94.36	98.47	93.42	17.18	105.41	40.22	332.18	93.01 to 96.03	134,843	125,966
10/01/2013 To 12/31/2013	151	98.22	102.66	95.59	17.97	107.40	40.00	228.72	95.15 to 100.60	117,476	112,297
01/01/2014 To 03/31/2014	131	94.89	103.18	95.66	23.12	107.86	61.05	339.89	90.21 to 96.92	117,005	111,929
04/01/2014 To 06/30/2014	227	96.92	105.16	95.24	22.83	110.42	29.60	408.20	92.70 to 98.61	115,587	110,089
07/01/2014 To 09/30/2014	242	95.48	108.13	95.49	27.23	113.24	34.90	553.14	92.28 to 98.26	113,817	108,678
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	631	95.94	100.78	95.06	17.15	106.02	35.62	332.18	95.02 to 96.95	120,087	114,151
10/01/2013 To 09/30/2014	751	96.13	105.27	95.47	23.38	110.27	29.60	553.14	94.71 to 97.16	115,644	110,399
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	635	96.01	100.55	94.85	17.45	106.01	35.62	332.18	94.97 to 97.19	122,835	116,505

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	1,382	96.01	103.22	95.27	20.55	108.34	29.60	553.14	95.15 to 96.82	117,673	112,112



117:1

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	1,382	Median :	96	COV :	36.97	95% Median C.I. :	95.15 to 96.82
Total Sales Price :	162,623,677	Wgt. Mean :	95	STD :	38.16	95% Wgt. Mean C.I. :	94.12 to 96.43
Total Adj. Sales Price :	162,623,677	Mean :	103	Avg.Abs.Dev :	19.73	95% Mean C.I. :	101.21 to 105.23
Total Assessed Value :	154,939,158						
Avg. Adj. Sales Price :	117,673	COD :	20.55	MAX Sales Ratio :	553.14		
Avg. Assessed Value :	112,112	PRD :	108.34	MIN Sales Ratio :	29.60		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	1,382	96.01	103.22	95.27	20.55	108.34	29.60	553.14	95.15 to 96.82	117,673	112,112
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	9	178.75	209.18	195.00	52.08	107.27	68.77	408.20	100.00 to 403.73	8,433	16,445
Less Than 30,000	75	162.98	182.80	179.24	40.58	103.14	34.90	553.14	135.70 to 189.19	21,521	38,143
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	1,382	96.01	103.22	95.27	20.55	108.34	29.60	553.14	95.15 to 96.82	117,673	112,112
Greater Than 15,000	1,373	95.94	102.52	95.23	19.89	107.66	29.60	553.14	95.11 to 96.80	118,389	112,739
Greater Than 30,000	1,307	95.40	98.65	94.45	16.39	104.45	29.60	272.42	94.62 to 96.14	123,190	116,357
___ Incremental Ranges ___											
0 TO 4,999											
5,000 TO 14,999	9	178.75	209.18	195.00	52.08	107.27	68.77	408.20	100.00 to 403.73	8,433	16,445
15,000 TO 29,999	66	157.38	179.20	176.36	39.42	101.61	34.90	553.14	135.25 to 189.19	23,305	41,101
30,000 TO 59,999	225	110.37	122.60	120.32	27.76	101.89	29.60	272.42	103.19 to 116.96	44,561	53,616
60,000 TO 99,999	501	95.89	96.31	96.16	13.98	100.16	35.62	244.22	94.46 to 97.09	79,128	76,087
100,000 TO 149,999	279	91.76	91.59	91.51	10.78	100.09	56.85	144.35	90.01 to 94.15	119,662	109,502
150,000 TO 249,999	191	92.83	90.74	90.75	12.15	99.99	46.63	167.15	89.90 to 94.87	192,473	174,673
250,000 TO 499,999	103	91.56	92.01	91.80	08.94	100.23	55.42	125.94	89.05 to 94.14	334,903	307,436
500,000 TO 999,999	5	90.00	89.73	89.63	24.84	100.11	49.26	133.31	N/A	655,511	587,553
1,000,000 +	3	96.74	98.43	98.78	10.37	99.65	84.24	114.32	N/A	1,139,876	1,126,025

117:2

28 - Douglas 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	01	Total	Increase	0%

What IF

117:3

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	857	Median :	98	COV :	48.90	95% Median C.I. :	96.89 to 99.49
Total Sales Price :	70,015,447	Wgt. Mean :	97	STD :	55.66	95% Wgt. Mean C.I. :	95.34 to 98.71
Total Adj. Sales Price :	70,015,447	Mean :	114	Avg.Abs.Dev :	30.33	95% Mean C.I. :	110.10 to 117.56
Total Assessed Value :	67,931,435						
Avg. Adj. Sales Price :	81,698	COD :	30.89	MAX Sales Ratio :	589.35		
Avg. Assessed Value :	79,267	PRD :	117.33	MIN Sales Ratio :	22.60		

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	83	97.00	106.41	96.01	20.14	110.83	62.08	326.52	95.37 to 99.99	82,240	78,956
01/01/2013 To 03/31/2013	70	96.21	102.83	94.20	22.10	109.16	30.49	242.13	92.27 to 100.00	69,390	65,366
04/01/2013 To 06/30/2013	90	96.50	106.42	93.51	28.87	113.81	26.80	357.14	92.04 to 100.00	113,349	105,988
07/01/2013 To 09/30/2013	103	94.94	103.38	96.37	23.05	107.27	22.60	301.77	92.21 to 98.28	89,256	86,019
10/01/2013 To 12/31/2013	127	99.41	114.18	98.55	29.02	115.86	48.42	499.73	97.11 to 100.83	67,522	66,546
01/01/2014 To 03/31/2014	90	96.41	123.45	98.38	40.30	125.48	53.90	299.96	94.77 to 108.75	84,697	83,327
04/01/2014 To 06/30/2014	136	97.94	121.22	96.45	37.70	125.68	39.37	589.35	94.81 to 100.00	80,619	77,756
07/01/2014 To 09/30/2014	158	100.25	121.51	100.87	36.45	120.46	32.50	364.88	98.41 to 109.26	74,527	75,177
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	346	96.19	104.79	95.01	23.69	110.29	22.60	357.14	94.98 to 98.22	89,821	85,341
10/01/2013 To 09/30/2014	511	99.39	119.95	98.63	35.53	121.62	32.50	589.35	97.88 to 100.07	76,199	75,154
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	390	97.47	107.50	95.73	26.21	112.29	22.60	499.73	95.37 to 99.39	84,173	80,579

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	857	98.20	113.83	97.02	30.89	117.33	22.60	589.35	96.89 to 99.49	81,698	79,267

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	857	Median :	98	COV :	48.90	95% Median C.I. :	96.89 to 99.49
Total Sales Price :	70,015,447	Wgt. Mean :	97	STD :	55.66	95% Wgt. Mean C.I. :	95.34 to 98.71
Total Adj. Sales Price :	70,015,447	Mean :	114	Avg.Abs.Dev :	30.33	95% Mean C.I. :	110.10 to 117.56
Total Assessed Value :	67,931,435						
Avg. Adj. Sales Price :	81,698	COD :	30.89	MAX Sales Ratio :	589.35		
Avg. Assessed Value :	79,267	PRD :	117.33	MIN Sales Ratio :	22.60		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	857	98.20	113.83	97.02	30.89	117.33	22.60	589.35	96.89 to 99.49	81,698	79,267
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	5	162.38	165.31	154.63	20.00	106.91	95.48	245.70	N/A	3,950	6,108
Less Than 15,000	81	135.51	176.04	178.21	58.66	98.78	44.79	589.35	102.70 to 167.56	10,544	18,791
Less Than 30,000	217	134.80	161.00	156.25	45.47	103.04	26.80	589.35	126.48 to 151.75	17,540	27,406
Ranges Excl. Low \$											
Greater Than 4,999	852	98.11	113.53	97.01	30.69	117.03	22.60	589.35	96.80 to 99.42	82,155	79,696
Greater Than 15,000	776	97.14	107.34	96.02	25.40	111.79	22.60	355.38	95.92 to 98.63	89,125	85,579
Greater Than 30,000	640	95.02	97.84	93.62	17.68	104.51	22.60	276.54	94.24 to 96.45	103,452	96,850
Incremental Ranges											
0 TO 4,999	5	162.38	165.31	154.63	20.00	106.91	95.48	245.70	N/A	3,950	6,108
5,000 TO 14,999	76	131.31	176.75	178.77	62.15	98.87	44.79	589.35	100.31 to 177.58	10,978	19,625
15,000 TO 29,999	136	134.03	152.05	149.89	37.63	101.44	26.80	355.38	126.48 to 151.75	21,707	32,538
30,000 TO 59,999	204	100.12	110.84	109.59	26.18	101.14	22.60	276.54	100.00 to 104.67	43,145	47,282
60,000 TO 99,999	275	94.58	94.03	93.94	12.25	100.10	30.49	176.25	93.29 to 95.48	79,550	74,731
100,000 TO 149,999	58	88.07	85.11	85.18	13.21	99.92	47.83	122.82	81.89 to 90.38	120,602	102,730
150,000 TO 249,999	62	89.13	86.16	85.84	11.88	100.37	49.03	118.06	86.14 to 93.14	191,025	163,969
250,000 TO 499,999	34	96.81	95.06	95.43	08.39	99.61	75.67	121.00	90.30 to 100.00	346,047	330,233
500,000 TO 999,999	6	87.30	91.55	91.28	08.80	100.30	78.91	116.69	78.91 to 116.69	571,250	521,452
1,000,000 +	1	87.12	87.12	87.12		100.00	87.12	87.12	N/A	1,500,000	1,306,850

117:5

28 - Douglas COUNTY

Printed: 04/13/2015

RESIDENTIAL IMPROVED - ADJUSTED

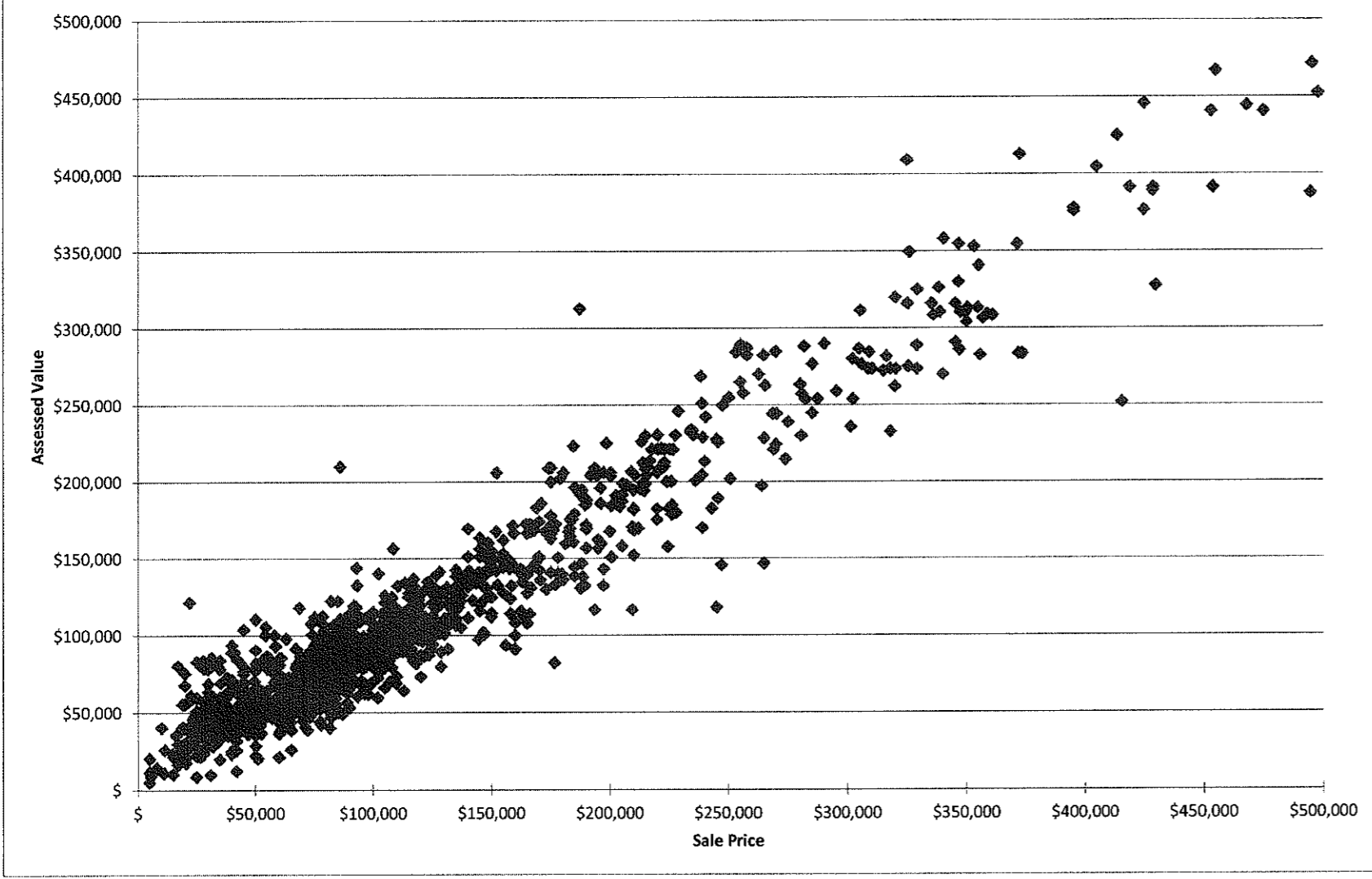
SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	02	Total	Increase	0%

What IF

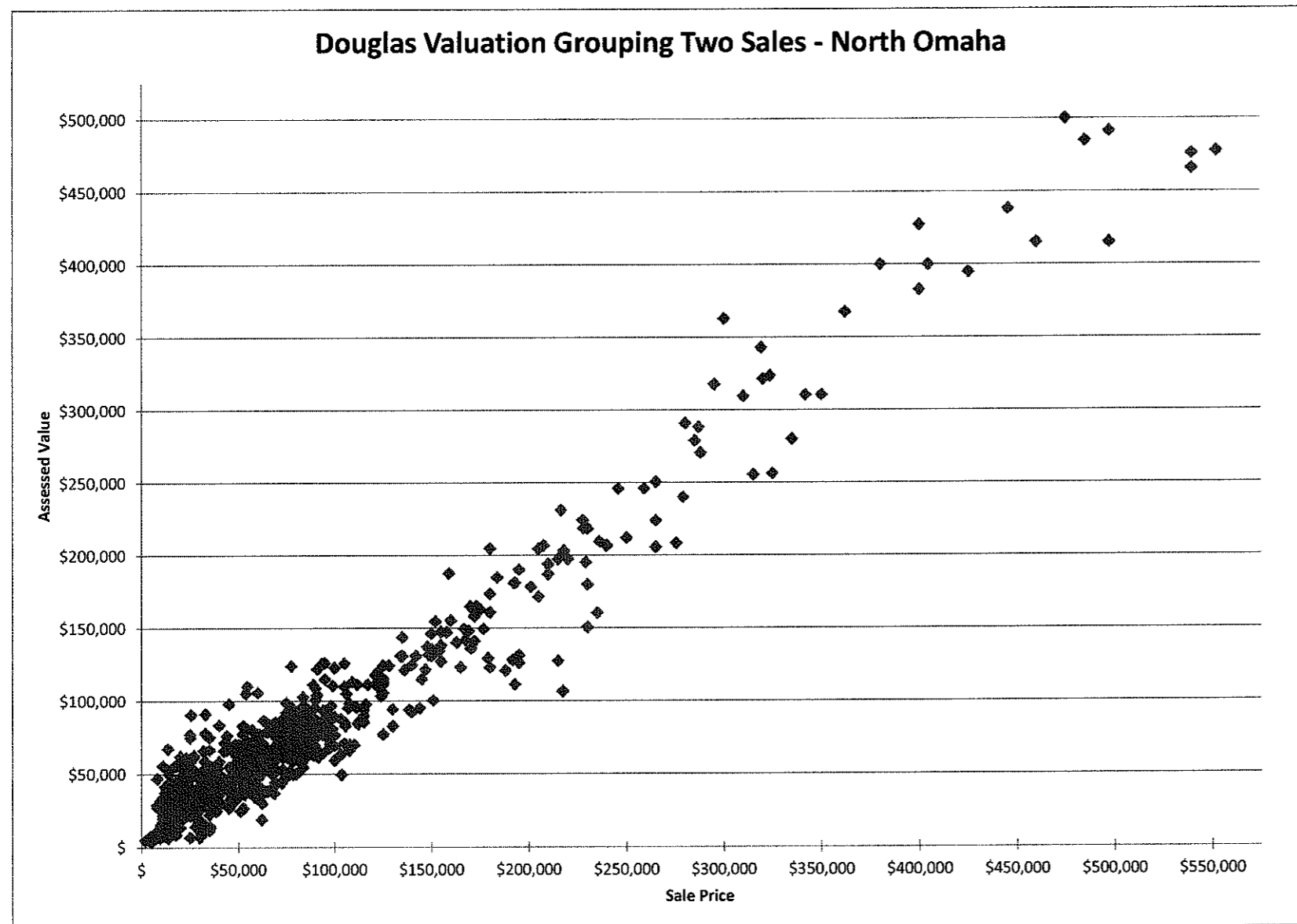
117:6

Douglas Valuation Grouping One Sales - South Omaha



117:7

Douglas Valuation Grouping Two Sales - North Omaha



117:8

Keetle, Steve

From: Sorensen, Ruth
Sent: Tuesday, April 14, 2015 11:54 AM
To: Freimuth, Tom
Cc: Hotz, Rob; Keetle, Steve; Salmon, Nancy; Chamberlin, Charles
Subject: RE: Douglas County, VGs 1 & 2 Substats & Scattergrams
Attachments: Douglas VG 01 Substat.pdf; Douglas scattergram Val Group 1.xlsx; Douglas VG 02 Substat.pdf; Douglas scattergram Val Group 2.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Freimuth –

Attached are the substats and scattergrams for Douglas County valuation groups 1 and 2 as you requested.

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: Freimuth, Tom
Sent: Friday, April 10, 2015 2:10 PM
To: Sorensen, Ruth
Cc: Hotz, Rob; Keetle, Steve; Salmon, Nancy; Chamberlin, Charles
Subject: Douglas County, VGs 1 & 2 Substats & Scattergrams

Ruth:

Please provide a substat and a scattergram for Douglas County Residential Valuation Groupings 1 and 2 separately.

Tom

Thomas D. Freimuth, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South
Lincoln, Nebraska 68509-4732
Phone: (402) 471-2842 (main)
Phone: (402) 471-8915 (direct)
Fax: (402) 471-7720
Email: tom.freimuth@nebraska.gov

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