

62 - Morrill COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 1

COMMERCIAL IMPROVED

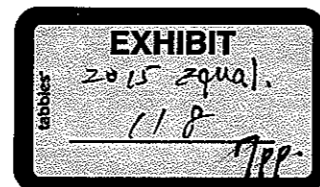
Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 12 | Median : | 96 | COV : | 69.93 | 95% Median C.I. : | 62.56 to 256.03 |
| Total Sales Price : | 362,500 | Wgt. Mean : | 104 | STD : | 91.17 | 95% Wgt. Mean C.I. : | 66.01 to 142.91 |
| Total Adj. Sales Price : | 362,500 | Mean : | 130 | Avg.Abs.Dev : | 59.09 | 95% Mean C.I. : | 72.44 to 188.30 |
| Total Assessed Value : | 378,671 | | | | | | |
| Avg. Adj. Sales Price : | 30,208 | COD : | 61.58 | MAX Sales Ratio : | 309.43 | | |
| Avg. Assessed Value : | 31,556 | PRD : | 124.80 | MIN Sales Ratio : | 35.91 | | |

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> | | | | | | | | | | | |
| 10/01/2011 To 12/31/2011 | | | | | | | | | | | |
| 01/01/2012 To 03/31/2012 | 3 | 92.53 | 83.59 | 93.85 | 15.55 | 89.07 | 57.53 | 100.70 | N/A | 57,667 | 54,118 |
| 04/01/2012 To 06/30/2012 | 1 | 110.89 | 110.89 | 110.90 | | 99.99 | 110.89 | 110.89 | N/A | 26,000 | 28,833 |
| 07/01/2012 To 09/30/2012 | 1 | 35.91 | 35.91 | 35.91 | | 100.00 | 35.91 | 35.91 | N/A | 50,000 | 17,955 |
| 10/01/2012 To 12/31/2012 | | | | | | | | | | | |
| 01/01/2013 To 03/31/2013 | | | | | | | | | | | |
| 04/01/2013 To 06/30/2013 | | | | | | | | | | | |
| 07/01/2013 To 09/30/2013 | 1 | 62.56 | 62.56 | 62.56 | 100.00 | 100.00 | 62.56 | 62.56 | N/A | 20,000 | 12,512 |
| 10/01/2013 To 12/31/2013 | 2 | 175.52 | 175.52 | 202.35 | 45.88 | 86.74 | 95.00 | 256.03 | N/A | 22,500 | 45,529 |
| 01/01/2014 To 03/31/2014 | 1 | 262.83 | 262.83 | 262.83 | 100.00 | 100.00 | 262.83 | 262.83 | N/A | 3,000 | 7,885 |
| 04/01/2014 To 06/30/2014 | 3 | 96.90 | 163.49 | 127.63 | 77.50 | 128.10 | 84.14 | 309.43 | N/A | 15,167 | 19,358 |
| 07/01/2014 To 09/30/2014 | | | | | | | | | | | |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2011 To 09/30/2012 | 5 | 92.53 | 79.51 | 83.99 | 25.54 | 94.67 | 35.91 | 110.89 | N/A | 49,800 | 41,829 |
| 10/01/2012 To 09/30/2013 | 1 | 62.56 | 62.56 | 62.56 | | 100.00 | 62.56 | 62.56 | N/A | 20,000 | 12,512 |
| 10/01/2013 To 09/30/2014 | 6 | 176.47 | 184.06 | 167.93 | 52.16 | 109.61 | 84.14 | 309.43 | 84.14 to 309.43 | 15,583 | 26,169 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2012 To 12/31/2012 | 5 | 92.53 | 79.51 | 83.99 | 25.54 | 94.67 | 35.91 | 110.89 | N/A | 49,800 | 41,829 |
| 01/01/2013 To 12/31/2013 | 3 | 95.00 | 137.86 | 159.34 | 67.88 | 86.52 | 62.56 | 256.03 | N/A | 21,667 | 34,523 |

What IF



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62 - Morrill COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 2

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 12 | Median : | 96 | COV : | 69.93 | 95% Median C.I. : | 62.56 to 256.03 |
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| Total Adj. Sales Price : | 362,500 | Mean : | 130 | Avg. Abs. Dev : | 59.09 | 95% Mean C.I. : | 72.44 to 188.30 |
| Total Assessed Value : | 378,671 | | | | | | |
| Avg. Adj. Sales Price : | 30,208 | COD : | 61.58 | MAX Sales Ratio : | 309.43 | | |
| Avg. Assessed Value : | 31,556 | PRD : | 124.80 | MIN Sales Ratio : | 35.91 | | |

VALUATION GROUPING

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02 | 12 | 95.95 | 130.37 | 104.46 | 61.58 | 124.80 | 35.91 | 309.43 | 62.56 to 256.03 | 30,208 | 31,556 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 02 | | | | | | | | | | | |
| 03 | 12 | 95.95 | 130.37 | 104.46 | 61.58 | 124.80 | 35.91 | 309.43 | 62.56 to 256.03 | 30,208 | 31,556 |
| 04 | | | | | | | | | | | |

What IF

62 - Morrill COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 3

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 12 | Median : | 96 | COV : | 69.93 | 95% Median C.I. : | 62.56 to 256.03 |
| Total Sales Price : | 362,500 | Wgt. Mean : | 104 | STD : | 91.17 | 95% Wgt. Mean C.I. : | 66.01 to 142.91 |
| Total Adj. Sales Price : | 362,500 | Mean : | 130 | Avg.Abs.Dev : | 59.09 | 95% Mean C.I. : | 72.44 to 188.30 |
| Total Assessed Value : | 378,671 | | | | | | |
| Avg. Adj. Sales Price : | 30,208 | COD : | 61.58 | MAX Sales Ratio : | 309.43 | | |
| Avg. Assessed Value : | 31,556 | PRD : | 124.80 | MIN Sales Ratio : | 35.91 | | |

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 | 1 | 262.83 | 262.83 | 262.83 | | 100.00 | 262.83 | 262.83 | N/A | 3,000 | 7,885 |
| Less Than 15,000 | 3 | 262.83 | 218.80 | 208.44 | 28.57 | 104.97 | 84.14 | 309.43 | N/A | 5,667 | 11,812 |
| Less Than 30,000 | 7 | 95.00 | 140.34 | 105.61 | 72.02 | 132.89 | 57.53 | 309.43 | 57.53 to 309.43 | 13,714 | 14,484 |
| ___Ranges Excl. Low \$___ | | | | | | | | | | | |
| Greater Than 4,999 | 11 | 95.00 | 118.33 | 103.14 | 51.80 | 114.73 | 35.91 | 309.43 | 57.53 to 256.03 | 32,682 | 33,708 |
| Greater Than 15,000 | 9 | 95.00 | 100.89 | 99.34 | 36.96 | 101.56 | 35.91 | 256.03 | 57.53 to 110.89 | 38,389 | 38,137 |
| Greater Than 30,000 | 5 | 96.90 | 116.41 | 104.05 | 47.12 | 111.88 | 35.91 | 256.03 | N/A | 53,300 | 55,457 |
| ___Incremental Ranges___ | | | | | | | | | | | |
| 0 TO 4,999 | 1 | 262.83 | 262.83 | 262.83 | | 100.00 | 262.83 | 262.83 | N/A | 3,000 | 7,885 |
| 5,000 TO 14,999 | 2 | 196.79 | 196.79 | 196.79 | 57.24 | 100.00 | 84.14 | 309.43 | N/A | 7,000 | 13,775 |
| 15,000 TO 29,999 | 4 | 78.78 | 81.50 | 83.48 | 27.23 | 97.63 | 57.53 | 110.89 | N/A | 19,750 | 16,488 |
| 30,000 TO 59,999 | 4 | 94.72 | 120.34 | 106.22 | 59.25 | 113.29 | 35.91 | 256.03 | N/A | 40,375 | 42,888 |
| 60,000 TO 99,999 | | | | | | | | | | | |
| 100,000 TO 149,999 | 1 | 100.70 | 100.70 | 100.70 | | 100.00 | 100.70 | 100.70 | N/A | 105,000 | 105,735 |
| 150,000 TO 249,999 | | | | | | | | | | | |
| 250,000 TO 499,999 | | | | | | | | | | | |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |

118:3

62 - Morrill COUNTY

PAD 2015 R&O Statistics 2015 Values

What IF Stat Page: 4

COMMERCIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|---------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 12 | Median : | 96 | COV : | 69.93 | 95% Median C.I. : | 62.56 to 256.03 |
| Total Sales Price : | 362,500 | Wgt. Mean : | 104 | STD : | 91.17 | 95% Wgt. Mean C.I. : | 66.01 to 142.91 |
| Total Adj. Sales Price : | 362,500 | Mean : | 130 | Avg.Abs.Dev : | 59.09 | 95% Mean C.I. : | 72.44 to 188.30 |
| Total Assessed Value : | 378,671 | | | | | | |
| Avg. Adj. Sales Price : | 30,208 | COD : | 61.58 | MAX Sales Ratio : | 309.43 | | |
| Avg. Assessed Value : | 31,556 | PRD : | 124.80 | MIN Sales Ratio : | 35.91 | | |

OCCUPANCY CODE

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg.Adj.SalePrice | Avg.AssdValue |
|-------|-------|--------|--------|----------|-------|--------|--------|--------|-----------------|-------------------|---------------|
| 349 | 1 | 92.53 | 92.53 | 92.53 | | 100.00 | 92.53 | 92.53 | N/A | 50,000 | 46,265 |
| 353 | 3 | 96.90 | 154.62 | 110.69 | 86.66 | 139.69 | 57.53 | 309.43 | N/A | 18,833 | 20,846 |
| 384 | 1 | 110.89 | 110.89 | 110.90 | | 99.99 | 110.89 | 110.89 | N/A | 26,000 | 28,833 |
| 406 | 3 | 95.00 | 147.32 | 112.10 | 62.69 | 131.42 | 84.14 | 262.83 | N/A | 8,333 | 9,342 |
| 442 | 1 | 35.91 | 35.91 | 35.91 | | 100.00 | 35.91 | 35.91 | N/A | 50,000 | 17,955 |
| 477 | 1 | 62.56 | 62.56 | 62.56 | | 100.00 | 62.56 | 62.56 | N/A | 20,000 | 12,512 |
| 531 | 1 | 100.70 | 100.70 | 100.70 | | 100.00 | 100.70 | 100.70 | N/A | 105,000 | 105,735 |
| 543 | 1 | 256.03 | 256.03 | 256.03 | | 100.00 | 256.03 | 256.03 | N/A | 30,000 | 76,808 |

What IF

118:4

62 - Morrill COUNTY
COMMERCIAL IMPROVED - ADJUSTED

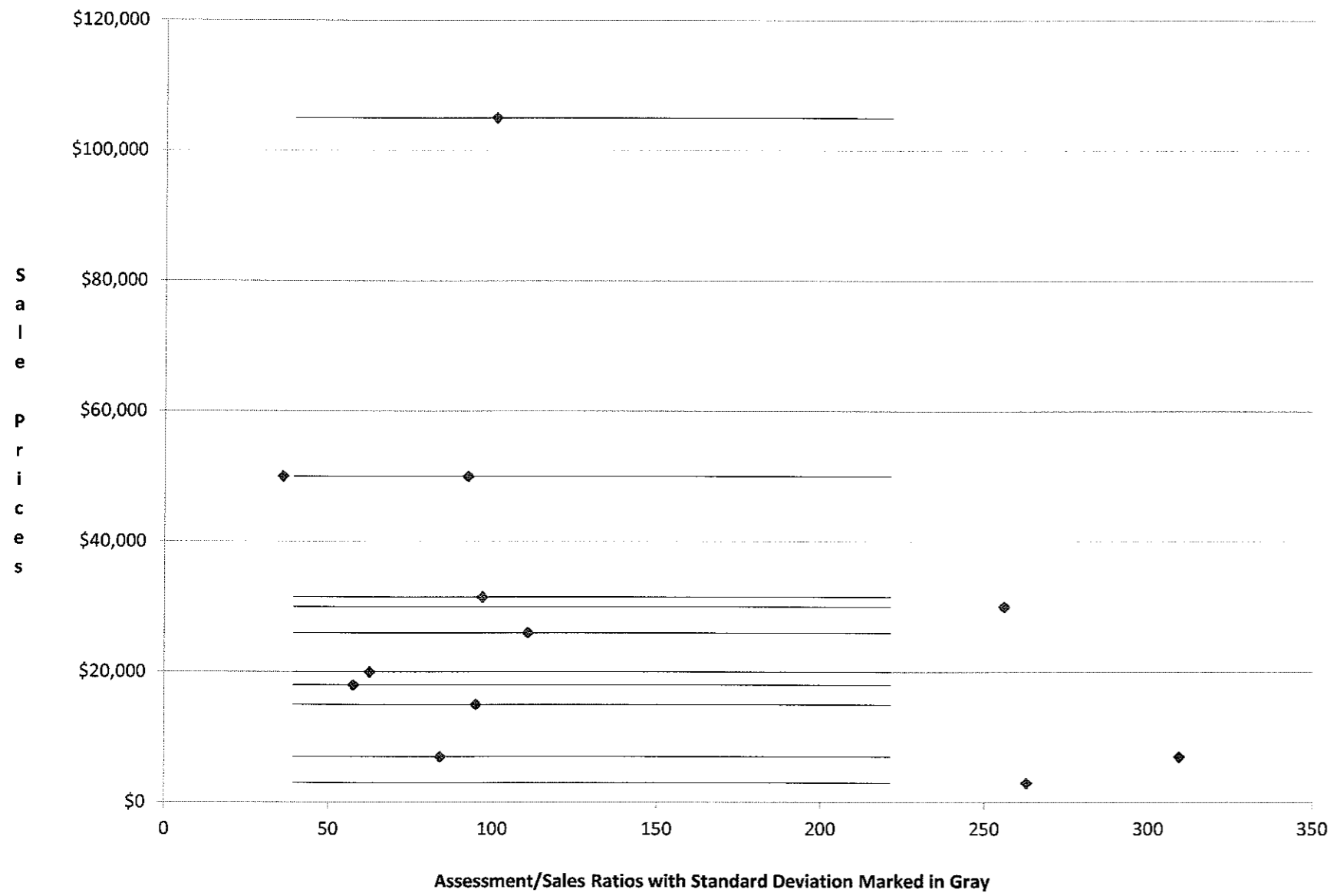
Printed: 04/13/2015

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|--------------------|--------|--------------|-------------|----------------|
| VALUATION GROUPING | 02 | Total | Decrease | 5% |

What IF

2015 Morrill County Commercial Valuation Grouping 02



118:6

Hotz, Rob

From: Sorensen, Ruth
Sent: Tuesday, April 14, 2015 12:29 PM
To: Hotz, Rob
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: RE: Morrill County
Attachments: Morrill VG 02 -5%.pdf; Morrill VG 02 scattergram.xlsx

Commissioner Hotz:

Attached are the substat and scattergram you requested for the Morrill County commercial valuations group 2.

As stated in the correlation the commercial market in Bayard is not viable. There are many low dollar sales indicative of people dispensing of commercial buildings no longer functioning or that have been vacant for long periods of time. Business opportunities for better wages and benefits are found in larger more competitive cities such as Gering, Scottsbluff and even Bridgeport.

The qualitative measures are also evidence of the uniformity in the data. A COD of 61.59 demonstrates the wide dispersion in the ratios from the median and the PRD of 124.81 is demonstrating regressivity. The data was deemed to be not reliable for measurement purposes.

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: Friday, April 10, 2015 8:24 AM
To: Sorensen, Ruth
Cc: Salmon, Nancy; Freimuth, Tom; Keetle, Steve; Chamberlin, Charles
Subject: Morrill County

Ruth,

Please provide a substat and a scattergram for Morrill County, Commercial, Valuation Grouping 2, 12 sales.

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