

81 - Sheridan COUNTY

PAD 2015 TERC R&O Statistics 2015 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED

Type : Qualified

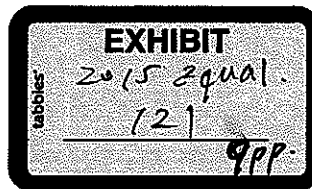
Number of Sales :	22	Median :	96	COV :	39.83	95% Median C.I. :	75.03 to 135.12
Total Sales Price :	752,800	Wgt. Mean :	82	STD :	41.97	95% Wgt. Mean C.I. :	71.75 to 91.94
Total Adj. Sales Price :	752,800	Mean :	105	Avg.Abs.Dev :	31.09	95% Mean C.I. :	86.75 to 123.97
Total Assessed Value :	616,122						
Avg. Adj. Sales Price :	34,218	COD :	32.38	MAX Sales Ratio :	229.83		
Avg. Assessed Value :	28,006	PRD :	128.74	MIN Sales Ratio :	53.87		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Ortrs</u>											
10/01/2012 To 12/31/2012	2	97.64	97.64	98.50	03.53	99.13	94.19	101.09	N/A	20,000	19,701
01/01/2013 To 03/31/2013	5	82.37	99.25	79.76	38.04	124.44	53.87	150.14	N/A	36,760	29,320
04/01/2013 To 06/30/2013	3	75.03	85.03	75.62	19.35	112.44	68.25	111.81	N/A	59,333	44,868
07/01/2013 To 09/30/2013	2	139.84	139.84	139.92	00.38	99.94	139.31	140.37	N/A	10,500	14,692
10/01/2013 To 12/31/2013	5	92.50	86.42	73.43	22.55	117.69	58.10	124.13	N/A	37,900	27,832
01/01/2014 To 03/31/2014	1	108.10	108.10	108.10	100.00	100.00	108.10	108.10	N/A	5,600	5,405
04/01/2014 To 06/30/2014	1	229.83	229.83	229.83	100.00	229.83	229.83	229.83	N/A	5,000	11,492
07/01/2014 To 09/30/2014	3	80.44	107.18	84.35	35.33	127.07	77.92	163.19	N/A	43,500	36,693
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	12	97.64	102.19	82.78	28.11	123.45	53.87	150.14	74.73 to 139.91	35,233	29,166
10/01/2013 To 09/30/2014	10	95.16	109.16	80.65	37.26	135.35	58.10	229.83	59.54 to 163.19	33,000	26,614
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	15	92.50	97.54	78.59	30.76	124.11	53.87	150.14	68.25 to 135.12	38,153	29,983

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
30	22	96.01	105.36	81.84	32.38	128.74	53.87	229.83	75.03 to 135.12	34,218	28,006



121:1

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	22	Median :	96	COV :	39.83	95% Median C.I. :	75.03 to 135.12
Total Sales Price :	752,800	Wgt. Mean :	82	STD :	41.97	95% Wgt. Mean C.I. :	71.75 to 91.94
Total Adj. Sales Price :	752,800	Mean :	105	Avg. Abs. Dev :	31.09	95% Mean C.I. :	86.75 to 123.97
Total Assessed Value :	616,122						
Avg. Adj. Sales Price :	34,218	COD :	32.38	MAX Sales Ratio :	229.83		
Avg. Assessed Value :	28,006	PRD :	128.74	MIN Sales Ratio :	53.87		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	22	96.01	105.36	81.84	32.38	128.74	53.87	229.83	75.03 to 135.12	34,218	28,006
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	1	135.12	135.12	135.13		99.99	135.12	135.12	N/A	4,000	5,405
Less Than 15,000	8	137.22	143.98	139.50	17.63	103.21	108.10	229.83	108.10 to 229.83	7,938	11,073
Less Than 30,000	14	117.97	123.97	110.07	25.96	112.63	58.10	229.83	94.19 to 150.14	13,807	15,198
Ranges Excl. Low \$											
Greater Than 4,999	21	94.19	103.94	81.56	32.51	127.44	53.87	229.83	75.03 to 124.13	35,657	29,082
Greater Than 15,000	14	79.18	83.29	76.53	20.85	108.83	53.87	150.14	59.54 to 97.82	49,236	37,681
Greater Than 30,000	8	74.88	72.79	72.09	11.61	100.97	53.87	92.50	53.87 to 92.50	69,938	50,419
Incremental Ranges											
0 TO 4,999	1	135.12	135.12	135.13		99.99	135.12	135.12	N/A	4,000	5,405
5,000 TO 14,999	7	139.31	145.25	139.80	19.42	103.90	108.10	229.83	108.10 to 229.83	8,500	11,883
15,000 TO 29,999	6	96.01	97.29	95.68	19.86	101.68	58.10	150.14	58.10 to 150.14	21,633	20,698
30,000 TO 59,999	3	68.25	71.54	70.55	18.87	101.40	53.87	92.50	N/A	49,000	34,570
60,000 TO 99,999	4	76.33	73.16	71.77	07.89	101.94	59.54	80.44	N/A	75,625	54,277
100,000 TO 149,999	1	75.03	75.03	75.03		100.00	75.03	75.03	N/A	110,000	82,531
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	30	Total	Decrease	13.48%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	121	Median :	96	COV :	44.47	95% Median C.I. :	90.56 to 103.86
Total Sales Price :	6,894,151	Wgt. Mean :	88	STD :	48.26	95% Wgt. Mean C.I. :	82.32 to 94.37
Total Adj. Sales Price :	6,881,151	Mean :	109	Avg.Abs.Dev :	34.66	95% Mean C.I. :	99.93 to 117.13
Total Assessed Value :	6,079,020						
Avg. Adj. Sales Price :	56,869	COD :	36.27	MAX Sales Ratio :	275.24		
Avg. Assessed Value :	50,240	PRD :	122.85	MIN Sales Ratio :	35.11		

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	6	97.64	118.07	97.24	30.43	121.42	84.42	230.00	84.42 to 230.00	34,583	33,629
01/01/2013 To 03/31/2013	16	87.93	91.58	79.33	28.08	115.44	53.87	150.14	64.15 to 115.08	52,550	41,689
04/01/2013 To 06/30/2013	16	86.60	96.57	86.84	27.54	111.20	50.99	200.82	74.15 to 111.81	69,644	60,478
07/01/2013 To 09/30/2013	24	93.36	97.03	83.71	24.34	115.91	46.22	176.11	79.69 to 108.21	69,875	58,489
10/01/2013 To 12/31/2013	24	96.70	110.01	91.60	38.92	120.10	43.84	217.56	75.17 to 134.89	57,752	52,899
01/01/2014 To 03/31/2014	12	147.99	148.56	147.99	29.18	100.39	69.23	243.64	101.72 to 193.39	28,088	34,162
04/01/2014 To 06/30/2014	8	128.23	140.87	90.54	41.39	154.71	65.88	254.32	65.88 to 254.32	46,250	41,877
07/01/2014 To 09/30/2014	15	86.00	102.72	81.74	44.27	125.67	35.11	275.24	66.38 to 108.19	67,233	54,953
<u>Study Yrs</u>											
10/01/2012 To 09/30/2013	62	92.84	97.54	84.39	28.18	115.58	46.22	230.00	82.08 to 101.09	61,929	52,261
10/01/2013 To 09/30/2014	59	101.72	120.07	93.34	44.15	128.64	35.11	275.24	90.62 to 133.10	51,552	48,116
<u>Calendar Yrs</u>											
01/01/2013 To 12/31/2013	80	94.00	99.74	85.85	29.77	116.18	43.84	217.56	82.37 to 103.31	62,727	53,850

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	51	92.21	104.98	87.96	36.60	119.35	35.11	230.00	82.63 to 109.31	60,724	53,412
20	27	101.62	127.07	93.37	48.50	136.09	54.14	275.24	75.17 to 153.74	33,578	31,352
30	22	96.01	105.36	81.84	32.38	128.74	53.87	229.83	75.03 to 135.12	34,218	28,006
40	4	99.75	109.80	100.07	19.01	109.72	86.05	153.65	N/A	19,625	19,638
80	17	95.06	93.52	88.64	22.69	105.51	46.22	193.39	65.88 to 112.44	120,374	106,695

121:4

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	121	Median :	96	COV :	44.47	95% Median C.I. :	90.56 to 103.86
Total Sales Price :	6,894,151	Wgt. Mean :	88	STD :	48.26	95% Wgt. Mean C.I. :	82.32 to 94.37
Total Adj. Sales Price :	6,881,151	Mean :	109	Avg. Abs. Dev :	34.66	95% Mean C.I. :	99.93 to 117.13
Total Assessed Value :	6,079,020						
Avg. Adj. Sales Price :	56,869	COD :	36.27	MAX Sales Ratio :	275.24		
Avg. Assessed Value :	50,240	PRD :	122.85	MIN Sales Ratio :	35.11		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	121	95.57	108.53	88.34	36.27	122.85	35.11	275.24	90.56 to 103.86	56,869	50,240
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	2	176.34	176.34	170.46	23.38	103.45	135.12	217.56	N/A	3,501	5,967
Less Than 15,000	25	153.95	169.25	167.76	25.91	100.88	101.62	275.24	135.12 to 200.82	8,244	13,830
Less Than 30,000	45	135.12	142.76	126.58	30.40	112.78	54.14	275.24	112.23 to 153.65	14,420	18,253
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	119	95.21	107.39	88.26	35.58	121.67	35.11	275.24	87.31 to 103.31	57,766	50,984
Greater Than 15,000	96	86.90	92.72	85.89	27.30	107.95	35.11	202.39	81.13 to 95.06	69,532	59,722
Greater Than 30,000	76	83.52	88.25	84.36	25.89	104.61	35.11	193.39	75.86 to 92.21	82,003	69,180
<u>Incremental Ranges</u>											
0 TO 4,999	2	176.34	176.34	170.46	23.38	103.45	135.12	217.56	N/A	3,501	5,967
5,000 TO 14,999	23	153.95	168.61	167.66	25.84	100.57	101.62	275.24	134.89 to 200.82	8,657	14,514
15,000 TO 29,999	20	105.20	109.68	107.41	25.46	102.11	54.14	202.39	86.05 to 122.01	22,140	23,781
30,000 TO 59,999	23	92.20	98.92	95.13	31.84	103.98	35.11	193.39	72.51 to 101.72	39,587	37,659
60,000 TO 99,999	29	86.48	90.56	89.93	21.39	100.70	51.57	174.65	75.17 to 105.55	72,509	65,209
100,000 TO 149,999	17	74.15	71.24	71.32	14.03	99.89	43.84	90.62	59.33 to 82.08	113,735	81,120
150,000 TO 249,999	6	85.54	79.62	79.75	22.63	99.84	46.22	103.31	46.22 to 103.31	171,667	136,905
250,000 TO 499,999	1	117.40	117.40	117.40		100.00	117.40	117.40	N/A	255,500	299,954
500,000 TO 999,999											
1,000,000 +											

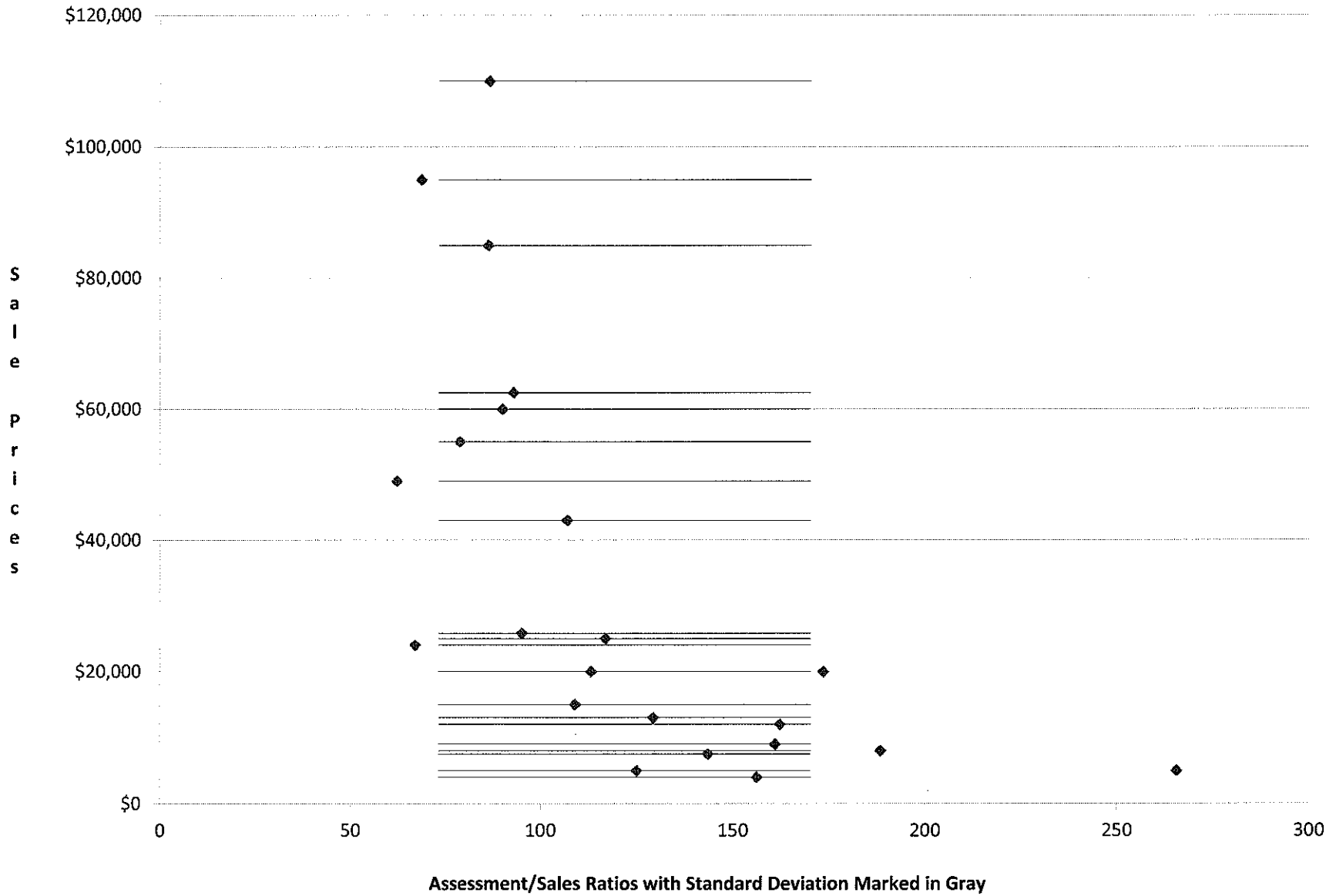
121:5

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	30	Total	Decrease	13.48%

What IF

2015 Sheridan County Res. Val Grp 30 Rushville



121:7

Chamberlin, Charles

From: Sorensen, Ruth
Sent: Tuesday, April 14, 2015 4:43 PM
To: Freimuth, Tom
Cc: Hotz, Rob; Salmon, Nancy; Keetle, Steve; Chamberlin, Charles
Subject: RE: Sheridan County VG 30 (Rushville)
Attachments: SheridanVG 30 -13.48 Sub stat.pdf; Sheridan VG 30 Scattergram.xlsx; Sheridan VG 30 -13.48 What IF.pdf

Commissioner Freimuth:

Attached are the substat, scattergram, and what-if you requested for Sheridan County valuation group 30.

Here the residential level of value was determined to be 100% due to inadequate information being available to determine Sheridan County has met the acceptable level of value. A review of the twenty-two sales indicates that only two sales have an assessment sales ratio within acceptable range. A recommendation to lower the total value of this subclass would not improve this situation, and the median alone would appear okay, but the parcels would not be equalized. Further, the qualitative statistics are still far outside of their respective parameters.

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: Tuesday, April 14, 2015 3:49 PM
To: Sorensen, Ruth
Cc: Hotz, Rob; Salmon, Nancy; Keetle, Steve; Chamberlin, Charles
Subject: Sheridan County VG 30 (Rushville)

Ruth:

Please provide a substat and scattergram for Sheridan County Residential Valuation Grouping 30 (Rushville – 22 sales). Please also provide a What-if adjusting the 110.96 median to the 96 mid-point.

Thanks.

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)
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Email: tom.freimuth@nebraska.gov

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