

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	15	Median :	93	COV :	29.53	95% Median C.I. :	85.82 to 111.62
Total Sales Price :	3,010,000	Wgt. Mean :	93	STD :	29.41	95% Wgt. Mean C.I. :	80.32 to 104.91
Total Adj. Sales Price :	2,998,000	Mean :	100	Avg.Abs.Dev :	19.56	95% Mean C.I. :	83.32 to 115.90
Total Assessed Value :	2,776,556						
Avg. Adj. Sales Price :	199,867	COD :	21.06	MAX Sales Ratio :	179.82		
Avg. Assessed Value :	185,104	PRD :	107.56	MIN Sales Ratio :	55.68		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2022 To 12/31/2022	3	105.88	107.23	103.27	13.79	103.83	86.01	129.80	N/A	247,167	255,243
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	98.40	98.40	97.90	05.60	100.51	92.89	103.91	N/A	121,000	118,456
07/01/2023 To 09/30/2023	2	72.65	72.65	71.65	18.14	101.40	59.47	85.82	N/A	232,500	166,589
10/01/2023 To 12/31/2023	6	96.10	104.45	90.19	28.72	115.81	55.68	179.82	55.68 to 179.82	186,167	167,911
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	101.83	101.83	100.18	09.62	101.65	92.03	111.62	N/A	216,250	216,637
07/01/2024 To 09/30/2024											
Study Yrs											
10/01/2022 To 09/30/2023	7	92.89	94.83	92.22	16.65	102.83	59.47	129.80	59.47 to 129.80	206,929	190,831
10/01/2023 To 09/30/2024	8	96.88	103.79	92.98	23.90	111.63	55.68	179.82	55.68 to 179.82	193,688	180,092
Calendar Yrs											
01/01/2023 To 12/31/2023	10	91.69	96.88	86.49	23.68	112.01	55.68	179.82	59.47 to 114.58	182,400	157,755

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	15	92.89	99.61	92.61	21.06	107.56	55.68	179.82	85.82 to 111.62	199,867	185,104

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Keetle, Steve](#); [Kuhn, Jim](#); [Russell, Jacqueline](#); [Holzhauser, Jared](#)
Cc: dwahl@adamscountyne.gov; [Williams, Debra](#)
Subject: RE: Adams County Residential
Date: Thursday, April 10, 2025 4:14:07 PM
Attachments: [01 Adams substat res VG 2.pdf](#)
[01 Adams substat res VG 3.pdf](#)
[01 Adams substat res VG 6.pdf](#)

Commissioner Hotz,

The requested substats for Adams County residential property are attached.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber

North Platte, NE 69101

OFFICE 402-471-5962

sarah.scott@nebraska.gov

revenue.nebraska.gov

Notice Regarding Confidential and Privileged Information: This message, its attachments, and any previous emails below ("Message") may contain **confidential taxpayer information**. An authorized recipient is: the identified taxpayer; the identified taxpayer's personal representative; an employee of the Nebraska Department of Revenue using the Message for legitimate tax administration purposes; or another person authorized by law ("Authorized Recipient"). **If you are not an Authorized Recipient of this Message, then immediately notify the sender by reply email and delete and destroy this Message and any copies thereof. Do not review, copy, save, forward, or print any portion of this Message.** If any person, including an Authorized Recipient, divulges, makes known, or uses confidential state or federal taxpayer information contained in this Message in a manner not specifically authorized by law, then such person may be personally subject to **criminal penalties and civil liability** under Nebraska and federal law. This Message may contain information protected by the attorney work-product doctrine and/or the attorney-client privilege; inadvertent disclosure does not waive those protections. No statement in this Message constitutes state or federal tax advice

From: Hotz, Rob <rob.hotz@nebraska.gov>

Sent: Thursday, April 10, 2025 10:57 AM

To: Scott, Sarah <sarah.scott@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>

Cc: dwahl@adamscountyne.gov; Williams, Debra <Debra.Williams@nebraska.gov>

Subject: Adams County Residential

Ms. Scott,

Please provide substats for the Residential Valuation Groups 2, 3, and 6.

Robert W. Hotz, Chairman

Nebraska Tax Equalization & Review Commission

301 Centennial Mall South

Lincoln, Nebraska 68509-5108

Office: (402) 471-7724

Cell: (402) 802-7551

Email: rob.hotz@nebraska.gov