

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	27	Median :	95	COV :	22.77	95% Median C.I. :	87.95 to 107.41
Total Sales Price :	5,028,100	Wgt. Mean :	97	STD :	23.21	95% Wgt. Mean C.I. :	91.18 to 102.94
Total Adj. Sales Price :	5,028,100	Mean :	102	Avg.Abs.Dev :	16.09	95% Mean C.I. :	92.74 to 111.10
Total Assessed Value :	4,880,276						
Avg. Adj. Sales Price :	186,226	COD :	16.92	MAX Sales Ratio :	177.04		
Avg. Assessed Value :	180,751	PRD :	105.01	MIN Sales Ratio :	74.90		

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	2	105.42	105.42	100.83	24.82	104.55	79.25	131.58	N/A	242,500	244,515
01/01/2023 To 03/31/2023	4	90.70	91.22	92.40	05.84	98.72	82.06	101.40	N/A	289,125	267,157
04/01/2023 To 06/30/2023	1	92.36	92.36	92.36		100.00	92.36	92.36	N/A	135,000	124,690
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	10	96.43	107.67	100.27	22.78	107.38	74.90	177.04	76.01 to 139.78	135,050	135,412
01/01/2024 To 03/31/2024	4	110.60	111.24	100.42	14.16	110.77	89.77	134.00	N/A	205,275	206,138
04/01/2024 To 06/30/2024	4	86.29	90.08	92.68	08.51	97.19	80.32	107.41	N/A	192,375	178,287
07/01/2024 To 09/30/2024	2	100.91	100.91	98.59	03.04	102.35	97.84	103.98	N/A	155,250	153,057
Study Yrs											
10/01/2022 To 09/30/2023	7	91.63	95.44	94.70	11.58	100.78	79.25	131.58	79.25 to 131.58	253,786	240,335
10/01/2023 To 09/30/2024	20	97.82	104.19	98.35	17.69	105.94	74.90	177.04	87.95 to 108.53	162,580	159,896
Calendar Yrs											
01/01/2023 To 12/31/2023	15	94.53	102.26	96.42	17.63	106.06	74.90	177.04	87.95 to 108.53	176,133	169,829

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	27	95.07	101.92	97.06	16.92	105.01	74.90	177.04	87.95 to 107.41	186,226	180,751

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	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

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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