01 - Adams COUNTY			PAD	2025 TE	RC R&O	Statistic	cs 2025	Values	What	IF Stat Page: 1	
RESIDENTIAL IMPROVED						Type : Q	ualified				
Number of Sales :		24	Med	ian :	92		COV :	28.24	95% Medi	an C.I. : 73.	78 to 102.75
Total Sales Price :	3,773	,600	Wgt. M	ean :	88		STD :	25.96	95% Wgt. Me	an C.I. : 76	.38 to 98.93
Total Adj. Sales Price :	3,773	,600	М	ean :	92	Avg.Abs.	Dev :	20.62	95% Me	an C.I. : 80.	96 to 102.88
Total Assessed Value:	3,307	,601							TATI		
Avg. Adj. Sales Price :	157	,233		COD :	22.34 M	MAX Sales Ra	itio :	148.07	\/\/	aT	1 H
Avg. Assessed Value :	137	,817		PRD :	104.87 N	MIN Sales Ra	itio :	41.32	AATT	CL C	<b>— —</b>
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	4	101.32	100.13	107.77	11.08	92.91	77.90	119.96	N/A	153,500	165,423
01/01/2023 To 03/31/2023	2	110.88	110.88	110.28	08.19	100.54	101.80	119.95	N/A	79,750	87,945
04/01/2023 To 06/30/2023	2	83.57	83.57	81.30	15.80	102.79	70.37	96.76	N/A	277,500	225,617
07/01/2023 To 09/30/2023	7	92.12	92.14	82.69	20.63	111.43	61.90	148.07	61.90 to 148.07	136,143	112,577
10/01/2023 To 12/31/2023	3	103.89	103.47	98.01	24.35	105.57	65.31	141.21	N/A	188,867	185,105
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	5	73.78	76.76	72.15	23.79	106.39	41.32	121.43	N/A	156,700	113,055
07/01/2024 To 09/30/2024	1	77.58	77.58	77.58		100.00	77.58	77.58	N/A	142,000	110,163
Study Yrs											
10/01/2022 To 09/30/2023	15	96.76	95.63	91.03	17.35	105.05	61.90	148.07	77.90 to 102.75	152,100	138,457
10/01/2023 To 09/30/2024	9	77.45	85.75	82.48	27.81	103.96	41.32	141.21	65.31 to 121.43	165,789	136,750
Calendar Yrs											
01/01/2023 To 12/31/2023	14	94.64	96.02	88.20	21.42	108.87	61.90	148.07	65.31 to 119.95	159,579	140,748
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
6	24	92.32	91.92	87.65	22.34	104.87	41.32	148.07	73.78 to 102.75	157,233	137,817

01 - Adams COUNTY			PAD	2025 TE	RC R&O	Statisti	cs 2025	Values	What	IF Stat Page: 2	
RESIDENTIAL IMPROVED						Type : Ç	Qualified				
Number of Sales :		24	Med	lian :	92		COV :	28.24	95% Medi	an C.I. : 73.	78 to 102.75
Total Sales Price :	3,773	3 <b>,</b> 600	Wgt. M	fean :	88		STD :	25.96	95% Wgt. Me	an C.I. : 76	.38 to 98.93
Total Adj. Sales Price :	3,773	3 <b>,</b> 600	M	Mean :	92	Avg.Abs	.Dev :	20.62	95% Me	an C.I. : 80.	96 to 102.88
Total Assessed Value:	3,307	,601							T.77_		$\top$
Avg. Adj. Sales Price :	157	,233		COD :	22.34	MAX Sales R	atio :	148.07		AT	H
Avg. Assessed Value :	137	,817		PRD :	104.87	MIN Sales R	atio :	41.32	AATT	$\alpha$ $C$	<b>— —</b>
PROPERTY TYPE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	23	92.51	94.12	90.04	20.8	5 104.53	61.90	148.07	77.45 to 102.75	156,026	140,485
06											
07	1	41.32	41.32	41.32		100.00	41.32	41.32	N/A	185,000	76,448
SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	CO	D PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	1	148.07	148.07	148.07		100.00	148.07	148.07	N/A	23,000	34,056
Ranges Excl. Low \$											
Greater Than 4,999	24	92.32	91.92	87.65	22.3	4 104.87	41.32	148.07	73.78 to 102.75	157,233	137,817
Greater Than 15,000	24	92.32	91.92	87.65	22.3	4 104.87	41.32	148.07	73.78 to 102.75	157,233	137,817
Greater Than 30,000	23	92.12	89.48	87.28	20.7	2 102.52	41.32	141.21	73.78 to 102.35	163,070	142,328
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	148.07	148.07	148.07		100.00	148.07	148.07	N/A	23,000	34,056
30,000 TO 59,999	1	102.75	102.75	102.75		100.00	102.75	102.75	N/A	49,000	50,348
60,000 TO 99,999	3	101.80	107.21	106.53	06.5	7 100.64	99.89	119.95	N/A	83,167	88,598
100,000 TO 149,999	9	84.44	93.85	92.13	20.3	7 101.87	69.81	141.21	77.45 to 121.43	127,289	117,269
150,000 TO 249,999	7	65.31	70.69	71.11	20.9	6 99.41	41.32	96.76	41.32 to 96.76	193,143	137,349
250,000 TO 499,999	3	103.89	98.07	98.54	15.9	1 99.52	70.37	119.96	N/A	318,167	313,511
500,000 TO 999,999											
1,000,000 +											

01 - Adams COUNTY Printed: 04/10/2025

## RESIDENTIAL IMPROVED - ADJUSTED

STIMMARY OF	F ADJUSTED	PARAMETERS	FOR	CALCULATION	FROM HISER	ETTE:

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	6	Total	Increase	Woalat	

From: Scott, Sarah

To: Hotz, Rob; Keetle, Steve; Kuhn, Jim; Russell, Jacqueline; Holzhauser, Jared

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

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: <a href="mailto:rob.hotz@nebraska.gov">rob.hotz@nebraska.gov</a>