

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	24	Median :	92	COV :	28.24	95% Median C.I. :	73.78 to 102.75
Total Sales Price :	3,773,600	Wgt. Mean :	88	STD :	25.96	95% Wgt. Mean C.I. :	76.38 to 98.93
Total Adj. Sales Price :	3,773,600	Mean :	92	Avg.Abs.Dev :	20.62	95% Mean C.I. :	80.96 to 102.88
Total Assessed Value :	3,307,601						
Avg. Adj. Sales Price :	157,233	COD :	22.34	MAX Sales Ratio :	148.07		
Avg. Assessed Value :	137,817	PRD :	104.87	MIN Sales Ratio :	41.32		

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	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

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	6	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

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