

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	98	COV :	23.60	95% Median C.I. :	94.69 to 99.33
Total Sales Price :	5,222,650	Wgt. Mean :	97	STD :	23.87	95% Wgt. Mean C.I. :	92.65 to 101.02
Total Adj. Sales Price :	5,222,650	Mean :	101	Avg.Abs.Dev :	11.98	95% Mean C.I. :	93.46 to 108.84
Total Assessed Value :	5,057,435						
Avg. Adj. Sales Price :	141,153	COD :	12.26	MAX Sales Ratio :	199.75		
Avg. Assessed Value :	136,687	PRD :	104.45	MIN Sales Ratio :	61.67		

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	5	99.02	98.52	99.32	03.96	99.19	89.80	103.74	N/A	110,250	109,500
01/01/2023 To 03/31/2023	1	100.51	100.51	100.51		100.00	100.51	100.51	N/A	105,000	105,540
04/01/2023 To 06/30/2023	4	97.10	94.57	91.47	04.59	103.39	83.54	100.53	N/A	70,750	64,716
07/01/2023 To 09/30/2023	10	98.25	97.46	98.00	01.82	99.45	91.91	101.89	94.69 to 99.33	185,250	181,543
10/01/2023 To 12/31/2023	2	74.38	74.38	74.38	17.09	100.00	61.67	87.09	N/A	140,000	104,128
01/01/2024 To 03/31/2024	4	99.13	108.43	104.09	16.29	104.17	88.06	147.40	N/A	88,250	91,859
04/01/2024 To 06/30/2024	3	82.61	82.82	84.97	05.23	97.47	76.44	89.40	N/A	232,333	197,415
07/01/2024 To 09/30/2024	8	100.23	120.74	105.56	27.75	114.38	87.43	199.75	87.43 to 199.75	137,613	145,271
____Study Yrs____											
10/01/2022 To 09/30/2023	20	98.25	97.30	97.69	03.04	99.60	83.54	103.74	96.68 to 99.33	139,588	136,367
10/01/2023 To 09/30/2024	17	92.49	105.69	95.85	23.84	110.27	61.67	199.75	87.09 to 132.99	142,994	137,065
____Calendar Yrs____											
01/01/2023 To 12/31/2023	17	97.70	94.24	94.75	05.21	99.46	61.67	101.89	91.91 to 99.33	148,265	140,476

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	37	97.70	101.15	96.84	12.26	104.45	61.67	199.75	94.69 to 99.33	141,153	136,687

Type : Qualified

What IF

[illegible][illegible]

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Williams, Debra](#)
Cc: [Keetle, Steve](#); [Kuhn, Jim](#); [Russell, Jacqueline](#); [Holzhauser, Jared](#); rnelson@morrillcountyne.com
Subject: RE: Morrill Residential
Date: Friday, April 11, 2025 12:05:37 PM
Attachments: [62 Morrill substat res VG 1.pdf](#)
[62 Morrill substat res VG 2.pdf](#)

Commissioner Hotz,

The requested substats are attached.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber
North Platte, NE 69101

OFFICE 402-471-5962

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revenue.nebraska.gov

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

Sent: Friday, April 11, 2025 11:11 AM

To: Scott, Sarah <sarah.scott@nebraska.gov>; Williams, Debra <Debra.Williams@nebraska.gov>

Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; rnelson@morrillcountyne.com

Subject: Morrill Residential

Ms. Scott,

Please provide substats for the Morrill County Residential Valuation Groups 1 and 2.

Robert W. Hotz, Chairman
Nebraska Tax Equalization & Review Commission
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Lincoln, Nebraska 68509-5108

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