

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	25	Median :	97	COV :	31.53	95% Median C.I. :	84.90 to 107.08
Total Sales Price :	2,685,251	Wgt. Mean :	95	STD :	31.22	95% Wgt. Mean C.I. :	86.69 to 103.48
Total Adj. Sales Price :	2,685,251	Mean :	99	Avg.Abs.Dev :	21.76	95% Mean C.I. :	86.13 to 111.91
Total Assessed Value :	2,553,265						
Avg. Adj. Sales Price :	107,410	COD :	22.52	MAX Sales Ratio :	198.48		
Avg. Assessed Value :	102,131	PRD :	104.14	MIN Sales Ratio :	57.58		

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	87.46	87.46	76.71	24.27	114.01	66.23	108.69	N/A	81,000	62,138
01/01/2023 To 03/31/2023	2	101.23	101.23	101.67	05.79	99.57	95.37	107.08	N/A	157,000	159,620
04/01/2023 To 06/30/2023	3	117.01	115.29	110.55	09.65	104.29	97.49	131.37	N/A	118,167	130,630
07/01/2023 To 09/30/2023	4	124.73	133.57	104.75	33.74	127.51	86.34	198.48	N/A	106,250	111,296
10/01/2023 To 12/31/2023	4	85.37	87.84	92.96	11.30	94.49	71.83	108.80	N/A	103,250	95,976
01/01/2024 To 03/31/2024	1	65.81	65.81	65.81		100.00	65.81	65.81	N/A	135,000	88,845
04/01/2024 To 06/30/2024	6	99.13	88.86	91.35	16.42	97.27	57.58	106.96	57.58 to 106.96	109,750	100,260
07/01/2024 To 09/30/2024	3	84.90	89.24	88.85	25.77	100.44	58.58	124.23	N/A	74,417	66,122
____Study Yrs____											
10/01/2022 To 09/30/2023	11	107.08	114.32	102.00	22.61	112.08	66.23	198.48	86.34 to 152.83	114,136	116,417
10/01/2023 To 09/30/2024	14	85.54	87.00	89.01	20.24	97.74	57.58	124.23	64.58 to 106.96	102,125	90,905
____Calendar Yrs____											
01/01/2023 To 12/31/2023	13	97.49	110.30	102.24	23.25	107.88	71.83	198.48	86.17 to 131.37	115,885	118,478

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	25	96.63	99.02	95.08	22.52	104.14	57.58	198.48	84.90 to 107.08	107,410	102,131

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](#); [Williams, Debra](#)
Cc: [Keetle, Steve](#); [Kuhn, Jim](#); [Russell, Jacqueline](#); [Holzhauser, Jared](#); rnelson@morrellcountyne.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@morrellcountyne.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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