

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	77	Median :	79	COV :	32.40	95% Median C.I. :	71.13 to 89.41
Total Sales Price :	7,464,540	Wgt. Mean :	79	STD :	27.44	95% Wgt. Mean C.I. :	73.31 to 84.95
Total Adj. Sales Price :	7,464,540	Mean :	85	Avg.Abs.Dev :	21.96	95% Mean C.I. :	78.57 to 90.83
Total Assessed Value :	5,906,647						
Avg. Adj. Sales Price :	96,942	COD :	27.77	MAX Sales Ratio :	160.51		
Avg. Assessed Value :	76,710	PRD :	107.04	MIN Sales Ratio :	35.50		

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	11	79.54	91.10	86.05	25.86	105.87	44.66	126.25	73.13 to 122.18	88,045	75,764
01/01/2023 To 03/31/2023	9	77.46	86.58	80.99	31.47	106.90	35.50	155.73	57.75 to 118.72	108,222	87,649
04/01/2023 To 06/30/2023	9	91.43	96.28	80.89	29.89	119.03	63.49	160.51	65.57 to 129.45	110,500	89,386
07/01/2023 To 09/30/2023	12	71.36	83.01	79.06	33.24	105.00	46.33	144.74	60.26 to 113.99	95,742	75,690
10/01/2023 To 12/31/2023	7	91.21	91.29	83.14	16.09	109.80	67.94	115.72	67.94 to 115.72	69,406	57,706
01/01/2024 To 03/31/2024	8	70.67	77.27	73.22	16.15	105.53	58.63	102.57	58.63 to 102.57	94,413	69,128
04/01/2024 To 06/30/2024	14	73.03	73.92	74.56	26.02	99.14	37.14	124.15	50.80 to 88.57	90,393	67,395
07/01/2024 To 09/30/2024	7	89.41	83.70	76.97	27.14	108.74	51.14	122.07	51.14 to 122.07	124,571	95,879
____Study Yrs____											
10/01/2022 To 09/30/2023	41	79.09	88.88	81.62	31.02	108.89	35.50	160.51	71.48 to 97.59	99,656	81,342
10/01/2023 To 09/30/2024	36	78.90	79.94	76.11	24.13	105.03	37.14	124.15	67.94 to 89.41	93,851	71,435
____Calendar Yrs____											
01/01/2023 To 12/31/2023	37	84.69	88.67	80.64	28.70	109.96	35.50	160.51	69.90 to 97.59	97,385	78,528

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	77	79.09	84.70	79.13	27.77	107.04	35.50	160.51	71.13 to 89.41	96,942	76,710

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: [Williams, Debra](#)
To: [Russell, Jacqueline](#); [Scott, Sarah](#); assessor@browncountyne.gov; [Fessler, Chelsey](#)
Cc: [Hotz, Rob](#); [Keetle, Steve](#); [Kuhn, Jim](#); [Holzhauser, Jared](#)
Subject: RE: Brown County Residential Preliminary Statistics
Date: Tuesday, April 29, 2025 3:21:33 PM
Attachments: [09 Brown Res Prelim substat VG 1.pdf](#)
[09 Brown Res Prelim all sales.pdf](#)
[09 Brown Res Prelim substat VG 2.pdf](#)
[09 Brown Res Prelim substat VG 3.pdf](#)
[09 Brown Res Prelim substat VG 4.pdf](#)
[09 Brown Res Prelim substat VG 5.pdf](#)

Commissioner Russell,

Please see the attached.

Sincerely,
Debra

Debra Williams

*Attorney/Legal and Policy Section Manager
Property Assessment Division*

Nebraska Department of Revenue

PO Box 98919

[301 Centennial Mall South](#)
[Lincoln, Nebraska 68509](#)

PHONE 402-471-5961

debra.williams@nebraska.gov
revenue.nebraska.gov/PAD

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>

Sent: Tuesday, April 29, 2025 1:25 PM

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

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim
<jim.kuhn@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>

Subject: Brown County Residential Preliminary Statistics

Hello Ms. Scott,

Would you please send the preliminary residential statistics for use during the Brown County show cause hearing Wednesday.

Please include the overall residential class preliminary statistics as well as a sub stat preliminary of each of the residential valuation groups (1, 2, 3, 4, & 5)

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

P.O. Box 95108

301 Centennial Mall South

Lincoln, NE 68509

Phone: (402)471-8240

Fax: (402)471-7720

Email: jacqueline.russell@nebraska.gov