

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	9	Median :	56	COV :	42.15	95% Median C.I. :	46.01 to 108.17
Total Sales Price :	2,511,500	Wgt. Mean :	62	STD :	27.60	95% Wgt. Mean C.I. :	46.20 to 77.25
Total Adj. Sales Price :	2,511,500	Mean :	65	Avg.Abs.Dev :	19.86	95% Mean C.I. :	44.26 to 86.70
Total Assessed Value :	1,550,253						
Avg. Adj. Sales Price :	279,056	COD :	35.20	MAX Sales Ratio :	112.39		
Avg. Assessed Value :	172,250	PRD :	106.07	MIN Sales Ratio :	34.90		

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											
01/01/2023 To 03/31/2023	1	108.17	108.17	108.17		100.00	108.17	108.17	N/A	107,500	116,285
04/01/2023 To 06/30/2023	1	112.39	112.39	112.39		100.00	112.39	112.39	N/A	170,000	191,055
07/01/2023 To 09/30/2023	1	73.08	73.08	73.08		100.00	73.08	73.08	N/A	625,000	456,760
10/01/2023 To 12/31/2023	1	47.35	47.35	47.35		100.00	47.35	47.35	N/A	219,000	103,695
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	2	59.31	59.31	58.35	04.87	101.65	56.42	62.20	N/A	262,500	153,164
07/01/2024 To 09/30/2024	3	46.01	43.24	43.48	10.08	99.45	34.90	48.82	N/A	288,333	125,377
____Study Yrs____											
10/01/2022 To 09/30/2023	3	108.17	97.88	84.66	12.11	115.62	73.08	112.39	N/A	300,833	254,700
10/01/2023 To 09/30/2024	6	48.09	49.28	48.86	13.58	100.86	34.90	62.20	34.90 to 62.20	268,167	131,026
____Calendar Yrs____											
01/01/2023 To 12/31/2023	4	90.63	85.25	77.38	27.62	110.17	47.35	112.39	N/A	280,375	216,949

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	9	56.42	65.48	61.73	35.20	106.07	34.90	112.39	46.01 to 108.17	279,056	172,250

Type : Qualified

What IF

[illegible]

SALE PRICE *

[illegible]

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	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

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