RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	93	COV :	13.01	95% Median C.I. :	70.49 to 105.20
Total Sales Price :	1,614,500	Wgt. Mean :	87	STD :	11.74	95% Wgt. Mean C.I. :	77.57 to 95.79
Total Adj. Sales Price :	1,614,500	Mean :	90	Avg.Abs.Dev :	09.67	95% Mean C.I. :	80.44 to 100.08
Total Assessed Value :	1,399,410						
Avg. Adj. Sales Price :	201,813	COD :	10.41	MAX Sales Ratio :	105.20		
Avg. Assessed Value :	174,926	PRD :	104.13	MIN Sales Ratio :	70.49		

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	98.24	98.24	98.24		100.00	98.24	98.24	N/A	127,000	124,760
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023	2	92.87	92.87	92.38	04.52	100.53	88.67	97.06	N/A	224,000	206,933
10/01/2023 To 12/31/2023	2	92.39	92.39	84.60	13.87	109.21	79.58	105.20	N/A	192,750	163,065
01/01/2024 To 03/31/2024	2	84.85	84.85	80.46	16.92	105.46	70.49	99.21	N/A	194,500	156,488
04/01/2024 To 06/30/2024	1	83.65	83.65	83.65		100.00	83.65	83.65	N/A	265,000	221,680
07/01/2024 To 09/30/2024											
_____Study Yrs_____											
10/01/2022 To 09/30/2023	3	97.06	94.66	93.67	03.29	101.06	88.67	98.24	N/A	191,667	179,542
10/01/2023 To 09/30/2024	5	83.65	87.63	82.81	12.99	105.82	70.49	105.20	N/A	207,900	172,157
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	5	97.06	93.75	90.03	07.25	104.13	79.58	105.20	N/A	192,100	172,951

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
7	8	92.87	90.26	86.68	10.41	104.13	70.49	105.20	70.49 to 105.20	201,813	174,926

RESIDENTIAL IMPROVED — **Type : Qualified**

Number of Sales :	8	Median :	93	COV :	13.01	95% Median C.I. :	70.49 to 105.20
Total Sales Price :	1,614,500	Wgt. Mean :	87	STD :	11.74	95% Wgt. Mean C.I. :	77.57 to 95.79
Total Adj. Sales Price :	1,614,500	Mean :	90	Avg.Abs.Dev :	09.67	95% Mean C.I. :	80.44 to 100.08
Total Assessed Value :	1,399,410						
Avg. Adj. Sales Price :	201,813	COD :	10.41	MAX Sales Ratio :	105.20		
Avg. Assessed Value :	174,926	PRD :	104.13	MIN Sales Ratio :	70.49		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	92.87	90.26	86.68	10.41	104.13	70.49	105.20	70.49 to 105.20	201,813	174,926
06											
07											

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
__Ranges Excl. Low $__											
Greater Than 4,999	8	92.87	90.26	86.68	10.41	104.13	70.49	105.20	70.49 to 105.20	201,813	174,926
Greater Than 15,000	8	92.87	90.26	86.68	10.41	104.13	70.49	105.20	70.49 to 105.20	201,813	174,926
Greater Than 30,000	8	92.87	90.26	86.68	10.41	104.13	70.49	105.20	70.49 to 105.20	201,813	174,926
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999											
60,000 TO 99,999	1	105.20	105.20	105.20		100.00	105.20	105.20	N/A	75,500	79,425
100,000 TO 149,999	2	98.73	98.73	98.74	00.50	99.99	98.24	99.21	N/A	131,000	129,345
150,000 TO 249,999	1	97.06	97.06	97.06		100.00	97.06	97.06	N/A	198,000	192,185
250,000 TO 499,999	4	81.62	80.60	80.55	06.81	100.06	70.49	88.67	N/A	269,750	217,278
500,000 TO 999,999											
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	7	Total	Increase	0%

From:	Scott, Sarah
To:	Hotz, Rob; Williams, Debra
Cc:	Keetle, Steve; Kuhn, Jim; Russell, Jacqueline; Holzhauser, Jared; assessor@butlercountyne.gov
Subject:	RE: Butler Residential
Date:	Monday, April 14, 2025 4:49:49 PM
Attachments:	Butler Substat Res VG 4.pdf Butler Substat Res VG 6.pdf Butler Substat Res VG 7.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
sarah.scott@nebraska.gov

revenue.nebraska.gov

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Monday, April 14, 2025 4:13 PM
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>; assessor@butlercountyne.gov
Subject: Butler Residential

Ms. Scott,

Please provide substats for Butler Residential Valuation Groupings 4, 6, and 7.

Thank you.

Robert W. Hotz, Chairman

Nebraska Tax Equalization & Review Commission
301 Centennial Mall South
Lincoln, Nebraska 68509-5108
Office: (402) 471-7724
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov