

Cass County Residential Statistics
 Re-stratified Valuation Groups
 Property Assessment Division Analysis
 March 24, 2025
 Sales File Query: 35603

(Iron Horse, NW Lakes)
 (Beaver Lake, Buccaneer Bay, Lake Waconda)

 (Avoca, Manley, Murray, Nehawka, Union, Weeping Water)
 (Alvo, Eagle, Elmwood, Greenwood, Murdock)

Valuation Group	median	mean	wgt mn	cod	prd	# sales
NW Lakes/Rec	82.88	88.67	84.82	10.36	104.53	10
Eastern lakes/rec	91.62	92.11	91.82	8.62	100.32	117
Louisville/Cedar Creek	92.92	94.33	92.96	8.34	101.46	47
Plattsmouth	92.32	95.93	93.12	11.83	103.02	137
Rural	92.80	90.51	89.58	9.51	101.03	59
Southeast Villages	92.64	93.20	90.73	10.62	102.72	38
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Cty	Book	Page	Sale Date	Location ID	Ratio	Abs Diff	Adj Sale Price	Valuation Group	Assessor Location	Land	Improvement	Total
13	2022	5102	11/7/2022	130086738	99.32	7.7	254000	eastern lakes/rec	BEAVER LAKE	31220	221055	252275
13	2022	5398	12/5/2022	130074861	103.13	11.51	680000	eastern lakes/rec	BEAVER LAKE	276000	425290	701290
13	2022	5577	12/19/2022	130082295	106.43	14.81	525000	eastern lakes/rec	BEAVER LAKE	217210	341525	558735
13	2023	1083	3/24/2023	130088021	101.25	9.63	315000	eastern lakes/rec	BEAVER LAKE	42905	276045	318950
13	2023	1331	4/21/2023	130086061	72.88	18.74	270000	eastern lakes/rec	BEAVER LAKE	28335	168430	196765
13	2023	1483	5/4/2023	130083275	106.86	15.24	290000	eastern lakes/rec	BEAVER LAKE	26965	282940	309905
13	2023	1657	5/12/2023	130086266	85.97	5.65	300000	eastern lakes/rec	BEAVER LAKE	29650	228265	257915
13	2023	1754	5/24/2023	130074411	104.65	13.03	349000	eastern lakes/rec	BEAVER LAKE	30140	335085	365225
13	2023	1784	5/25/2023	130088307	93.74	2.12	585000	eastern lakes/rec	BEAVER LAKE	255300	293055	548355
13	2023	1836	5/30/2023	130085014	99.57	7.95	346000	eastern lakes/rec	BEAVER LAKE	28625	315885	344510
13	2023	2015	6/8/2023	130087904	99.45	7.83	330000	eastern lakes/rec	BEAVER LAKE	46900	281300	328200
13	2023	2038	6/14/2023	130075256	88.04	3.58	427500	eastern lakes/rec	BEAVER LAKE	24890	351495	376385
13	2023	2056	6/7/2023	130079278	95.67	4.05	425000	eastern lakes/rec	BEAVER LAKE	41875	364720	406595
13	2023	2103	6/16/2023	130074403	89.43	2.19	235000	eastern lakes/rec	BEAVER LAKE	28900	181250	210150
13	2023	2118	6/16/2023	130076376	80.4	11.22	328000	eastern lakes/rec	BEAVER LAKE	37200	226515	263715
13	2023	2138	6/22/2023	130073636	74.75	16.87	705000	eastern lakes/rec	BEAVER LAKE	223975	303035	527010
13	2023	2286	6/30/2023	130086126	83.95	7.67	599000	eastern lakes/rec	BEAVER LAKE	222180	280690	502870
13	2023	2476	7/13/2023	130084573	82.42	9.2	345000	eastern lakes/rec	BEAVER LAKE	24465	259900	284365
13	2023	2521	7/18/2023	130070777	72.77	18.85	385000	eastern lakes/rec	BEAVER LAKE	25970	254185	280155
13	2023	2538	7/10/2023	130084476	88.21	3.41	435000	eastern lakes/rec	BEAVER LAKE	28035	355680	383715
13	2023	2857	8/11/2023	130087017	88.31	3.31	338000	eastern lakes/rec	BEAVER LAKE	30885	267600	298485
13	2023	2942	8/21/2023	130082635	91.01	0.61	328500	eastern lakes/rec	BEAVER LAKE	46515	252460	298975
13	2023	3026	8/23/2023	130070203	90.23	1.39	380000	eastern lakes/rec	BEAVER LAKE	49690	293185	342875
13	2023	3109	8/30/2023	130072982	89.27	2.35	282500	eastern lakes/rec	BEAVER LAKE	25655	226545	252200
13	2023	3192	9/8/2023	130070408	93.93	2.31	635000	eastern lakes/rec	BEAVER LAKE	234600	361885	596485
13	2023	3265	9/14/2023	130090158	98.03	6.41	175000	eastern lakes/rec	BEAVER LAKE	14405	157150	171555
13	2023	3466	9/29/2023	130077631	86.45	5.17	265000	eastern lakes/rec	BEAVER LAKE	26295	202790	229085
13	2023	3606	10/16/2023	130084913	83.9	7.72	350000	eastern lakes/rec	BEAVER LAKE	30180	263485	293665
13	2023	3638	10/16/2023	130079006	92.92	1.3	380000	eastern lakes/rec	BEAVER LAKE	55380	297725	353105
13	2023	3699	10/20/2023	130080462	102.58	10.96	330900	eastern lakes/rec	BEAVER LAKE	47095	292355	339450
13	2023	3723	10/23/2023	130075191	77.27	14.35	355000	eastern lakes/rec	BEAVER LAKE	48645	225660	274305
13	2023	3816	11/1/2023	130072389	93.35	1.73	725000	eastern lakes/rec	BEAVER LAKE	112125	564660	676785
13	2023	3826	10/27/2023	130077925	107.74	16.12	540000	eastern lakes/rec	BEAVER LAKE	223560	358210	581770
13	2023	3936	11/10/2023	130073792	73.81	17.81	699000	eastern lakes/rec	BEAVER LAKE	256680	259225	515905
13	2023	4049	11/22/2023	130085014	99	7.38	348000	eastern lakes/rec	BEAVER LAKE	28625	315885	344510
13	2023	4169	12/1/2023	130083585	83.96	7.66	550000	eastern lakes/rec	BEAVER LAKE	207345	254420	461765

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Louisville/Cedar Creek	92.92	94.33	92.96	8.34	101.46	47
Plattsmouth	92.32	95.93	93.12	11.83	103.02	137
Rural	92.80	90.51	89.58	9.51	101.03	59
Southeast Villages	92.64	93.20	90.73	10.62	102.72	38
West Side Villages	91.89	92.38	91.30	8.05	101.18	47

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13	2023	4348	12/15/2023	130080640	89.01	2.61	265000	eastern lakes/rec	BEAVER LAKE	10720	225165	235885
13	2023	4359	12/15/2023	130082112	92.06	0.44	845000	eastern lakes/rec	BEAVER LAKE	251850	526025	777875
13	2023	4465	12/22/2023	130088153	86.58	5.04	340000	eastern lakes/rec	BEAVER LAKE	27860	266515	294375
13	2023	891	3/16/2023	130085065	104.55	12.93	469579	eastern lakes/rec	BEAVER LAKE	155250	335685	490935
13	2024	1288	4/12/2024	130085588	94.1	2.48	328000	eastern lakes/rec	BEAVER LAKE	25885	282765	308650
13	2024	1410	4/22/2024	130086819	92.94	1.32	317000	eastern lakes/rec	BEAVER LAKE	30955	263665	294620
13	2024	1586	5/1/2024	130074055	94.13	2.51	400000	eastern lakes/rec	BEAVER LAKE	28065	348465	376530
13	2024	1630	5/3/2024	130086525	105.03	13.41	175000	eastern lakes/rec	BEAVER LAKE	30535	153260	183795
13	2024	2314	8/23/2024	130074268	84.21	7.41	345000	eastern lakes/rec	BEAVER LAKE	28155	262375	290530
13	2024	2350	6/17/2024	130088048	84.81	6.81	261000	eastern lakes/rec	BEAVER LAKE	28825	192540	221365
13	2024	2455	6/18/2024	130081175	75.41	16.21	320000	eastern lakes/rec	BEAVER LAKE	29765	211545	241310
13	2024	2522	6/26/2024	130082651	78.08	13.54	370000	eastern lakes/rec	BEAVER LAKE	29190	259715	288905
13	2024	2618	7/9/2024	130085359	91.86	0.24	340000	eastern lakes/rec	BEAVER LAKE	27295	285030	312325
13	2024	3057	8/12/2024	130080659	104.69	13.07	243000	eastern lakes/rec	BEAVER LAKE	50505	203880	254385
13	2024	3329	8/30/2024	130078107	83.04	8.58	663000	eastern lakes/rec	BEAVER LAKE	223560	326990	550550
13	2024	3399	9/6/2024	130079065	75.01	16.61	601000	eastern lakes/rec	BEAVER LAKE	222180	228635	450815
13	2024	3646	9/27/2024	130072265	97.63	6.01	550000	eastern lakes/rec	BEAVER LAKE	34675	502290	536965
13	2024	3676	9/30/2024	130081329	97.35	5.73	330000	eastern lakes/rec	BEAVER LAKE	42355	278915	321270
13	2024	47	12/29/2023	130084980	97.52	5.9	323000	eastern lakes/rec	BEAVER LAKE	48560	266435	314995
13	2024	54	1/2/2024	130074837	106.44	14.82	750000	eastern lakes/rec	BEAVER LAKE	287300	510985	798285
13	2024	659	3/1/2024	130080020	72.5	19.12	520000	eastern lakes/rec	BEAVER LAKE	162150	214875	377025
13	2024	700	3/1/2024	130077100	96.79	5.17	717000	eastern lakes/rec	BEAVER LAKE	300150	393810	693960
13	2024	756	3/6/2024	130072494	91.62	0	369000	eastern lakes/rec	BEAVER LAKE	24465	313610	338075
13	2024	880	3/13/2024	130088293	79.15	12.47	310000	eastern lakes/rec	BEAVER LAKE	27940	217430	245370
13	2022	4633	10/3/2022	130200220	86.07	5.55	375000	eastern lakes/rec	BUCCANEER BAY	47430	275315	322745
13	2022	4636	10/4/2022	130178624	90.63	0.99	630000	eastern lakes/rec	BUCCANEER BAY	44655	526325	570980
13	2022	5270	11/21/2022	130177547	109.44	17.82	339000	eastern lakes/rec	BUCCANEER BAY	35655	335330	370985
13	2023	1095	3/31/2023	130177563	103.1	11.48	380000	eastern lakes/rec	BUCCANEER BAY	39145	352625	391770
13	2023	1511	5/1/2023	130194018	96.03	4.41	300000	eastern lakes/rec	BUCCANEER BAY	35870	252210	288080
13	2023	1599	5/11/2023	130068748	90.52	1.1	363000	eastern lakes/rec	BUCCANEER BAY	37885	290685	328570
13	2023	2021	6/14/2023	130392700	101.97	10.35	427000	eastern lakes/rec	BUCCANEER BAY	39455	395950	435405
13	2023	2228	6/23/2023	130392691	97.81	6.19	360000	eastern lakes/rec	BUCCANEER BAY	40205	311900	352105
13	2023	2436	7/11/2023	130198080	98.94	7.32	390000	eastern lakes/rec	BUCCANEER BAY	35870	349985	385855
13	2023	2722	8/1/2023	130179078	69.8	21.82	438000	eastern lakes/rec	BUCCANEER BAY	36020	269690	305710
13	2023	3015	8/24/2023	130068373	89.77	1.85	391000	eastern lakes/rec	BUCCANEER BAY	36120	314900	351020
13	2023	3171	9/6/2023	130195332	94.37	2.75	520000	eastern lakes/rec	BUCCANEER BAY	50410	440335	490745

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13	2023	3202	9/5/2023	130392699	102.56	10.94	416000	eastern lakes/rec	BUCCANEER BAY	38025	388630	426655
13	2023	3312	9/18/2023	130199141	121.78	30.16	190000	eastern lakes/rec	BUCCANEER BAY	37510	193880	231390
13	2023	3323	9/20/2023	130310727	85.27	6.35	432000	eastern lakes/rec	BUCCANEER BAY	46540	321820	368360
13	2023	3359	9/21/2023	130194050	93.56	1.94	375000	eastern lakes/rec	BUCCANEER BAY	36885	313965	350850
13	2023	3419	9/8/2023	130200131	114.57	22.95	265000	eastern lakes/rec	BUCCANEER BAY	76255	227345	303600
13	2023	3491	10/2/2023	130311960	90.62	1	330000	eastern lakes/rec	BUCCANEER BAY	53505	245555	299060
13	2023	3586	10/6/2023	130197785	111.12	19.5	360500	eastern lakes/rec	BUCCANEER BAY	37810	362765	400575
13	2023	3800	10/19/2023	130194042	83.67	7.95	245000	eastern lakes/rec	BUCCANEER BAY	36855	168130	204985
13	2023	3814	11/1/2023	130201901	87.84	3.78	500000	eastern lakes/rec	BUCCANEER BAY	37645	401560	439205
13	2023	3934	11/6/2023	130198994	95.89	4.27	329000	eastern lakes/rec	BUCCANEER BAY	43265	272205	315470
13	2023	4283	12/13/2023	130197378	108.22	16.6	279000	eastern lakes/rec	BUCCANEER BAY	35735	266185	301920
13	2023	4392	12/20/2023	130194182	91.91	0.29	374000	eastern lakes/rec	BUCCANEER BAY	36405	307335	343740
13	2024	1008	3/21/2024	130392666	77.92	13.7	312000	eastern lakes/rec	BUCCANEER BAY	28730	214385	243115
13	2024	1605	5/3/2024	130194085	85.71	5.91	395000	eastern lakes/rec	BUCCANEER BAY	36045	302515	338560
13	2024	1818	5/17/2024	130392651	84.3	7.32	295000	eastern lakes/rec	BUCCANEER BAY	28730	219965	248695
13	2024	1872	5/22/2024	130068594	82.92	8.7	318900	eastern lakes/rec	BUCCANEER BAY	35630	228790	264420
13	2024	1924	5/24/2024	130201529	84.14	7.48	405000	eastern lakes/rec	BUCCANEER BAY	26885	313885	340770
13	2024	1926	5/24/2024	130312398	90.96	0.66	350000	eastern lakes/rec	BUCCANEER BAY	56055	262305	318360
13	2024	2022	5/31/2024	130194859	73.64	17.98	275000	eastern lakes/rec	BUCCANEER BAY	28095	174415	202510
13	2024	2396	6/25/2024	130392645	80.53	11.09	329500	eastern lakes/rec	BUCCANEER BAY	15290	250045	265335
13	2024	2512	7/1/2024	130178861	92.17	0.55	458000	eastern lakes/rec	BUCCANEER BAY	39300	382820	422120
13	2024	2642	7/8/2024	130392691	90.87	0.75	387500	eastern lakes/rec	BUCCANEER BAY	40205	311900	352105
13	2024	2711	7/15/2024	130198161	87.53	4.09	375000	eastern lakes/rec	BUCCANEER BAY	35975	292255	328230
13	2024	297	1/29/2024	130197521	101.32	9.7	277500	eastern lakes/rec	BUCCANEER BAY	35870	245280	281150
13	2024	3268	7/17/2024	130195774	76.86	14.76	540000	eastern lakes/rec	BUCCANEER BAY	51815	363205	415020
13	2024	3279	8/27/2024	130198218	95.68	4.06	565000	eastern lakes/rec	BUCCANEER BAY	54820	485765	540585
13	2024	3350	8/30/2024	130194638	90.78	0.84	420000	eastern lakes/rec	BUCCANEER BAY	35095	346200	381295
13	2024	3413	9/5/2024	130392704	95.37	3.75	450000	eastern lakes/rec	BUCCANEER BAY	39545	389610	429155
13	2024	3481	9/13/2024	130177652	81.59	10.03	355000	eastern lakes/rec	BUCCANEER BAY	36705	252925	289630
13	2024	641	2/27/2024	130392696	87.62	4	415000	eastern lakes/rec	BUCCANEER BAY	36675	326940	363615
13	2024	873	3/13/2024	130392636	94.62	3	328000	eastern lakes/rec	BUCCANEER BAY	28730	281615	310345
13	2024	910	3/15/2024	130177385	88.42	3.2	370000	eastern lakes/rec	BUCCANEER BAY	39370	287770	327140
13	2024	961	3/22/2024	130197092	98.03	6.41	400000	eastern lakes/rec	BUCCANEER BAY	38020	354080	392100
13	2024	998	3/25/2024	130197106	106.28	14.66	438000	eastern lakes/rec	BUCCANEER BAY	36045	429470	465515
13	2023	1769	5/17/2023	130193836	113.67	22.05	395000	eastern lakes/rec	LAKE WACONDA	140840	308175	449015
13	2023	2151	6/21/2023	130191981	100.27	8.65	470000	eastern lakes/rec	LAKE WACONDA	140840	330450	471290

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13	2023	2643	7/25/2023	130177792	110.82	19.2	345000	eastern lakes/rec	LAKE WACONDA	171300	211030	382330
13	2023	3229	9/11/2023	130178683	101.35	9.73	479000	eastern lakes/rec	LAKE WACONDA	157960	327500	485460
13	2023	3422	9/27/2023	130192767	115.16	23.54	460000	eastern lakes/rec	LAKE WACONDA	126695	403060	529755
13	2023	379	1/31/2023	130192929	108.53	16.91	281000	eastern lakes/rec	LAKE WACONDA	139835	165125	304960
13	2023	4033	11/17/2023	130178055	80.42	11.2	450000	eastern lakes/rec	LAKE WACONDA	126755	235120	361875
13	2023	51	1/6/2023	130178764	90.86	0.76	305000	eastern lakes/rec	LAKE WACONDA	120720	156400	277120
13	2024	1378	4/22/2024	130178063	80.81	10.81	325000	eastern lakes/rec	LAKE WACONDA	140840	121780	262620
13	2024	2500	7/2/2024	130193089	84.2	7.42	284000	eastern lakes/rec	LAKE WACONDA	140840	98295	239135
13	2022	4749	10/11/2022	130056057	85.22	7.7	227500	louisville/cedar creek	RES-CEDAR CREEK	87555	106330	193885
13	2023	1939	6/1/2023	130389137	120.36	27.44	460000	louisville/cedar creek	RES-CEDAR CREEK	96800	456840	553640
13	2023	3706	10/20/2023	130052426	75.44	17.48	612000	louisville/cedar creek	RES-CEDAR CREEK	156480	305235	461715
13	2024	1784	5/15/2024	130389151	77.23	15.69	650000	louisville/cedar creek	RES-CEDAR CREEK	96630	405390	502020
13	2024	2851	7/26/2024	130055255	83.54	9.38	515000	louisville/cedar creek	RES-CEDAR CREEK	126460	303750	430210
13	2022	4713	10/3/2022	130042862	107.65	14.73	225000	louisville/cedar creek	RES-LOUISVILLE	43660	198560	242220
13	2022	4745	10/7/2022	130041793	104.27	11.35	185000	louisville/cedar creek	RES-LOUISVILLE	18060	174840	192900
13	2022	5152	11/3/2022	130040916	91.41	1.51	290000	louisville/cedar creek	RES-LOUISVILLE	19825	245250	265075
13	2022	5201	11/15/2022	130045055	83.28	9.64	180000	louisville/cedar creek	RES-LOUISVILLE	23760	126135	149895
13	2023	1408	4/21/2023	130396430	90.3	2.62	310000	louisville/cedar creek	RES-LOUISVILLE	55580	224360	279940
13	2023	1610	5/15/2023	130392066	93.96	1.04	430000	louisville/cedar creek	RES-LOUISVILLE	57980	346065	404045
13	2023	1621	5/15/2023	130043613	97.53	4.61	298900	louisville/cedar creek	RES-LOUISVILLE	24910	266615	291525
13	2023	1639	5/19/2023	130392077	93.22	0.3	550000	louisville/cedar creek	RES-LOUISVILLE	67935	444785	512720
13	2023	1778	5/30/2023	130040606	90.21	2.71	174500	louisville/cedar creek	RES-LOUISVILLE	30525	126890	157415
13	2023	1922	6/6/2023	130042595	103.93	11.01	167300	louisville/cedar creek	RES-LOUISVILLE	23760	150115	173875
13	2023	1930	6/1/2023	130396428	96.34	3.42	389000	louisville/cedar creek	RES-LOUISVILLE	49425	325355	374780
13	2023	2110	6/15/2023	130392065	88.71	4.21	400000	louisville/cedar creek	RES-LOUISVILLE	53325	301495	354820
13	2023	3175	9/1/2023	130041963	103.91	10.99	225000	louisville/cedar creek	RES-LOUISVILLE	25140	208660	233800
13	2023	3225	9/8/2023	130396419	103.85	10.93	355000	louisville/cedar creek	RES-LOUISVILLE	56580	312085	368665
13	2023	3281	9/15/2023	130039683	109.3	16.38	169500	louisville/cedar creek	RES-LOUISVILLE	35060	150205	185265
13	2023	3350	9/8/2023	130396388	107.18	14.26	300000	louisville/cedar creek	RES-LOUISVILLE	34500	287040	321540
13	2023	4144	11/30/2023	130043281	106.18	13.26	261000	louisville/cedar creek	RES-LOUISVILLE	38595	238535	277130
13	2023	4389	12/20/2023	130396429	81.62	11.3	375000	louisville/cedar creek	RES-LOUISVILLE	51475	254605	306080
13	2023	641	2/24/2023	130043052	86.5	6.42	188500	louisville/cedar creek	RES-LOUISVILLE	23760	139285	163045
13	2023	89	1/6/2023	130041467	138.08	45.16	130000	louisville/cedar creek	RES-LOUISVILLE	36865	142635	179500
13	2023	928	3/21/2023	130042005	90.28	2.64	273500	louisville/cedar creek	RES-LOUISVILLE	32040	214880	246920
13	2024	1034	3/28/2024	130396435	83.98	8.94	395000	louisville/cedar creek	RES-LOUISVILLE	49425	282295	331720

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Valuation Group	median	mean	wgt mn	cod	prd	# sales
NW Lakes/Rec	82.88	88.67	84.82	10.36	104.53	10
Eastern lakes/rec	91.62	92.11	91.82	8.62	100.32	117
Louisville/Cedar Creek	92.92	94.33	92.96	8.34	101.46	47
Plattsmouth	92.32	95.93	93.12	11.83	103.02	137
Rural	92.80	90.51	89.58	9.51	101.03	59
Southeast Villages	92.64	93.20	90.73	10.62	102.72	38
West Side Villages	91.89	92.38	91.30	8.05	101.18	47

Cty	Book	Page	Sale Date	Location ID	Ratio	Abs Diff	Adj Sale Price	Valuation Group	Assessor Location	Land	Improvement	Total
13	2024	1165	4/5/2024	130045675	79.83	13.09	230000	louisville/cedar creek	RES-LOUISVILLE	23760	159850	183610
13	2024	1275	4/8/2024	130045411	100.98	8.06	175000	louisville/cedar creek	RES-LOUISVILLE	23760	152960	176720
13	2024	147	1/12/2024	130041173	84.26	8.66	253500	louisville/cedar creek	RES-LOUISVILLE	35770	177820	213590
13	2024	1672	5/9/2024	130392082	105.73	12.81	412500	louisville/cedar creek	RES-LOUISVILLE	55960	380185	436145
13	2024	1996	5/30/2024	130392044	86.72	6.2	400000	louisville/cedar creek	RES-LOUISVILLE	51595	295275	346870
13	2024	2221	6/7/2024	130392087	94.94	2.02	400000	louisville/cedar creek	RES-LOUISVILLE	70610	309130	379740
13	2024	2476	7/1/2024	130039276	80.02	12.9	190000	louisville/cedar creek	RES-LOUISVILLE	19730	132305	152035
13	2024	2520	7/2/2024	130300454	89.07	3.85	500000	louisville/cedar creek	RES-LOUISVILLE	50140	395220	445360
13	2024	2604	7/12/2024	130044237	95.06	2.14	175000	louisville/cedar creek	RES-LOUISVILLE	25140	141220	166360
13	2024	2658	7/12/2024	130043079	85.65	7.27	275000	louisville/cedar creek	RES-LOUISVILLE	27900	207645	235545
13	2024	2783	7/22/2024	130043133	85.76	7.16	220000	louisville/cedar creek	RES-LOUISVILLE	29280	159400	188680
13	2024	2888	8/1/2024	130392063	96.14	3.22	432000	louisville/cedar creek	RES-LOUISVILLE	60140	355180	415320
13	2024	2893	8/1/2024	130392071	91.32	1.6	450000	louisville/cedar creek	RES-LOUISVILLE	55870	355060	410930
13	2024	3038	8/8/2024	130045322	97.5	4.58	180000	louisville/cedar creek	RES-LOUISVILLE	23760	151735	175495
13	2024	3443	9/10/2024	130392053	95.52	2.6	399000	louisville/cedar creek	RES-LOUISVILLE	56510	324610	381120
13	2024	3451	9/11/2024	130396412	94.91	1.99	275000	louisville/cedar creek	RES-LOUISVILLE	57630	203360	260990
13	2024	3508	9/13/2024	130396370	91.25	1.67	249000	louisville/cedar creek	RES-LOUISVILLE	34500	192705	227205
13	2024	599	2/22/2024	130045241	92.92	0	275000	louisville/cedar creek	RES-LOUISVILLE	66010	189525	255535
13	2024	637	2/27/2024	130044865	92.63	0.29	160000	louisville/cedar creek	RES-LOUISVILLE	21780	126425	148205
13	2024	94	1/8/2024	130396386	99.59	6.67	324000	louisville/cedar creek	RES-LOUISVILLE	34500	288175	322675
13	2023	1320	4/20/2023	130386393	80.46	2.415	675000	nw lakes/rec	IRON HORSE	75725	467400	543125
13	2023	1655	5/17/2023	130386806	85.29	2.415	724000	nw lakes/rec	IRON HORSE	75725	541775	617500
13	2023	1660	5/19/2023	130391716	76.47	6.405	805000	nw lakes/rec	IRON HORSE	82625	532960	615585
13	2023	3346	9/21/2023	130386407	104.82	21.945	535000	nw lakes/rec	IRON HORSE	75725	485040	560765
13	2023	4331	12/15/2023	130386610	78.52	4.355	645000	nw lakes/rec	IRON HORSE	92160	414320	506480
13	2023	765	3/2/2023	130386659	96.41	13.535	717000	nw lakes/rec	IRON HORSE	133015	558230	691245
13	2024	1897	5/23/2024	130387093	79.5	3.375	510000	nw lakes/rec	IRON HORSE	58110	347330	405440
13	2024	2766	7/19/2024	130386827	76.6	6.275	749000	nw lakes/rec	IRON HORSE	74975	498785	573760
13	2023	1472	5/3/2023	130285846	108.9	26.025	80000	nw lakes/rec	NW REC LAKES	2070	85050	87120
13	2023	193	1/13/2023	130286516	99.68	16.805	90000	nw lakes/rec	NW REC LAKES	2070	87645	89715
13	2022	5343	11/21/2022	130272329	136.86	44.54	153000	plattsmouth	RES-PLATTSMOUTH	19615	189775	209390
13	2022	5562	12/19/2022	130004014	93.42	1.1	269500	plattsmouth	RES-PLATTSMOUTH	19160	232600	251760
13	2022	5573	12/16/2022	130058394	101.63	9.31	235000	plattsmouth	RES-PLATTSMOUTH	19160	219675	238835
13	2022	5597	12/15/2022	130231584	145.64	53.32	65000	plattsmouth	RES-PLATTSMOUTH	21040	73625	94665
13	2022	5701	12/29/2022	130011312	85.12	7.2	75000	plattsmouth	RES-PLATTSMOUTH	34305	29535	63840
13	2023	1027	3/23/2023	130019070	86.12	6.2	220000	plattsmouth	RES-PLATTSMOUTH	25820	163640	189460

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Valuation Group	median	mean	wgt mn	cod	prd	# sales
NW Lakes/Rec	82.88	88.67	84.82	10.36	104.53	10
Eastern lakes/rec	91.62	92.11	91.82	8.62	100.32	117
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Plattsmouth	92.32	95.93	93.12	11.83	103.02	137
Rural	92.80	90.51	89.58	9.51	101.03	59
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13	2023	1166	4/7/2023	130009326	104.93	12.61	138000	plattsmouth	RES-PLATTSMOUTH	23235	121575	144810
13	2023	1388	4/26/2023	130295949	88.13	4.19	250000	plattsmouth	RES-PLATTSMOUTH	22135	198190	220325
13	2023	1702	5/19/2023	130058092	90.8	1.52	227000	plattsmouth	RES-PLATTSMOUTH	23995	182110	206105
13	2023	1752	5/24/2023	130011037	140.32	48	120000	plattsmouth	RES-PLATTSMOUTH	28770	139615	168385
13	2023	1879	5/19/2023	130018880	109.62	17.3	151000	plattsmouth	RES-PLATTSMOUTH	25890	139640	165530
13	2023	1912	6/2/2023	130004537	101.17	8.85	237500	plattsmouth	RES-PLATTSMOUTH	29815	210465	240280
13	2023	1993	6/2/2023	130021989	87.49	4.83	213000	plattsmouth	RES-PLATTSMOUTH	21395	164950	186345
13	2023	2174	6/23/2023	130016934	91.49	0.83	170000	plattsmouth	RES-PLATTSMOUTH	25330	130200	155530
13	2023	2225	6/23/2023	130067431	78.95	13.37	260000	plattsmouth	RES-PLATTSMOUTH	28770	176495	205265
13	2023	2311	6/30/2023	130014028	83.08	9.24	231500	plattsmouth	RES-PLATTSMOUTH	25780	166540	192320
13	2023	2358	6/30/2023	130058149	80.79	11.53	220000	plattsmouth	RES-PLATTSMOUTH	16420	161320	177740
13	2023	2482	7/12/2023	130068004	99.43	7.11	206000	plattsmouth	RES-PLATTSMOUTH	20310	184510	204820
13	2023	2506	7/14/2023	130009105	129.85	37.53	75000	plattsmouth	RES-PLATTSMOUTH	23235	74155	97390
13	2023	2518	7/13/2023	130002461	74.78	17.54	182000	plattsmouth	RES-PLATTSMOUTH	28855	107250	136105
13	2023	2617	7/14/2023	130013854	76.38	15.94	270000	plattsmouth	RES-PLATTSMOUTH	11130	195085	206215
13	2023	2796	7/24/2023	130019852	93.37	1.05	205000	plattsmouth	RES-PLATTSMOUTH	21295	170120	191415
13	2023	2951	8/18/2023	130004898	111.93	19.61	130000	plattsmouth	RES-PLATTSMOUTH	15240	130270	145510
13	2023	3030	8/25/2023	130394491	88.52	3.8	335000	plattsmouth	RES-PLATTSMOUTH	40640	255915	296555
13	2023	3036	8/23/2023	130011347	87.19	5.13	272000	plattsmouth	RES-PLATTSMOUTH	38440	198725	237165
13	2023	3097	8/25/2023	130011177	111.1	18.78	325000	plattsmouth	RES-PLATTSMOUTH	30640	330445	361085
13	2023	3116	9/1/2023	130006106	99.17	6.85	295000	plattsmouth	RES-PLATTSMOUTH	25295	267245	292540
13	2023	3178	9/1/2023	130015253	88.27	4.05	200000	plattsmouth	RES-PLATTSMOUTH	42765	133765	176530
13	2023	3210	9/8/2023	130067741	86.44	5.88	240000	plattsmouth	RES-PLATTSMOUTH	19655	187790	207445
13	2023	3283	9/15/2023	130014222	95.09	2.77	250000	plattsmouth	RES-PLATTSMOUTH	23270	214460	237730
13	2023	3326	9/15/2023	130009539	78.18	14.14	195000	plattsmouth	RES-PLATTSMOUTH	23235	129210	152445
13	2023	334	1/31/2023	130058173	109.96	17.64	150000	plattsmouth	RES-PLATTSMOUTH	28770	136170	164940
13	2023	3377	9/22/2023	130021857	78.24	14.08	238500	plattsmouth	RES-PLATTSMOUTH	20900	165700	186600
13	2023	3504	9/29/2023	130016543	94.28	1.96	190000	plattsmouth	RES-PLATTSMOUTH	20520	158615	179135
13	2023	3508	10/4/2023	130059900	93.86	1.54	247500	plattsmouth	RES-PLATTSMOUTH	27900	204405	232305
13	2023	373	2/1/2023	130067709	105.5	13.18	125000	plattsmouth	RES-PLATTSMOUTH	19160	112710	131870
13	2023	377	1/27/2023	130003840	101.62	9.3	150000	plattsmouth	RES-PLATTSMOUTH	18985	133450	152435
13	2023	3921	10/31/2023	130398050	96.6	4.28	391000	plattsmouth	RES-PLATTSMOUTH	21785	355920	377705
13	2023	3950	11/13/2023	130017647	99.45	7.13	215000	plattsmouth	RES-PLATTSMOUTH	31675	182145	213820
13	2023	3956	11/10/2023	130017248	107.46	15.14	190000	plattsmouth	RES-PLATTSMOUTH	54400	149770	204170
13	2023	4044	11/17/2023	130013811	83.83	8.49	259000	plattsmouth	RES-PLATTSMOUTH	39980	177135	217115
13	2023	4151	12/1/2023	130012181	106.07	13.75	195000	plattsmouth	RES-PLATTSMOUTH	15715	191120	206835

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13	2023	4160	12/4/2023	130002313	100.11	7.79	130000	plattsmouth	RES-PLATTSMOUTH	43925	86215	130140
13	2023	4280	12/12/2023	130303747	92.99	0.67	300000	plattsmouth	RES-PLATTSMOUTH	30430	248540	278970
13	2023	4301	12/12/2023	130007250	85.42	6.9	196000	plattsmouth	RES-PLATTSMOUTH	28115	139315	167430
13	2023	4319	12/15/2023	130012599	87.11	5.21	196500	plattsmouth	RES-PLATTSMOUTH	27775	143400	171175
13	2023	4343	12/11/2023	130009733	84.12	8.2	142500	plattsmouth	RES-PLATTSMOUTH	23235	96630	119865
13	2023	4367	12/15/2023	130058335	99.04	6.72	285000	plattsmouth	RES-PLATTSMOUTH	33635	248625	282260
13	2023	4380	12/18/2023	130018058	69.01	23.31	219900	plattsmouth	RES-PLATTSMOUTH	18195	133550	151745
13	2023	4398	12/15/2023	130012629	105.25	12.93	124000	plattsmouth	RES-PLATTSMOUTH	20415	110100	130515
13	2023	817	3/13/2023	130016950	93.32	1	155000	plattsmouth	RES-PLATTSMOUTH	21005	123635	144640
13	2023	851	3/9/2023	130398052	98.78	6.46	380000	plattsmouth	RES-PLATTSMOUTH	21965	353380	375345
13	2023	903	3/17/2023	130385980	119.31	26.99	250000	plattsmouth	RES-PLATTSMOUTH	17750	280515	298265
13	2023	960	3/21/2023	130021792	101.27	8.95	225000	plattsmouth	RES-PLATTSMOUTH	9870	217980	227850
13	2024	1081	4/2/2024	130021407	95	2.68	290000	plattsmouth	RES-PLATTSMOUTH	24400	251095	275495
13	2024	1212	4/5/2024	130016071	77.18	15.14	211000	plattsmouth	RES-PLATTSMOUTH	24160	138685	162845
13	2024	1221	4/10/2024	130000345	79.88	12.44	290000	plattsmouth	RES-PLATTSMOUTH	54045	177620	231665
13	2024	1249	4/11/2024	130016861	92.32	0	221000	plattsmouth	RES-PLATTSMOUTH	21295	182735	204030
13	2024	125	1/10/2024	130059625	109.22	16.9	156000	plattsmouth	RES-PLATTSMOUTH	28770	141615	170385
13	2024	1269	4/12/2024	130004677	90.38	1.94	150000	plattsmouth	RES-PLATTSMOUTH	23995	111570	135565
13	2024	1273	4/12/2024	130067288	91.81	0.51	226000	plattsmouth	RES-PLATTSMOUTH	36300	171185	207485
13	2024	131	1/12/2024	130001961	88.89	3.43	163000	plattsmouth	RES-PLATTSMOUTH	24105	120780	144885
13	2024	1359	4/18/2024	130060607	79.75	12.57	214500	plattsmouth	RES-PLATTSMOUTH	19160	151910	171070
13	2024	1369	4/19/2024	130017442	89.9	2.42	140000	plattsmouth	RES-PLATTSMOUTH	16795	109065	125860
13	2024	1402	4/19/2024	130003077	128.66	36.34	110000	plattsmouth	RES-PLATTSMOUTH	73470	68060	141530
13	2024	1408	4/22/2024	130057436	116.59	24.27	65000	plattsmouth	RES-PLATTSMOUTH	17240	58545	75785
13	2024	1409	4/22/2024	130059285	138.13	45.81	60000	plattsmouth	RES-PLATTSMOUTH	23995	58880	82875
13	2024	1418	4/23/2024	130068160	106.44	14.12	50000	plattsmouth	RES-PLATTSMOUTH	27835	25385	53220
13	2024	1477	4/25/2024	130000191	84.23	8.09	175000	plattsmouth	RES-PLATTSMOUTH	16685	130725	147410
13	2024	1479	4/25/2024	130295868	86.22	6.1	255000	plattsmouth	RES-PLATTSMOUTH	22135	197735	219870
13	2024	1490	4/26/2024	130006289	91.75	0.57	280000	plattsmouth	RES-PLATTSMOUTH	21390	235510	256900
13	2024	1516	4/26/2024	130018422	85.53	6.79	195500	plattsmouth	RES-PLATTSMOUTH	20520	146695	167215
13	2024	1532	4/26/2024	130006165	82.33	9.99	179900	plattsmouth	RES-PLATTSMOUTH	6840	141275	148115
13	2024	1582	5/1/2024	130011622	83.63	8.69	194000	plattsmouth	RES-PLATTSMOUTH	15345	146900	162245
13	2024	1597	5/3/2024	130020923	77.68	14.64	247000	plattsmouth	RES-PLATTSMOUTH	21735	170125	191860
13	2024	1602	5/3/2024	130012718	90.92	1.4	275000	plattsmouth	RES-PLATTSMOUTH	21390	228650	250040
13	2024	1753	5/15/2024	130008621	74.5	17.82	250000	plattsmouth	RES-PLATTSMOUTH	15535	170720	186255
13	2024	1794	5/15/2024	130007463	88.33	3.99	237000	plattsmouth	RES-PLATTSMOUTH	23995	185345	209340

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13	2024	1842	5/17/2024	130022063	68.95	23.37	242500	plattsmouth	RES-PLATTSMOUTH	15185	152010	167195
13	2024	1863	5/16/2024	130021962	134	41.68	120000	plattsmouth	RES-PLATTSMOUTH	10805	150000	160805
13	2024	1898	5/20/2024	130058106	131.47	39.15	60000	plattsmouth	RES-PLATTSMOUTH	19160	59720	78880
13	2024	1952	5/24/2024	130020230	89.68	2.64	269000	plattsmouth	RES-PLATTSMOUTH	19540	221700	241240
13	2024	1955	5/24/2024	130059110	94.85	2.53	80000	plattsmouth	RES-PLATTSMOUTH	19160	56720	75880
13	2024	1956	5/24/2024	130006300	107.99	15.67	75000	plattsmouth	RES-PLATTSMOUTH	19160	61835	80995
13	2024	1957	5/24/2024	130007889	79.7	12.62	75000	plattsmouth	RES-PLATTSMOUTH	25170	34605	59775
13	2024	1960	5/24/2024	130003360	96.94	4.62	180000	plattsmouth	RES-PLATTSMOUTH	20375	154110	174485
13	2024	1990	5/24/2024	130067075	77.61	14.71	210000	plattsmouth	RES-PLATTSMOUTH	28770	134215	162985
13	2024	1999	5/30/2024	130012726	90.47	1.85	174000	plattsmouth	RES-PLATTSMOUTH	31015	126400	157415
13	2024	2028	5/31/2024	130019291	129.71	37.39	122291	plattsmouth	RES-PLATTSMOUTH	20950	137675	158625
13	2024	2090	5/30/2024	130067733	99.41	7.09	80000	plattsmouth	RES-PLATTSMOUTH	28770	50755	79525
13	2024	2192	6/7/2024	130011002	82.33	9.99	275000	plattsmouth	RES-PLATTSMOUTH	29335	197070	226405
13	2024	2197	6/10/2024	130020028	95.81	3.49	225000	plattsmouth	RES-PLATTSMOUTH	20830	194750	215580
13	2024	2265	6/14/2024	130004138	92.17	0.15	241000	plattsmouth	RES-PLATTSMOUTH	19160	202980	222140
13	2024	2319	6/14/2024	130002798	72.18	20.14	222000	plattsmouth	RES-PLATTSMOUTH	19035	141215	160250
13	2024	2404	6/10/2024	130013633	85.82	6.5	107480	plattsmouth	RES-PLATTSMOUTH	15525	76710	92235
13	2024	2419	6/26/2024	130067423	87.81	4.51	247500	plattsmouth	RES-PLATTSMOUTH	28770	188550	217320
13	2024	2422	6/14/2024	130006181	105.72	13.4	178000	plattsmouth	RES-PLATTSMOUTH	20585	167605	188190
13	2024	2424	6/27/2024	130004421	90.64	1.68	300000	plattsmouth	RES-PLATTSMOUTH	26715	245195	271910
13	2024	2542	7/5/2024	130013366	119.12	26.8	165000	plattsmouth	RES-PLATTSMOUTH	23270	173280	196550
13	2024	2670	7/15/2024	130012645	101.39	9.07	63000	plattsmouth	RES-PLATTSMOUTH	15675	48200	63875
13	2024	2681	7/17/2024	130018392	96.31	3.99	205000	plattsmouth	RES-PLATTSMOUTH	25570	171875	197445
13	2024	2682	7/17/2024	130068128	126.01	33.69	135000	plattsmouth	RES-PLATTSMOUTH	33385	136735	170120
13	2024	2749	7/24/2024	130393608	81.09	11.23	295000	plattsmouth	RES-PLATTSMOUTH	21535	217690	239225
13	2024	2816	7/11/2024	130059595	71.48	20.84	255000	plattsmouth	RES-PLATTSMOUTH	21390	160890	182280
13	2024	2830	7/29/2024	130011533	80.21	12.11	205000	plattsmouth	RES-PLATTSMOUTH	19705	144725	164430
13	2024	2849	7/31/2024	130008397	104.32	12	161000	plattsmouth	RES-PLATTSMOUTH	8620	159335	167955
13	2024	2873	8/1/2024	130068195	88.72	3.6	157000	plattsmouth	RES-PLATTSMOUTH	23995	115300	139295
13	2024	2896	7/30/2024	130015989	90.22	2.1	200000	plattsmouth	RES-PLATTSMOUTH	29990	150440	180430
13	2024	2913	7/31/2024	130021903	85.15	7.17	284000	plattsmouth	RES-PLATTSMOUTH	28530	213310	241840
13	2024	2976	8/9/2024	130021628	94.14	1.82	315000	plattsmouth	RES-PLATTSMOUTH	25675	270870	296545
13	2024	3003	8/6/2024	130058459	74.38	17.94	177000	plattsmouth	RES-PLATTSMOUTH	19160	112490	131650
13	2024	3086	8/13/2024	130007374	95.49	3.17	199000	plattsmouth	RES-PLATTSMOUTH	23995	166035	190030
13	2024	3147	8/16/2024	130015792	118.14	25.82	110000	plattsmouth	RES-PLATTSMOUTH	23585	106365	129950
13	2024	3220	8/20/2024	130012378	78.68	13.64	199000	plattsmouth	RES-PLATTSMOUTH	20905	135665	156570

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13	2024	3316	8/26/2024	130010286	96.49	4.17	315000	plattsmouth	RES-PLATTSMOUTH	19655	284275	303930
13	2024	3324	8/30/2024	130006068	101.91	9.59	80000	plattsmouth	RES-PLATTSMOUTH	19160	62370	81530
13	2024	3338	8/26/2024	130006920	94.89	2.57	80000	plattsmouth	RES-PLATTSMOUTH	19655	56260	75915
13	2024	3347	8/23/2024	130393882	109.49	17.17	235862	plattsmouth	RES-PLATTSMOUTH	39110	219130	258240
13	2024	3390	8/30/2024	130018961	71.17	21.15	213500	plattsmouth	RES-PLATTSMOUTH	19785	132160	151945
13	2024	3484	9/13/2024	130013587	90.74	1.58	155000	plattsmouth	RES-PLATTSMOUTH	41860	98790	140650
13	2024	352	1/31/2024	130222879	110.64	18.32	229500	plattsmouth	RES-PLATTSMOUTH	19640	234290	253930
13	2024	3611	9/23/2024	130012750	104.92	12.6	165000	plattsmouth	RES-PLATTSMOUTH	19875	153240	173115
13	2024	3685	9/30/2024	130067695	104.27	11.95	65000	plattsmouth	RES-PLATTSMOUTH	19160	48615	67775
13	2024	41	1/2/2024	130023809	85.83	6.49	235000	plattsmouth	RES-PLATTSMOUTH	18290	183410	201700
13	2024	549	2/20/2024	130380806	91.78	0.54	299900	plattsmouth	RES-PLATTSMOUTH	41770	233485	275255
13	2024	571	2/20/2024	130009415	85.14	7.18	205000	plattsmouth	RES-PLATTSMOUTH	23235	151310	174545
13	2024	590	2/23/2024	130019968	87.51	4.81	238000	plattsmouth	RES-PLATTSMOUTH	20330	187955	208285
13	2024	65	1/4/2024	130057630	105.55	13.23	164000	plattsmouth	RES-PLATTSMOUTH	16590	156505	173095
13	2024	695	3/1/2024	130054267	139.61	47.29	70000	plattsmouth	RES-PLATTSMOUTH	27950	69775	97725
13	2024	728	2/29/2024	130242039	94.35	2.03	262000	plattsmouth	RES-PLATTSMOUTH	22685	224525	247210
13	2024	739	3/1/2024	130002127	93.15	0.83	155000	plattsmouth	RES-PLATTSMOUTH	23870	120515	144385
13	2024	743	3/4/2024	130057452	90.78	1.54	145000	plattsmouth	RES-PLATTSMOUTH	12865	118765	131630
13	2024	763	3/8/2024	130017051	90.7	1.62	262000	plattsmouth	RES-PLATTSMOUTH	27185	210460	237645
13	2024	793	3/8/2024	130011525	110.5	18.18	130000	plattsmouth	RES-PLATTSMOUTH	28770	114885	143655
13	2024	807	3/12/2024	130059145	88.62	3.7	70500	plattsmouth	RES-PLATTSMOUTH	15330	47145	62475
13	2024	957	3/22/2024	130004812	82.81	9.51	197000	plattsmouth	RES-PLATTSMOUTH	16420	146710	163130
13	2024	969	3/22/2024	130002100	125.97	33.65	85000	plattsmouth	RES-PLATTSMOUTH	32915	74160	107075
13	2023	3787	10/26/2023	130300233	90.08	2.72	545000	rural	RURRES 3253	131700	359215	490915
13	2023	3961	11/10/2023	130393684	93.85	1.05	960000	rural	RURRES 3253	221655	679305	900960
13	2024	2352	6/21/2024	130297666	92.04	0.76	435000	rural	RURRES 3253	32935	367450	400385
13	2023	1119	3/31/2023	130396819	99.74	6.94	655517	rural	RURRES 3255/2973	111755	542045	653800
13	2023	1903	5/26/2023	130321540	104.48	11.68	837000	rural	RURRES 3255/2973	139920	734600	874520
13	2023	2106	6/9/2023	130285188	73.79	19.01	400000	rural	RURRES 3255/2973	0	295165	295165
13	2023	2717	7/31/2023	130393773	77.59	15.21	840000	rural	RURRES 3255/2973	127405	524320	651725
13	2023	2719	8/1/2023	130390831	109.34	16.54	650000	rural	RURRES 3255/2973	145905	564795	710700
13	2024	2864	8/1/2024	130393756	77.51	15.29	695000	rural	RURRES 3255/2973	90440	448235	538675
13	2024	3258	8/28/2024	130393771	80.45	12.35	550000	rural	RURRES 3255/2973	85390	357085	442475
13	2022	5470	12/7/2022	130393071	94.75	1.95	725000	rural	RURRES 3257/2971	66170	620800	686970
13	2022	5638	12/23/2022	130172995	97.7	4.9	190000	rural	RURRES 3257/2971	38420	147215	185635
13	2023	1529	5/8/2023	130391381	105.45	12.65	380000	rural	RURRES 3257/2971	47110	353605	400715

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13	2023	1538	5/1/2023	130236403	84.88	7.92	161000	rural	RURRES 3257/2971	5750	130910	136660
13	2023	1608	5/15/2023	130172464	88.61	4.19	635000	rural	RURRES 3257/2971	50550	512100	562650
13	2023	2374	7/6/2023	130391306	101.39	8.59	450500	rural	RURRES 3257/2971	57095	399655	456750
13	2023	2689	7/31/2023	130309400	84.35	8.45	160000	rural	RURRES 3257/2971	5750	129205	134955
13	2023	3041	8/25/2023	130272558	99.99	7.19	185000	rural	RURRES 3257/2971	5750	179235	184985
13	2023	3380	9/18/2023	130173312	97.74	4.94	180000	rural	RURRES 3257/2971	13515	162420	175935
13	2023	4096	11/29/2023	130391305	96.51	3.71	368000	rural	RURRES 3257/2971	58820	296335	355155
13	2023	460	2/6/2023	130391324	97.06	4.26	335000	rural	RURRES 3257/2971	45385	279750	325135
13	2023	802	3/15/2023	130174769	95.56	2.76	419500	rural	RURRES 3257/2971	58190	342705	400895
13	2024	1139	4/5/2024	130391327	106.36	13.56	350000	rural	RURRES 3257/2971	47970	324295	372265
13	2024	1392	4/19/2024	130172200	73.8	19	549000	rural	RURRES 3257/2971	53530	351605	405135
13	2024	1469	4/26/2024	130171891	78.49	14.31	395000	rural	RURRES 3257/2971	31670	278360	310030
13	2024	1579	5/3/2024	130391352	90.67	2.13	349000	rural	RURRES 3257/2971	36655	279770	316425
13	2024	1589	5/3/2024	130171719	108.06	15.26	324000	rural	RURRES 3257/2971	57500	292630	350130
13	2024	1698	5/10/2024	130303992	79.63	13.17	307000	rural	RURRES 3257/2971	50790	193665	244455
13	2024	2180	6/11/2024	130171018	99.44	6.64	369000	rural	RURRES 3257/2971	31385	335560	366945
13	2024	2268	6/14/2024	130300462	92.8	0	185000	rural	RURRES 3257/2971	5750	165925	171675
13	2024	2283	6/14/2024	130391376	107.25	14.45	419000	rural	RURRES 3257/2971	51420	397975	449395
13	2024	2844	7/26/2024	130174882	76.58	16.22	695000	rural	RURRES 3257/2971	95635	436615	532250
13	2024	3616	9/20/2024	130175528	83.88	8.92	625000	rural	RURRES 3257/2971	102340	421900	524240
13	2024	707	3/1/2024	130391347	89.17	3.63	358000	rural	RURRES 3257/2971	36655	282565	319220
13	2024	809	3/1/2024	130391374	97.07	4.27	440000	rural	RURRES 3257/2971	46245	380855	427100
13	2024	995	3/22/2024	130391339	96	3.2	369000	rural	RURRES 3257/2971	37620	316620	354240
13	2022	5300	11/22/2022	130296570	106.68	13.88	435000	rural	RURRES 3259	80235	383815	464050
13	2023	2214	6/23/2023	130172146	72.85	19.95	415000	rural	RURRES 3259	37385	264945	302330
13	2023	2564	7/20/2023	130173835	76.29	16.51	425500	rural	RURRES 3259	31050	293550	324600
13	2023	2891	8/17/2023	130172138	95.79	2.99	565000	rural	RURRES 3259	107435	433790	541225
13	2023	305	1/30/2023	130173118	106.51	13.71	242500	rural	RURRES 3259	31050	227230	258280
13	2023	754	3/3/2023	130391783	99.07	6.27	525000	rural	RURRES 3259	43595	476505	520100
13	2024	3211	8/21/2024	130297615	96.56	3.76	325000	rural	RURRES 3259	78620	235205	313825
13	2024	3343	9/3/2024	130173010	94.96	2.16	415000	rural	RURRES 3259	28875	365190	394065
13	2023	2971	8/21/2023	130397001	95.51	2.71	635000	rural	RURRES 3265	105730	500775	606505
13	2023	853	3/15/2023	130393305	92.42	0.38	640000	rural	RURRES 3265	102420	489060	591480
13	2024	2064	6/3/2024	130322342	72.43	20.37	465000	rural	RURRES 3265	28425	308360	336785
13	2024	1255	4/10/2024	130308803	92.64	0.16	610000	rural	RURRES 3267	82110	482965	565075
13	2024	942	3/22/2024	130391384	80.23	12.57	600000	rural	RURRES 3267	102005	379350	481355

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13	2024	2607	7/12/2024	130390236	57.86	34.94	475000	rural	RURRES 3269	81465	193355	274820
13	2023	22	12/30/2022	130389291	76	16.8	665000	rural	RURRES 3473	67390	438015	505405
13	2023	2903	8/16/2023	130314196	89.15	3.65	375000	rural	RURRES 3473	45540	288775	334315
13	2023	4153	12/1/2023	130314269	77.56	15.24	303700	rural	RURRES 3473	45540	189995	235535
13	2024	1314	4/16/2024	130389263	97.29	4.49	467056	rural	RURRES 3473	60260	394140	454400
13	2024	2335	6/20/2024	130389375	80.15	12.65	620000	rural	RURRES 3473	64400	432535	496935
13	2023	704	3/2/2023	130394220	97.15	4.35	275000	rural	RURRES 3477	54365	212790	267155
13	2023	2551	6/16/2023	130145688	106.94	14.14	236214	rural	RURRES 3479	65625	186990	252615
13	2023	1100	4/3/2023	130385854	92.68	0.12	517000	rural	RURRES 3481	87885	391285	479170
13	2023	3293	9/15/2023	130092606	61.15	31.65	600000	rural	SW AGLAND	60445	306465	366910
13	2023	1717	5/16/2023	130049069	98.69	6.05	69000	southeast villages	RES-AVOCA	5465	62630	68095
13	2023	4076	11/21/2023	130391486	94.25	1.61	340000	southeast villages	RES-AVOCA	18960	301485	320445
13	2023	436	2/3/2023	130047473	92.55	0.09	107000	southeast villages	RES-AVOCA	5695	93330	99025
13	2024	25	12/28/2023	130049719	103.48	10.84	163100	southeast villages	RES-AVOCA	6920	161855	168775
13	2024	626	2/23/2024	130047651	76.96	15.68	147000	southeast villages	RES-AVOCA	5695	107430	113125
13	2023	2303	6/30/2023	130049964	87.76	4.88	228500	southeast villages	RES-MANLEY	11595	188945	200540
13	2024	2458	6/28/2024	130228125	72.03	20.61	355000	southeast villages	RES-MANLEY	27685	228005	255690
13	2024	3020	8/1/2024	130048518	104.04	11.4	37500	southeast villages	RES-MANLEY	10010	29005	39015
13	2023	1674	5/12/2023	130038229	89.35	3.29	195000	southeast villages	RES-MURRAY	15675	158560	174235
13	2023	2422	7/7/2023	130038709	122.61	29.97	82500	southeast villages	RES-MURRAY	18385	82770	101155
13	2023	2525	7/17/2023	130037621	105.65	13.01	150000	southeast villages	RES-MURRAY	14250	144220	158470
13	2023	4327	12/14/2023	130038288	78.49	14.15	248000	southeast villages	RES-MURRAY	15810	178840	194650
13	2024	1192	4/4/2024	130036994	79.36	13.28	200000	southeast villages	RES-MURRAY	27225	131495	158720
13	2024	179	1/16/2024	130034533	86.81	5.83	115000	southeast villages	RES-MURRAY	12805	87025	99830
13	2024	2313	6/14/2024	130038083	80.48	12.16	380000	southeast villages	RES-MURRAY	17195	288635	305830
13	2024	2467	7/1/2024	130037826	92.03	0.61	210000	southeast villages	RES-MURRAY	15255	178015	193270
13	2023	4109	11/30/2023	130051136	79.54	13.1	200000	southeast villages	RES-NEHAWKA	8095	150985	159080
13	2024	2516	7/1/2024	130050571	92.63	0.01	94000	southeast villages	RES-NEHAWKA	5395	81680	87075
13	2023	2336	6/30/2023	130051853	101.46	8.82	145000	southeast villages	RES-UNION	11640	135480	147120
13	2022	4704	10/3/2022	130063053	120.57	27.93	75000	southeast villages	RES-WEeping Water	10630	79800	90430
13	2023	1869	5/15/2023	130065285	102.67	10.03	190000	southeast villages	RES-WEeping Water	15820	179260	195080
13	2023	1949	6/8/2023	130064386	66.83	25.81	276000	southeast villages	RES-WEeping Water	12445	172000	184445
13	2023	2086	6/16/2023	130385203	89.04	3.6	241000	southeast villages	RES-WEeping Water	13645	200935	214580
13	2023	2585	7/19/2023	130310409	94.4	1.76	162000	southeast villages	RES-WEeping Water	2675	150245	152920
13	2023	2606	7/21/2023	130062456	103.37	10.73	175000	southeast villages	RES-WEeping Water	17030	163860	180890
13	2023	2711	7/28/2023	130066222	72.28	20.36	191000	southeast villages	RES-WEeping Water	7370	130680	138050

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(Iron Horse, NW Lakes)
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 (Avoca, Manley, Murray, Nehawka, Union, Weeping Water)
 (Alvo, Eagle, Elmwood, Greenwood, Murdock)

Valuation Group	median	mean	wgt mn	cod	prd	# sales
NW Lakes/Rec	82.88	88.67	84.82	10.36	104.53	10
Eastern lakes/rec	91.62	92.11	91.82	8.62	100.32	117
Louisville/Cedar Creek	92.92	94.33	92.96	8.34	101.46	47
Plattsmouth	92.32	95.93	93.12	11.83	103.02	137
Rural	92.80	90.51	89.58	9.51	101.03	59
Southeast Villages	92.64	93.20	90.73	10.62	102.72	38
West Side Villages	91.89	92.38	91.30	8.05	101.18	47

Cty	Book	Page	Sale Date	Location ID	Ratio	Abs Diff	Adj Sale Price	Valuation Group	Assessor Location	Land	Improvement	Total
13	2023	2753	8/4/2023	130322970	102.7	10.06	289900	southeast villages	RES-WEeping WATER	17270	280455	297725
13	2023	2827	8/11/2023	130066389	100.82	8.18	265000	southeast villages	RES-WEeping WATER	15965	251210	267175
13	2023	3913	11/8/2023	130064181	84.48	8.16	187500	southeast villages	RES-WEeping WATER	17060	141335	158395
13	2023	3993	11/17/2023	130065331	92.65	0.01	155000	southeast villages	RES-WEeping WATER	13785	129820	143605
13	2023	689	3/1/2023	130060984	99.23	6.59	169000	southeast villages	RES-WEeping WATER	11070	156635	167705
13	2023	692	3/1/2023	130065978	105.5	12.86	197600	southeast villages	RES-WEeping WATER	17590	190880	208470
13	2024	1247	3/29/2024	130062413	87.56	5.08	415000	southeast villages	RES-WEeping WATER	34790	328585	363375
13	2024	1595	5/2/2024	130065579	80.92	11.72	169000	southeast villages	RES-WEeping WATER	12940	123810	136750
13	2024	1827	5/20/2024	130062553	79.99	12.65	270000	southeast villages	RES-WEeping WATER	11835	204150	215985
13	2024	2624	7/12/2024	130385133	106.11	13.47	260000	southeast villages	RES-WEeping WATER	12125	263770	275895
13	2024	3023	8/6/2024	130063630	116.17	23.53	195000	southeast villages	RES-WEeping WATER	9435	217105	226540
13	2024	3819	9/26/2024	130065633	98.2	5.56	83000	southeast villages	RES-WEeping WATER	12215	69290	81505
13	2022	4670	10/3/2022	130029076	101.92	10.03	122000	west side villages	RES-ALVO	19690	104650	124340
13	2022	4955	10/18/2022	130027987	85.23	6.66	220000	west side villages	RES-ALVO	22840	164670	187510
13	2023	2990	8/24/2023	130028150	102.35	10.46	406000	west side villages	RES-ALVO	29135	386410	415545
13	2024	3683	9/30/2024	130028851	92.34	0.45	100000	west side villages	RES-ALVO	20635	71700	92335
13	2023	1387	4/24/2023	130023434	119.14	27.25	149000	west side villages	RES-EAGLE	33125	144390	177515
13	2023	2259	6/23/2023	130026212	91.88	0.01	225000	west side villages	RES-EAGLE	27605	179115	206720
13	2023	2757	8/4/2023	130026158	98.22	6.33	232500	west side villages	RES-EAGLE	30005	198345	228350
13	2023	2787	8/7/2023	130394213	98.46	6.57	290000	west side villages	RES-EAGLE	48230	237295	285525
13	2023	2878	8/16/2023	130025259	116.02	24.13	165000	west side villages	RES-EAGLE	41840	149600	191440
13	2023	3773	10/27/2023	130025208	91.89	0	216500	west side villages	RES-EAGLE	26925	172025	198950
13	2024	1014	3/27/2024	130024848	95.09	3.2	185000	west side villages	RES-EAGLE	33645	142270	175915
13	2024	1209	4/5/2024	130026654	85.31	6.58	220000	west side villages	RES-EAGLE	25395	162295	187690
13	2024	1297	4/15/2024	130026492	79.53	12.36	256000	west side villages	RES-EAGLE	37190	166400	203590
13	2024	1860	5/17/2024	130025623	86.38	5.51	235000	west side villages	RES-EAGLE	29320	173665	202985
13	2024	1938	5/24/2024	130026883	81.8	10.09	250000	west side villages	RES-EAGLE	26615	177880	204495
13	2024	1966	5/24/2024	130026093	89.08	2.81	255000	west side villages	RES-EAGLE	27605	199550	227155
13	2024	2025	5/31/2024	130027057	80.18	11.71	280000	west side villages	RES-EAGLE	26170	198335	224505
13	2024	2492	7/2/2024	130397384	91.83	0.06	334000	west side villages	RES-EAGLE	46780	259945	306725
13	2024	2552	6/28/2024	130026719	82.16	9.73	235000	west side villages	RES-EAGLE	24940	168125	193065
13	2024	2764	7/24/2024	130026239	79.9	11.99	235000	west side villages	RES-EAGLE	24635	163140	187775
13	2024	2869	7/24/2024	130024813	100.33	8.44	265000	west side villages	RES-EAGLE	29760	236105	265865
13	2024	2932	8/2/2024	130026042	86.69	5.2	310000	west side villages	RES-EAGLE	32855	235880	268735
13	2024	3117	8/12/2024	130026689	89.08	2.81	257000	west side villages	RES-EAGLE	25020	203920	228940
13	2024	3492	9/12/2024	130025127	92.37	0.48	249900	west side villages	RES-EAGLE	28235	202600	230835

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Rural	92.80	90.51	89.58	9.51	101.03	59
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Cty	Book	Page	Sale Date	Location ID	Ratio	Abs Diff	Adj Sale Price	Valuation Group	Assessor Location	Land	Improvement	Total
13	2024	3598	9/23/2024	130024732	88.29	3.6	91000	west side villages	RES-EAGLE	8155	72185	80340
13	2023	2665	7/28/2023	130036110	109.82	17.93	206000	west side villages	RES-ELMWOOD	37570	188650	226220
13	2023	2979	8/23/2023	130035955	95.28	3.39	130000	west side villages	RES-ELMWOOD	32540	91325	123865
13	2023	3871	10/25/2023	130247650	93.86	1.97	219800	west side villages	RES-ELMWOOD	25910	180405	206315
13	2023	4117	11/30/2023	130032921	101	9.11	165000	west side villages	RES-ELMWOOD	37570	129075	166645
13	2024	1223	4/9/2024	130034401	97.84	5.95	240815	west side villages	RES-ELMWOOD	37570	198050	235620
13	2024	3377	8/30/2024	130033049	81.02	10.87	237000	west side villages	RES-ELMWOOD	43510	148515	192025
13	2024	3648	9/27/2024	130035947	108.48	16.59	65000	west side villages	RES-ELMWOOD	37570	32945	70515
13	2024	782	3/5/2024	130032395	99.7	7.81	150000	west side villages	RES-ELMWOOD	34380	115165	149545
13	2022	5366	11/29/2022	130029378	98.97	7.08	208000	west side villages	RES-GREENWOOD	14950	190915	205865
13	2023	2120	6/20/2023	130031666	80.7	11.19	352000	west side villages	RES-GREENWOOD	22700	261360	284060
13	2023	2144	6/20/2023	130029610	83.41	8.48	329000	west side villages	RES-GREENWOOD	30215	244195	274410
13	2024	1326	4/17/2024	130301035	77.6	14.29	192000	west side villages	RES-GREENWOOD	13965	135030	148995
13	2024	1576	5/2/2024	130028886	101.83	9.94	175000	west side villages	RES-GREENWOOD	22790	155405	178195
13	2024	1657	5/7/2024	130030627	85.57	6.32	160000	west side villages	RES-GREENWOOD	19620	117285	136905
13	2024	3156	8/16/2024	130387779	83.35	8.54	230000	west side villages	RES-GREENWOOD	17505	174205	191710
13	2024	3249	8/26/2024	130030902	95.01	3.12	160000	west side villages	RES-GREENWOOD	19620	132395	152015
13	2023	2881	8/17/2023	130044202	97.57	5.68	165000	west side villages	RES-MURDOCK	14595	146400	160995
13	2023	3709	10/17/2023	130391798	78.9	12.99	250000	west side villages	RES-MURDOCK	19080	178175	197255
13	2023	622	2/21/2023	130044660	106.25	14.36	109000	west side villages	RES-MURDOCK	21425	94390	115815
13	2024	1060	3/26/2024	130046795	92.31	0.42	187500	west side villages	RES-MURDOCK	17825	155250	173075
13	2024	2292	6/17/2024	130046817	88.87	3.02	228000	west side villages	RES-MURDOCK	11675	190950	202625
13	2024	2574	7/5/2024	130046035	78.98	12.91	90000	west side villages	RES-MURDOCK	10010	61075	71085