RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	98	COV :	26.89	95% Median C.I. :	76.39 to 145.85
Total Sales Price :	2,454,000	Wgt. Mean :	98	STD :	28.79	95% Wgt. Mean C.I. :	84.36 to 112.07
Total Adj. Sales Price :	2,454,000	Mean :	107	Avg.Abs.Dev :	21.25	95% Mean C.I. :	87.71 to 126.39
Total Assessed Value :	2,410,230						
Avg. Adj. Sales Price :	223,091	COD :	21.65	MAX Sales Ratio :	156.33		
Avg. Assessed Value :	219,112	PRD :	108.99	MIN Sales Ratio :	70.15		

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	99.53	99.53	103.99	12.05	95.71	87.54	111.52	N/A	207,000	215,258
01/01/2023 To 03/31/2023	2	121.43	121.43	113.21	16.87	107.26	100.95	141.91	N/A	264,000	298,870
04/01/2023 To 06/30/2023	1	156.33	156.33	156.33		100.00	156.33	156.33	N/A	92,000	143,820
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024											
04/01/2024 To 06/30/2024	4	85.15	83.81	84.45	12.38	99.24	70.15	94.78	N/A	310,000	261,788
07/01/2024 To 09/30/2024	2	122.01	122.01	106.11	19.54	114.98	98.17	145.85	N/A	90,000	95,503
_____Study Yrs_____											
10/01/2022 To 09/30/2023	5	111.52	119.65	113.35	19.68	105.56	87.54	156.33	N/A	206,800	234,415
10/01/2023 To 09/30/2024	6	94.35	96.54	87.19	17.37	110.72	70.15	145.85	70.15 to 145.85	236,667	206,359
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	3	141.91	133.06	119.61	13.01	111.24	100.95	156.33	N/A	206,667	247,187

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	11	98.17	107.05	98.22	21.65	108.99	70.15	156.33	76.39 to 145.85	223,091	219,112

RESIDENTIAL IMPROVED — Type : Qualified

Number of Sales :	11	Median :	98	COV :	26.89	95% Median C.I. :	76.39 to 145.85
Total Sales Price :	2,454,000	Wgt. Mean :	98	STD :	28.79	95% Wgt. Mean C.I. :	84.36 to 112.07
Total Adj. Sales Price :	2,454,000	Mean :	107	Avg.Abs.Dev :	21.25	95% Mean C.I. :	87.71 to 126.39
Total Assessed Value :	2,410,230						
Avg. Adj. Sales Price :	223,091	COD :	21.65	MAX Sales Ratio :	156.33		
Avg. Assessed Value :	219,112	PRD :	108.99	MIN Sales Ratio :	70.15		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	11	98.17	107.05	98.22	21.65	108.99	70.15	156.33	76.39 to 145.85	223,091	219,112
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	11	98.17	107.05	98.22	21.65	108.99	70.15	156.33	76.39 to 145.85	223,091	219,112
Greater Than 15,000	11	98.17	107.05	98.22	21.65	108.99	70.15	156.33	76.39 to 145.85	223,091	219,112
Greater Than 30,000	11	98.17	107.05	98.22	21.65	108.99	70.15	156.33	76.39 to 145.85	223,091	219,112
Incremental Ranges											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	1	145.85	145.85	145.85		100.00	145.85	145.85	N/A	30,000	43,755
60,000 TO 99,999	1	156.33	156.33	156.33		100.00	156.33	156.33	N/A	92,000	143,820
100,000 TO 149,999	1	87.54	87.54	87.54		100.00	87.54	87.54	N/A	130,000	113,800
150,000 TO 249,999	3	98.17	111.33	108.91	16.30	102.22	93.91	141.91	N/A	182,667	198,950
250,000 TO 499,999	5	94.78	90.76	91.42	13.92	99.28	70.15	111.52	N/A	330,800	302,401
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	5	Total	Increase	0%

From:	Scott, Sarah
To:	Hotz, Rob; Williams, Debra
Cc:	Keetle, Steve; Kuhn, Jim; Russell, Jacqueline; Holzhauser, Jared; assessor@furnascounty.ne.gov
Subject:	RE: Furnas Residential
Date:	Monday, April 14, 2025 11:46:34 AM
Attachments:	33 Furnas substat res VG 1.pdf 33 Furnas substat res VG 5.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 10:58 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>; assessor@furnascounty.ne.gov
Subject: Furnas Residential

Ms. Scott,

Please provide substats for Furnas Residential Valuation Groupings 1 and 5.

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