

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	94	COV :	28.40	95% Median C.I. :	83.30 to 106.32
Total Sales Price :	9,975,000	Wgt. Mean :	105	STD :	28.19	95% Wgt. Mean C.I. :	91.64 to 118.12
Total Adj. Sales Price :	9,965,000	Mean :	99	Avg.Abs.Dev :	18.84	95% Mean C.I. :	85.67 to 112.85
Total Assessed Value :	10,451,322						
Avg. Adj. Sales Price :	524,474	COD :	20.15	MAX Sales Ratio :	167.83		
Avg. Assessed Value :	550,070	PRD :	94.64	MIN Sales Ratio :	58.22		

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	9	98.33	109.69	113.30	25.55	96.81	69.77	167.83	83.30 to 165.37	587,778	665,929
01/01/2023 To 03/31/2023	1	103.97	103.97	103.97		100.00	103.97	103.97	N/A	430,000	447,057
04/01/2023 To 06/30/2023	4	88.82	87.82	95.94	16.85	91.54	58.22	115.41	N/A	652,500	626,025
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	1	93.52	93.52	93.52		100.00	93.52	93.52	N/A	325,000	303,950
01/01/2024 To 03/31/2024	1	106.32	106.32	106.32		100.00	106.32	106.32	N/A	206,000	219,011
04/01/2024 To 06/30/2024	1	75.85	75.85	75.85		100.00	75.85	75.85	N/A	150,000	113,781
07/01/2024 To 09/30/2024	2	83.88	83.88	91.20	11.68	91.97	74.08	93.67	N/A	477,000	435,031
Study Yrs											
10/01/2022 To 09/30/2023	14	95.05	103.03	107.38	23.15	95.95	58.22	167.83	83.30 to 118.06	595,000	638,894
10/01/2023 To 09/30/2024	5	93.52	88.69	92.16	10.70	96.23	74.08	106.32	N/A	327,000	301,361
Calendar Yrs											
01/01/2023 To 12/31/2023	6	91.84	91.46	96.73	13.98	94.55	58.22	115.41	58.22 to 115.41	560,833	542,518

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	19	93.52	99.26	104.88	20.15	94.64	58.22	167.83	83.30 to 106.32	524,474	550,070

Type : Qualified

What IF

[illegible][illegible]

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Russell, Jacqueline](#); [Williams, Debra](#)
Cc: [Hotz, Rob](#); [Keetle, Steve](#); [Kuhn, Jim](#); [Holzhauser, Jared](#)
Subject: RE: Gosper Residential
Date: Monday, April 21, 2025 11:35:07 AM
Attachments: [37 Gosper substat res VG 3.pdf](#)

Commissioner Russell,

The requested substat is 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

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

Sent: Monday, April 21, 2025 11:14 AM

To: Scott, Sarah <sarah.scott@nebraska.gov>; Williams, Debra <Debra.Williams@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: Gosper Residential

Good Morning Ms. Scott,

Would you please provide a substat for Gosper County Valuation Group 3.

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

P.O. Box 95108

301 Centennial Mall South

Lincoln, NE 68509

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