RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	8	Median :	98	COV :	35.79	95% Median C.I. :	50.34 to 157.67
Total Sales Price :	653,406	Wgt. Mean :	90	STD :	35.30	95% Wgt. Mean C.I. :	70.18 to 109.78
Total Adj. Sales Price :	653,406	Mean :	99	Avg.Abs.Dev :	24.91	95% Mean C.I. :	69.11 to 128.15
Total Assessed Value :	587,920						
Avg. Adj. Sales Price :	81,676	COD :	25.35	MAX Sales Ratio :	157.67		
Avg. Assessed Value :	73,490	PRD :	109.61	MIN Sales Ratio :	50.34		

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	96.85	96.85	96.85		100.00	96.85	96.85	N/A	120,000	116,225
04/01/2023 To 06/30/2023	1	99.66	99.66	99.66		100.00	99.66	99.66	N/A	40,000	39,865
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	2	118.41	118.41	113.94	15.38	103.92	100.20	136.61	N/A	53,000	60,388
01/01/2024 To 03/31/2024	2	104.01	104.01	77.64	51.60	133.96	50.34	157.67	N/A	63,703	49,458
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	2	73.85	73.85	81.59	14.37	90.51	63.24	84.45	N/A	130,000	106,070
_____Study Yrs_____											
10/01/2022 To 09/30/2023	2	98.26	98.26	97.56	01.43	100.72	96.85	99.66	N/A	80,000	78,045
10/01/2023 To 09/30/2024	6	92.33	98.75	87.52	35.46	112.83	50.34	157.67	50.34 to 157.67	82,234	71,972
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	4	99.93	108.33	104.08	10.09	104.08	96.85	136.61	N/A	66,500	69,216

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
4	8	98.26	98.63	89.98	25.35	109.61	50.34	157.67	50.34 to 157.67	81,676	73,490

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	8	Median :	98	COV :	35.79	95% Median C.I. :	50.34 to 157.67
Total Sales Price :	653,406	Wgt. Mean :	90	STD :	35.30	95% Wgt. Mean C.I. :	70.18 to 109.78
Total Adj. Sales Price :	653,406	Mean :	99	Avg.Abs.Dev :	24.91	95% Mean C.I. :	69.11 to 128.15
Total Assessed Value :	587,920						
Avg. Adj. Sales Price :	81,676	COD :	25.35	MAX Sales Ratio :	157.67		
Avg. Assessed Value :	73,490	PRD :	109.61	MIN Sales Ratio :	50.34		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	8	98.26	98.63	89.98	25.35	109.61	50.34	157.67	50.34 to 157.67	81,676	73,490
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	98.26	98.63	89.98	25.35	109.61	50.34	157.67	50.34 to 157.67	81,676	73,490
Greater Than 15,000	8	98.26	98.63	89.98	25.35	109.61	50.34	157.67	50.34 to 157.67	81,676	73,490
Greater Than 30,000	8	98.26	98.63	89.98	25.35	109.61	50.34	157.67	50.34 to 157.67	81,676	73,490
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	4	118.14	114.30	113.79	27.81	100.45	63.24	157.67	N/A	36,852	41,935
60,000 TO 99,999	2	75.27	75.27	70.78	33.12	106.34	50.34	100.20	N/A	80,500	56,975
100,000 TO 149,999	1	96.85	96.85	96.85		100.00	96.85	96.85	N/A	120,000	116,225
150,000 TO 249,999	1	84.45	84.45	84.45		100.00	84.45	84.45	N/A	225,000	190,005
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	4	Total	Increase	0%

From:	Scott, Sarah
To:	Hotz, Rob; Williams, Debra
Cc:	Keetle, Steve; Kuhn, Jim; Russell, Jacqueline; Holzhauser, Jared; swentworth@keyapahacountyne.gov
Subject:	RE: Keya Paha Residential
Date:	Friday, April 18, 2025 4:43:14 PM
Attachments:	52 Keya Paha substat VG4.pdf

Commissioner Hotz,

The requested substat for Keya Paha Residential Valuation Group 4 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

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 18, 2025 4:23 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>; swentworth@keyapahacountyne.gov
Subject: Keya Paha Residential

Ms. Scott,

Please provide a substat for Keya Paha Residential Valuation Group 4.

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