

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	31	Median :	93	COV :	16.04	95% Median C.I. :	80.85 to 102.26
Total Sales Price :	3,299,600	Wgt. Mean :	86	STD :	14.62	95% Wgt. Mean C.I. :	80.20 to 91.51
Total Adj. Sales Price :	3,281,600	Mean :	91	Avg. Abs. Dev :	12.34	95% Mean C.I. :	85.79 to 96.51
Total Assessed Value :	2,817,355						
Avg. Adj. Sales Price :	105,858	COD :	13.29	MAX Sales Ratio :	128.95		
Avg. Assessed Value :	90,882	PRD :	106.17	MIN Sales Ratio :	66.73		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Qrtrs ____											
10/01/2022 To 12/31/2022	2	99.03	99.03	97.74	04.38	101.32	94.69	103.37	N/A	92,500	90,410
01/01/2023 To 03/31/2023	5	86.72	88.65	85.91	08.36	103.19	78.07	107.65	N/A	110,800	95,185
04/01/2023 To 06/30/2023	5	80.85	85.01	77.02	18.07	110.37	66.73	104.68	N/A	117,000	90,116
07/01/2023 To 09/30/2023	6	88.17	88.09	82.13	14.36	107.26	69.53	104.00	69.53 to 104.00	116,267	95,486
10/01/2023 To 12/31/2023	5	102.26	96.55	88.63	06.80	108.94	74.81	104.25	N/A	106,500	94,395
01/01/2024 To 03/31/2024	3	107.60	107.06	108.44	13.73	98.73	84.64	128.95	N/A	64,833	70,303
04/01/2024 To 06/30/2024	3	85.18	87.50	89.85	06.20	97.38	80.75	96.58	N/A	95,000	85,357
07/01/2024 To 09/30/2024	2	82.15	82.15	79.90	13.01	102.82	71.46	92.83	N/A	124,000	99,080
____ Study Yrs ____											
10/01/2022 To 09/30/2023	18	87.73	88.61	83.11	13.67	106.62	66.73	107.65	78.07 to 103.37	112,311	93,347
10/01/2023 To 09/30/2024	13	96.58	94.67	90.25	12.33	104.90	71.46	128.95	80.75 to 104.25	96,923	87,470
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	21	88.74	89.50	83.21	14.06	107.56	66.73	107.65	78.07 to 103.37	112,814	93,876

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	31	92.83	91.15	85.85	13.29	106.17	66.73	128.95	80.85 to 102.26	105,858	90,882

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	31	Median :	93	COV :	16.04	95% Median C.I. :	80.85 to 102.26
Total Sales Price :	3,299,600	Wgt. Mean :	86	STD :	14.62	95% Wgt. Mean C.I. :	80.20 to 91.51
Total Adj. Sales Price :	3,281,600	Mean :	91	Avg.Abs.Dev :	12.34	95% Mean C.I. :	85.79 to 96.51
Total Assessed Value :	2,817,355						
Avg. Adj. Sales Price :	105,858	COD :	13.29	MAX Sales Ratio :	128.95		
Avg. Assessed Value :	90,882	PRD :	106.17	MIN Sales Ratio :	66.73		

PROPERTY TYPE *[illegible]

SALE PRICE *

[illegible]

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Williams, Debra](#)
Cc: [Keetle, Steve](#); [Kuhn, Jim](#); [Holzhauser, Jared](#); [Russell, Jacqueline](#)
Subject: RE: Knox Residential
Date: Monday, April 21, 2025 3:36:12 PM
Attachments: [54 Knox Res Valuation Group 1.pdf](#)
[54 Knox Res Valuation Group 10.pdf](#)
[54 Knox Res Valuation Group 15.pdf](#)
[54 Knox Res Valuation Group 45.pdf](#)
[54 Knox Res Valuation Group 50.pdf](#)

Commissioner Hotz,

The requested substats for Knox County Residential Valuation Groups 1, 10, 15, 45, and 50 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

Notice Regarding Confidential and Privileged Information: This message, its attachments, and any previous emails below ("Message") may contain **confidential taxpayer information**. An authorized recipient is: the identified taxpayer; the identified taxpayer's personal representative; an employee of the Nebraska Department of Revenue using the Message for legitimate tax administration purposes; or another person authorized by law ("Authorized Recipient"). **If you are not an Authorized Recipient of this Message, then immediately notify the sender by reply email and delete and destroy this Message and any copies thereof. Do not review, copy, save, forward, or print any portion of this Message.** If any person, including an Authorized Recipient, divulges, makes known, or uses confidential state or federal taxpayer information contained in this Message in a manner not specifically authorized by law, then such person may be personally subject to **criminal penalties and civil liability** under Nebraska and federal law. This Message may contain information protected by the attorney work-product doctrine and/or the attorney-client privilege; inadvertent disclosure does not waive those protections. No statement in this Message constitutes state or federal tax advice

From: Hotz, Rob <rob.hotz@nebraska.gov>

Sent: Monday, April 21, 2025 2:18 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>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>

Subject: Knox Residential

Corrected. I apologize I did not know how to spell Knox.

From: Hotz, Rob

Sent: Monday, April 21, 2025 2:14 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>; Holzhauser,

Jared <Jared.Holzhauser@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>

Subject: Know Residential

Ms. Scott,

Please provide substats for each of the following Residential Valuation Groups: 1, 10, 15, 45, and 50.

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