

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	39	Median :	94	COV :	18.98	95% Median C.I. :	75.56 to 99.61
Total Sales Price :	4,128,995	Wgt. Mean :	80	STD :	16.72	95% Wgt. Mean C.I. :	72.22 to 88.29
Total Adj. Sales Price :	4,113,995	Mean :	88	Avg. Abs. Dev :	13.91	95% Mean C.I. :	82.82 to 93.32
Total Assessed Value :	3,301,720						
Avg. Adj. Sales Price :	105,487	COD :	14.75	MAX Sales Ratio :	113.93		
Avg. Assessed Value :	84,659	PRD :	109.73	MIN Sales Ratio :	46.85		

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	3	70.02	77.77	71.13	16.62	109.34	64.18	99.10	N/A	151,500	107,760
01/01/2023 To 03/31/2023	6	102.45	97.79	92.23	09.66	106.03	74.90	113.93	74.90 to 113.93	63,167	58,259
04/01/2023 To 06/30/2023	10	92.31	85.59	77.70	12.77	110.15	46.85	100.88	69.56 to 99.43	158,550	123,189
07/01/2023 To 09/30/2023	5	99.61	92.51	94.85	09.36	97.53	70.70	104.02	N/A	82,800	78,536
10/01/2023 To 12/31/2023	2	93.88	93.88	91.79	05.42	102.28	88.79	98.96	N/A	95,750	87,888
01/01/2024 To 03/31/2024	3	103.43	102.16	100.38	03.03	101.77	96.84	106.22	N/A	34,332	34,462
04/01/2024 To 06/30/2024	6	89.20	87.84	81.21	19.18	108.16	67.84	107.80	67.84 to 107.80	72,750	59,079
07/01/2024 To 09/30/2024	4	65.63	68.70	67.40	12.54	101.93	60.13	83.41	N/A	137,500	92,671
____ Study Yrs ____											
10/01/2022 To 09/30/2023	24	94.66	89.11	81.09	13.37	109.89	46.85	113.93	74.90 to 100.75	118,042	95,725
10/01/2023 To 09/30/2024	15	88.79	86.40	78.40	17.52	110.20	60.13	107.80	68.78 to 103.43	85,400	66,955
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	23	95.02	91.00	83.65	11.62	108.79	46.85	113.93	87.48 to 100.75	111,739	93,474

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	39	94.30	88.07	80.26	14.75	109.73	46.85	113.93	75.56 to 99.61	105,487	84,659

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RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	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

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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
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Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov