RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	92	COV :	21.11	95% Median C.I. :	83.16 to 103.09
Total Sales Price :	2,204,000	Wgt. Mean :	89	STD :	19.70	95% Wgt. Mean C.I. :	81.38 to 97.14
Total Adj. Sales Price :	2,204,000	Mean :	93	Avg.Abs.Dev :	12.31	95% Mean C.I. :	83.20 to 103.46
Total Assessed Value :	1,967,325						
Avg. Adj. Sales Price :	129,647	COD :	13.37	MAX Sales Ratio :	150.98		
Avg. Assessed Value :	115,725	PRD :	104.56	MIN Sales Ratio :	54.77		

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	99.24	99.24	90.89	13.36	109.19	85.98	112.50	N/A	67,500	61,353
01/01/2023 To 03/31/2023	2	96.30	96.30	96.27	00.09	100.03	96.21	96.39	N/A	55,000	52,948
04/01/2023 To 06/30/2023	5	84.27	88.10	85.79	09.35	102.69	75.27	105.79	N/A	155,400	133,310
07/01/2023 To 09/30/2023	2	98.23	98.23	98.69	04.95	99.53	93.37	103.09	N/A	137,000	135,203
10/01/2023 To 12/31/2023	2	83.56	83.56	83.44	00.68	100.14	82.99	84.12	N/A	220,000	183,565
01/01/2024 To 03/31/2024	3	93.55	112.20	107.21	20.98	104.65	92.08	150.98	N/A	113,333	121,510
04/01/2024 To 06/30/2024	1	54.77	54.77	54.77		100.00	54.77	54.77	N/A	128,000	70,110
07/01/2024 To 09/30/2024											
_____Study Yrs_____											
10/01/2022 To 09/30/2023	11	93.37	93.46	89.93	09.08	103.93	75.27	112.50	83.16 to 105.79	117,818	105,960
10/01/2023 To 09/30/2024	6	88.10	93.08	88.30	21.70	105.41	54.77	150.98	54.77 to 150.98	151,333	133,628
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	11	92.03	90.61	88.07	08.40	102.88	75.27	105.79	82.99 to 103.09	145,545	128,180

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
15	17	92.08	93.33	89.26	13.37	104.56	54.77	150.98	83.16 to 103.09	129,647	115,725

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	92	COV :	21.11	95% Median C.I. :	83.16 to 103.09
Total Sales Price :	2,204,000	Wgt. Mean :	89	STD :	19.70	95% Wgt. Mean C.I. :	81.38 to 97.14
Total Adj. Sales Price :	2,204,000	Mean :	93	Avg.Abs.Dev :	12.31	95% Mean C.I. :	83.20 to 103.46
Total Assessed Value :	1,967,325						
Avg. Adj. Sales Price :	129,647	COD :	13.37	MAX Sales Ratio :	150.98		
Avg. Assessed Value :	115,725	PRD :	104.56	MIN Sales Ratio :	54.77		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	17	92.08	93.33	89.26	13.37	104.56	54.77	150.98	83.16 to 103.09	129,647	115,725
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	1	112.50	112.50	112.50		100.00	112.50	112.50	N/A	25,000	28,125
__Ranges Excl. Low $__											
Greater Than 4,999	17	92.08	93.33	89.26	13.37	104.56	54.77	150.98	83.16 to 103.09	129,647	115,725
Greater Than 15,000	17	92.08	93.33	89.26	13.37	104.56	54.77	150.98	83.16 to 103.09	129,647	115,725
Greater Than 30,000	16	92.06	92.13	88.99	12.82	103.53	54.77	150.98	83.16 to 96.39	136,188	121,200
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	1	112.50	112.50	112.50		100.00	112.50	112.50	N/A	25,000	28,125
30,000 TO 59,999	2	101.09	101.09	101.40	04.65	99.69	96.39	105.79	N/A	37,500	38,025
60,000 TO 99,999	4	94.88	104.00	102.95	20.65	101.02	75.27	150.98	N/A	88,000	90,594
100,000 TO 149,999	4	85.13	79.60	79.11	11.84	100.62	54.77	93.37	N/A	119,250	94,343
150,000 TO 249,999	4	92.06	92.83	92.44	05.17	100.42	84.12	103.09	N/A	171,250	158,306
250,000 TO 499,999	2	83.08	83.08	83.08	00.11	100.00	82.99	83.16	N/A	295,000	245,090
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	15	Total	Increase	0%

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

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