

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	10	Median :	95	COV :	10.92	95% Median C.I. :	87.60 to 109.93
Total Sales Price :	906,844	Wgt. Mean :	94	STD :	10.70	95% Wgt. Mean C.I. :	88.84 to 99.47
Total Adj. Sales Price :	889,844	Mean :	98	Avg. Abs. Dev :	07.54	95% Mean C.I. :	90.36 to 105.66
Total Assessed Value :	837,825						
Avg. Adj. Sales Price :	88,984	COD :	07.93	MAX Sales Ratio :	119.90		
Avg. Assessed Value :	83,783	PRD :	104.10	MIN Sales Ratio :	87.16		

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
<u>Qrtrs</u>											
10/01/2022 To 12/31/2022	3	95.28	97.60	94.24	07.81	103.57	87.60	109.93	N/A	83,881	79,048
01/01/2023 To 03/31/2023	1	93.28	93.28	93.28		100.00	93.28	93.28	N/A	129,900	121,165
04/01/2023 To 06/30/2023	1	89.56	89.56	89.56		100.00	89.56	89.56	N/A	88,000	78,810
07/01/2023 To 09/30/2023	2	96.71	96.71	91.45	09.87	105.75	87.16	106.25	N/A	122,500	112,023
10/01/2023 To 12/31/2023											
01/01/2024 To 03/31/2024	1	94.79	94.79	94.79		100.00	94.79	94.79	N/A	107,300	101,710
04/01/2024 To 06/30/2024	1	119.90	119.90	119.90		100.00	119.90	119.90	N/A	40,000	47,960
07/01/2024 To 09/30/2024	1	96.39	96.39	96.39		100.00	96.39	96.39	N/A	28,000	26,990
<u>Study Yrs</u>											
10/01/2022 To 09/30/2023	7	93.28	95.58	92.53	07.21	103.30	87.16	109.93	87.16 to 109.93	102,078	94,452
10/01/2023 To 09/30/2024	3	96.39	103.69	100.78	08.68	102.89	94.79	119.90	N/A	58,433	58,887
<u>Calendar Yrs</u>											
01/01/2023 To 12/31/2023	4	91.42	94.06	91.60	06.23	102.69	87.16	106.25	N/A	115,725	106,005

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
45	10	95.04	98.01	94.15	07.93	104.10	87.16	119.90	87.60 to 109.93	88,984	83,783

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	45	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
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Lincoln, Nebraska 68509-5108
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Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov