RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	25	Median :	92	COV :	17.40	95% Median C.I. :	79.37 to 99.18
Total Sales Price :	2,639,700	Wgt. Mean :	84	STD :	15.50	95% Wgt. Mean C.I. :	77.41 to 90.44
Total Adj. Sales Price :	2,634,700	Mean :	89	Avg.Abs.Dev :	12.77	95% Mean C.I. :	82.68 to 95.48
Total Assessed Value :	2,211,080						
Avg. Adj. Sales Price :	105,388	COD :	13.86	MAX Sales Ratio :	120.54		
Avg. Assessed Value :	88,443	PRD :	106.15	MIN Sales Ratio :	63.02		

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	7	99.86	102.01	96.26	10.34	105.97	85.49	120.54	85.49 to 120.54	79,671	76,689
01/01/2023 To 03/31/2023	5	94.92	92.67	92.68	07.00	99.99	75.48	101.63	N/A	119,900	111,126
04/01/2023 To 06/30/2023	4	79.97	86.36	83.41	09.02	103.54	78.92	106.56	N/A	99,250	82,783
07/01/2023 To 09/30/2023											
10/01/2023 To 12/31/2023	3	92.94	87.44	73.13	13.28	119.57	66.17	103.20	N/A	98,667	72,150
01/01/2024 To 03/31/2024	1	76.35	76.35	76.35		100.00	76.35	76.35	N/A	145,500	111,085
04/01/2024 To 06/30/2024	1	63.02	63.02	63.02		100.00	63.02	63.02	N/A	150,000	94,530
07/01/2024 To 09/30/2024	4	77.34	75.60	74.73	07.07	101.16	65.48	82.26	N/A	122,250	91,359
_____Study Yrs_____											
10/01/2022 To 09/30/2023	16	93.93	95.18	91.60	11.18	103.91	75.48	120.54	80.57 to 104.59	97,138	88,974
10/01/2023 To 09/30/2024	9	76.35	78.23	72.88	12.93	107.34	63.02	103.20	65.48 to 92.94	120,056	87,500
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	12	92.53	89.26	85.35	11.33	104.58	66.17	106.56	78.92 to 101.63	107,708	91,934

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
50	25	92.12	89.08	83.92	13.86	106.15	63.02	120.54	79.37 to 99.18	105,388	88,443

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	25	Median :	92	COV :	17.40	95% Median C.I. :	79.37 to 99.18
Total Sales Price :	2,639,700	Wgt. Mean :	84	STD :	15.50	95% Wgt. Mean C.I. :	77.41 to 90.44
Total Adj. Sales Price :	2,634,700	Mean :	89	Avg.Abs.Dev :	12.77	95% Mean C.I. :	82.68 to 95.48
Total Assessed Value :	2,211,080						
Avg. Adj. Sales Price :	105,388	COD :	13.86	MAX Sales Ratio :	120.54		
Avg. Assessed Value :	88,443	PRD :	106.15	MIN Sales Ratio :	63.02		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	25	92.12	89.08	83.92	13.86	106.15	63.02	120.54	79.37 to 99.18	105,388	88,443
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	2	105.53	105.53	106.26	11.93	99.31	92.94	118.11	N/A	17,000	18,065
__Ranges Excl. Low $__											
Greater Than 4,999	25	92.12	89.08	83.92	13.86	106.15	63.02	120.54	79.37 to 99.18	105,388	88,443
Greater Than 15,000	25	92.12	89.08	83.92	13.86	106.15	63.02	120.54	79.37 to 99.18	105,388	88,443
Greater Than 30,000	23	85.49	87.65	83.63	14.53	104.81	63.02	120.54	78.92 to 99.18	113,074	94,563
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	2	105.53	105.53	106.26	11.93	99.31	92.94	118.11	N/A	17,000	18,065
30,000 TO 59,999	4	101.53	97.06	98.29	06.74	98.75	80.57	104.59	N/A	43,250	42,509
60,000 TO 99,999	6	97.05	98.15	96.93	10.93	101.26	74.78	120.54	74.78 to 120.54	75,533	73,211
100,000 TO 149,999	7	79.89	82.57	82.52	06.38	100.06	75.48	92.53	75.48 to 92.53	131,500	108,509
150,000 TO 249,999	6	72.55	76.79	76.48	16.40	100.41	63.02	101.63	63.02 to 101.63	175,667	134,348
250,000 TO 499,999											
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	50	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