

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	88	Median :	94	COV :	26.31	95% Median C.I. :	91.61 to 96.43
Total Sales Price :	59,338,042	Wgt. Mean :	81	STD :	23.64	95% Wgt. Mean C.I. :	73.86 to 88.75
Total Adj. Sales Price :	59,338,042	Mean :	90	Avg. Abs. Dev :	16.25	95% Mean C.I. :	84.90 to 94.78
Total Assessed Value :	48,246,095						
Avg. Adj. Sales Price :	674,296	COD :	17.22	MAX Sales Ratio :	161.98		
Avg. Assessed Value :	548,251	PRD :	110.49	MIN Sales Ratio :	21.37		

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
____ Qtrrs ____											
10/01/2021 To 12/31/2021	10	96.96	103.46	96.69	11.15	107.00	85.28	139.75	93.44 to 123.66	364,980	352,891
01/01/2022 To 03/31/2022	7	99.12	105.34	98.12	08.19	107.36	95.42	128.76	95.42 to 128.76	639,297	627,309
04/01/2022 To 06/30/2022	15	96.28	93.34	83.89	07.30	111.26	56.45	104.65	94.75 to 99.75	654,526	549,089
07/01/2022 To 09/30/2022	8	96.08	93.85	87.51	08.45	107.24	61.42	109.25	61.42 to 109.25	979,375	857,030
10/01/2022 To 12/31/2022	8	107.83	102.28	112.10	26.01	91.24	21.37	161.98	21.37 to 161.98	496,250	556,315
01/01/2023 To 03/31/2023	4	98.99	95.14	102.61	15.45	92.72	67.50	115.10	N/A	369,250	378,873
04/01/2023 To 06/30/2023	7	70.31	67.67	51.90	29.67	130.39	34.88	101.26	34.88 to 101.26	817,143	424,119
07/01/2023 To 09/30/2023	1	50.01	50.01	50.01		100.00	50.01	50.01	N/A	1,661,481	830,915
10/01/2023 To 12/31/2023	5	89.54	87.16	88.90	05.84	98.04	74.56	95.00	N/A	152,300	135,393
01/01/2024 To 03/31/2024	6	89.07	77.99	75.36	18.45	103.49	35.96	97.20	35.96 to 97.20	2,080,641	1,567,943
04/01/2024 To 06/30/2024	7	89.10	91.32	87.13	17.62	104.81	65.77	134.36	65.77 to 134.36	366,938	319,698
07/01/2024 To 09/30/2024	10	67.98	71.78	63.95	25.74	112.24	42.75	112.22	50.89 to 93.41	491,788	314,519
____ Study Yrs ____											
10/01/2021 To 09/30/2022	40	97.16	98.07	89.27	08.81	109.86	56.45	139.75	95.72 to 99.24	644,444	575,316
10/01/2022 To 09/30/2023	20	89.80	86.13	76.13	29.24	113.14	21.37	161.98	67.50 to 105.76	641,424	488,288
10/01/2023 To 09/30/2024	28	85.60	80.74	74.61	19.15	108.22	35.96	134.36	73.29 to 92.43	740,421	552,418
____ Calendar Yrs ____											
01/01/2022 To 12/31/2022	38	97.64	97.54	91.71	12.36	106.36	21.37	161.98	95.72 to 99.75	686,789	629,849
01/01/2023 To 12/31/2023	17	85.50	78.83	62.29	21.10	126.55	34.88	115.10	55.88 to 95.00	565,881	352,483

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	88	94.34	89.84	81.31	17.22	110.49	21.37	161.98	91.61 to 96.43	674,296	548,251

[illegible]

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SALE PRICE *

[illegible]

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Avg. Assessed Value :	548,251	PRD :	110.49	MIN Sales Ratio :	21.37		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
185	1	34.88	34.88	34.88		100.00	34.88	34.88	N/A	2,500,000	872,090
300	1	123.66	123.66	123.66		100.00	123.66	123.66	N/A	240,000	296,795
303	1	121.13	121.13	121.13		100.00	121.13	121.13	N/A	1,000,000	1,211,250
304	1	99.24	99.24	99.24		100.00	99.24	99.24	N/A	350,000	347,350
319	1	95.42	95.42	95.42		100.00	95.42	95.42	N/A	2,800,000	2,671,875
322	1	101.31	101.31	101.31		100.00	101.31	101.31	N/A	600,000	607,845
341	2	91.90	91.90	91.98	01.69	99.91	90.35	93.44	N/A	580,000	533,460
344	17	94.75	93.42	89.29	15.88	104.63	56.45	161.98	76.34 to 99.24	463,463	413,829
349	1	90.53	90.53	90.53		100.00	90.53	90.53	N/A	637,500	577,125
350	3	92.21	87.50	93.76	07.65	93.32	74.56	95.72	N/A	462,000	433,192
352	11	97.49	93.80	88.90	18.08	105.51	62.66	128.76	68.37 to 120.28	921,625	819,365
353	18	95.31	90.74	80.77	21.25	112.34	21.37	139.75	82.92 to 106.88	190,665	154,008
381	1	98.44	98.44	98.44		100.00	98.44	98.44	N/A	760,000	748,125
406	7	94.34	87.97	79.26	16.49	110.99	42.75	112.22	42.75 to 112.22	423,857	335,970
410	1	85.70	85.70	85.70		100.00	85.70	85.70	N/A	8,000,000	6,855,695
413	3	50.01	63.54	52.30	45.79	121.49	35.96	104.65	N/A	1,588,749	830,915
419	3	55.88	66.70	59.62	20.22	111.88	55.16	89.06	N/A	1,015,833	605,625
423	1	97.71	97.71	97.71		100.00	97.71	97.71	N/A	175,000	171,000
442	3	97.68	97.49	97.70	02.64	99.79	93.52	101.26	N/A	161,667	157,943
444	1	96.23	96.23	96.23		100.00	96.23	96.23	N/A	800,000	769,825
499	1	59.93	59.93	59.93		100.00	59.93	59.93	N/A	535,000	320,625
528	8	94.31	92.74	93.53	06.67	99.16	67.50	102.92	67.50 to 102.92	383,759	358,923
531	1	61.42	61.42	61.42		100.00	61.42	61.42	N/A	2,610,000	1,603,125

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: [Hotz, Rob](#)
To: [Holzhauser, Jared](#); [Vaverka, Cady](#)
Subject: FW: Platte Commercial
Date: Wednesday, April 23, 2025 4:34:14 PM
Attachments: [71 Platte Substat Com VG 1.pdf](#)
[71 Platte Substat Com VG 3.pdf](#)

These two substats need to be added to the exhibits list.

From: Scott, Sarah <sarah.scott@nebraska.gov>
Sent: Thursday, April 17, 2025 8:41 AM
To: Hotz, Rob <rob.hotz@nebraska.gov>; Williams, Debra <Debra.Williams@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; kurkoski@plattecounty.ne.gov
Subject: RE: Platte Commercial

Commissioner Hotz,

The requested substats 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: Wednesday, April 16, 2025 5:02 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>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; kurkoski@plattecounty.ne.gov

Subject: Platte Commercial

Ms. Scott,

Please provide substats for Platte Commercial Valuation Groups 1 and 3.

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