

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	19	Median :	94	COV :	100.31	95% Median C.I. :	77.88 to 133.60
Total Sales Price :	1,572,350	Wgt. Mean :	80	STD :	140.92	95% Wgt. Mean C.I. :	62.43 to 96.70
Total Adj. Sales Price :	1,572,350	Mean :	140	Avg. Abs. Dev :	63.67	95% Mean C.I. :	72.56 to 208.40
Total Assessed Value :	1,251,035						
Avg. Adj. Sales Price :	82,755	COD :	67.91	MAX Sales Ratio :	670.67		
Avg. Assessed Value :	65,844	PRD :	176.57	MIN Sales Ratio :	54.66		

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	3	90.57	89.15	86.93	07.77	102.55	77.88	99.00	N/A	86,667	75,338
01/01/2022 To 03/31/2022	1	84.27	84.27	84.27		100.00	84.27	84.27	N/A	62,000	52,245
04/01/2022 To 06/30/2022	1	93.31	93.31	93.31		100.00	93.31	93.31	N/A	126,000	117,565
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	1	54.81	54.81	54.81		100.00	54.81	54.81	N/A	390,000	213,750
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	96.73	96.73	95.00	03.38	101.82	93.46	100.00	N/A	42,500	40,375
07/01/2023 To 09/30/2023	3	107.59	290.67	114.80	178.74	253.20	93.75	670.67	N/A	29,450	33,810
10/01/2023 To 12/31/2023	2	236.51	236.51	193.70	29.12	122.10	167.65	305.36	N/A	18,500	35,835
01/01/2024 To 03/31/2024	1	182.91	182.91	182.91		100.00	182.91	182.91	N/A	11,000	20,120
04/01/2024 To 06/30/2024	3	77.57	85.99	73.21	30.54	117.46	54.66	125.74	N/A	94,333	69,058
07/01/2024 To 09/30/2024	2	94.93	94.93	69.70	40.75	136.20	56.25	133.60	N/A	115,000	80,158
____ Study Yrs ____											
10/01/2021 To 09/30/2022	5	90.57	89.01	88.35	06.66	100.75	77.88	99.00	N/A	89,600	79,165
10/01/2022 To 09/30/2023	6	96.88	186.71	70.28	109.45	265.67	54.81	670.67	54.81 to 670.67	93,892	65,988
10/01/2023 To 09/30/2024	8	129.67	137.97	81.87	45.82	168.52	54.66	305.36	54.66 to 305.36	70,125	57,410
____ Calendar Yrs ____											
01/01/2022 To 12/31/2022	3	84.27	77.46	66.36	15.22	116.73	54.81	93.31	N/A	192,667	127,853
01/01/2023 To 12/31/2023	7	107.59	219.78	120.68	113.72	182.12	93.46	670.67	93.46 to 670.67	30,050	36,264

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	19	93.75	140.48	79.56	67.91	176.57	54.66	670.67	77.88 to 133.60	82,755	65,844

PROPERTY TYPE *

[illegible]

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SALE PRICE *

[illegible]

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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
304	1	99.00	99.00	99.00		100.00	99.00	99.00	N/A	5,000	4,950
344	1	125.74	125.74	125.74		100.00	125.74	125.74	N/A	40,000	50,295
350	1	93.31	93.31	93.31		100.00	93.31	93.31	N/A	126,000	117,565
353	3	182.91	320.39	215.42	102.61	148.73	107.59	670.67	N/A	7,783	16,767
384	2	236.51	236.51	193.70	29.12	122.10	167.65	305.36	N/A	18,500	35,835
406	3	90.57	93.47	78.78	28.46	118.65	56.25	133.60	N/A	135,667	106,877
442	4	77.73	75.89	72.12	12.58	105.23	54.66	93.46	N/A	96,500	69,595
490	1	84.27	84.27	84.27		100.00	84.27	84.27	N/A	62,000	52,245
528	2	74.28	74.28	61.16	26.21	121.45	54.81	93.75	N/A	233,000	142,500
999	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	20,000	20,000

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	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