

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	48	Median :	97	COV :	44.90	95% Median C.I. :	89.88 to 107.10
Total Sales Price :	8,030,500	Wgt. Mean :	97	STD :	50.27	95% Wgt. Mean C.I. :	91.59 to 103.18
Total Adj. Sales Price :	8,030,500	Mean :	112	Avg.Abs.Dev :	28.35	95% Mean C.I. :	97.74 to 126.18
Total Assessed Value :	7,820,610						
Avg. Adj. Sales Price :	167,302	COD :	29.38	MAX Sales Ratio :	288.25		
Avg. Assessed Value :	162,929	PRD :	114.96	MIN Sales Ratio :	55.44		

What IF

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	4	97.29	139.62	104.50	45.75	133.61	94.81	269.10	N/A	108,750	113,644
01/01/2023 To 03/31/2023	6	120.86	124.16	116.22	25.38	106.83	68.63	198.96	68.63 to 198.96	124,750	144,981
04/01/2023 To 06/30/2023	6	110.29	104.93	103.21	09.01	101.67	86.41	118.00	86.41 to 118.00	227,250	234,546
07/01/2023 To 09/30/2023	9	101.29	120.77	103.39	28.59	116.81	76.13	239.30	89.47 to 149.74	156,222	161,518
10/01/2023 To 12/31/2023	5	82.85	112.75	86.07	39.47	131.00	76.46	225.10	N/A	148,500	127,819
01/01/2024 To 03/31/2024	1	62.56	62.56	62.56		100.00	62.56	62.56	N/A	163,000	101,965
04/01/2024 To 06/30/2024	9	92.66	89.91	90.12	08.49	99.77	77.95	107.10	79.12 to 96.56	188,444	169,822
07/01/2024 To 09/30/2024	8	92.87	114.84	92.53	40.93	124.11	55.44	288.25	55.44 to 288.25	184,500	170,719
____Study Yrs____											
10/01/2022 To 09/30/2023	25	109.28	120.80	105.88	26.67	114.09	68.63	269.10	95.42 to 118.24	158,120	167,416
10/01/2023 To 09/30/2024	23	89.88	102.36	89.15	27.84	114.82	55.44	288.25	79.19 to 96.56	177,283	158,053
____Calendar Yrs____											
01/01/2023 To 12/31/2023	26	105.29	116.36	102.57	27.19	113.44	68.63	239.30	89.47 to 118.24	163,865	168,074

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
13	48	96.50	111.96	97.39	29.38	114.96	55.44	288.25	89.88 to 107.10	167,302	162,929

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Avg. Assessed Value :	162,929	PRD :	114.96	MIN Sales Ratio :	55.44		

PROPERTY TYPE *[illegible]

SALE PRICE *

[illegible]

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	13	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Williams, Debra](#)
Cc: [Keetle, Steve](#); [Kuhn, Jim](#); [Russell, Jacqueline](#); [Holzhauser, Jared](#); kurkoski@plattecounty.ne.gov
Subject: RE: Platte Residential
Date: Wednesday, April 16, 2025 8:02:08 AM
Attachments: [Platte Substat Res VG 13.pdf](#)

Commissioner Hotz,

The requested substat is attached. Valuation Group 13 corresponds to Assessor Location 83.17 – Nbhd 13 Smtown in the Abstract Schedule XI.

Please let me know if you have additional questions.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber

North Platte, NE 69101

OFFICE 402-471-5962

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revenue.nebraska.gov

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Tuesday, April 15, 2025 4:00 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 Residential

Ms. Scott,

Please provide a substat for Platte Residential Valuation Group 13. Also, please clarify which Assessor Locations shown in Schedule XI are applicable to this Valuation Group.

Thank you.

Robert W. Hotz, Chairman
Nebraska Tax Equalization & Review Commission
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Lincoln, Nebraska 68509-5108
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