RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	51	Median :	96	COV :	24.32	95% Median C.I. :	90.33 to 101.61
Total Sales Price :	7,878,350	Wgt. Mean :	95	STD :	24.68	95% Wgt. Mean C.I. :	90.15 to 100.15
Total Adj. Sales Price :	7,878,350	Mean :	102	Avg.Abs.Dev :	15.71	95% Mean C.I. :	94.73 to 108.27
Total Assessed Value :	7,496,199						
Avg. Adj. Sales Price :	154,477	COD :	16.44	MAX Sales Ratio :	220.69		
Avg. Assessed Value :	146,984	PRD :	106.67	MIN Sales Ratio :	74.09		

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	6	107.66	124.69	124.63	26.15	100.05	90.33	220.69	90.33 to 220.69	73,667	91,810
01/01/2023 To 03/31/2023	5	115.63	120.79	117.83	13.80	102.51	101.29	146.05	N/A	120,400	141,872
04/01/2023 To 06/30/2023	6	94.25	96.48	90.77	11.13	106.29	81.62	122.61	81.62 to 122.61	287,375	260,841
07/01/2023 To 09/30/2023	12	94.81	101.13	89.87	15.93	112.53	78.30	149.08	84.85 to 125.33	117,000	105,149
10/01/2023 To 12/31/2023	6	88.40	91.16	89.13	15.53	102.28	74.09	116.38	74.09 to 116.38	167,975	149,717
01/01/2024 To 03/31/2024	3	92.40	92.77	98.17	13.54	94.50	74.19	111.72	N/A	295,000	289,604
04/01/2024 To 06/30/2024	4	88.53	87.25	87.35	03.82	99.89	80.64	91.29	N/A	167,875	146,633
07/01/2024 To 09/30/2024	9	95.51	95.32	92.45	10.39	103.10	76.67	116.37	82.88 to 108.57	126,861	117,278
_____Study Yrs_____											
10/01/2022 To 09/30/2023	29	100.44	108.43	97.96	18.52	110.69	78.30	220.69	91.80 to 115.63	143,871	140,933
10/01/2023 To 09/30/2024	22	90.63	92.37	91.99	11.57	100.41	74.09	116.38	81.23 to 102.71	168,459	154,961
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	29	96.70	101.49	93.59	16.09	108.44	74.09	149.08	88.71 to 102.97	163,383	152,914

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	30	93.15	100.36	94.39	17.69	106.32	74.09	220.69	87.53 to 102.97	156,592	147,807
5	6	96.10	101.02	97.26	12.19	103.87	76.67	125.33	76.67 to 125.33	59,167	57,545
10	8	97.98	106.13	99.88	16.22	106.26	84.85	149.08	84.85 to 149.08	69,969	69,884
30	7	95.57	101.52	95.22	15.83	106.62	80.10	146.05	80.10 to 146.05	323,693	308,233

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	51	Median :	96	COV :	24.32	95% Median C.I. :	90.33 to 101.61
Total Sales Price :	7,878,350	Wgt. Mean :	95	STD :	24.68	95% Wgt. Mean C.I. :	90.15 to 100.15
Total Adj. Sales Price :	7,878,350	Mean :	102	Avg.Abs.Dev :	15.71	95% Mean C.I. :	94.73 to 108.27
Total Assessed Value :	7,496,199						
Avg. Adj. Sales Price :	154,477	COD :	16.44	MAX Sales Ratio :	220.69		
Avg. Assessed Value :	146,984	PRD :	106.67	MIN Sales Ratio :	74.09		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	51	95.57	101.50	95.15	16.44	106.67	74.09	220.69	90.33 to 101.61	154,477	146,984
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	3	126.95	122.12	119.08	15.42	102.55	90.33	149.08	N/A	8,333	9,923
Less Than 30,000	6	98.01	108.78	101.61	17.05	107.06	90.29	149.08	90.29 to 149.08	15,500	15,749
__Ranges Excl. Low $__											
Greater Than 4,999	51	95.57	101.50	95.15	16.44	106.67	74.09	220.69	90.33 to 101.61	154,477	146,984
Greater Than 15,000	48	95.57	100.21	95.07	15.50	105.41	74.09	220.69	89.96 to 101.61	163,611	155,551
Greater Than 30,000	45	95.57	100.53	95.07	16.30	105.74	74.09	220.69	89.45 to 102.71	173,008	164,482
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	3	126.95	122.12	119.08	15.42	102.55	90.33	149.08	N/A	8,333	9,923
15,000 TO 29,999	3	95.57	95.43	95.18	03.54	100.26	90.29	100.44	N/A	22,667	21,575
30,000 TO 59,999	5	116.37	130.33	130.61	26.94	99.79	84.85	220.69	N/A	41,600	54,335
60,000 TO 99,999	8	99.72	104.03	103.50	18.21	100.51	76.67	146.05	76.67 to 146.05	78,750	81,508
100,000 TO 149,999	10	98.89	102.98	101.93	12.57	101.03	76.99	138.00	91.29 to 126.24	125,235	127,650
150,000 TO 249,999	16	90.88	92.33	92.33	10.33	100.00	74.09	115.63	81.23 to 101.61	202,078	186,587
250,000 TO 499,999	4	83.51	84.18	84.45	09.50	99.68	74.19	95.51	N/A	265,438	224,164
500,000 TO 999,999	2	98.13	98.13	94.24	13.85	104.13	84.54	111.72	N/A	700,000	659,712
1,000,000 +											

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	9%

From:	Scott, Sarah
To:	Keetle, Steve
Cc:	Hotz, Rob; Kuhn, Jim; Russell, Jacqueline; Holzhauser, Jared; Williams, Debra; assessor@thurstoncountyne.gov
Subject:	RE: Thurston Residential
Date:	Friday, April 18, 2025 3:11:18 PM
Attachments:	87 Thurston VG 30 +9% All Sales.pdf

Commissioner Keetle,

The requested What-if Statistics showing the overall class after a 9% increase to Valuation Group 30 is 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: Keetle, Steve <Steve.Keetle@nebraska.gov>
Sent: Friday, April 18, 2025 3:01 PM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; Williams, Debra <Debra.Williams@nebraska.gov>; assessor@thurstoncountyne.gov
Subject: Thurston Residential

Ms. Scott:

Please provide a What If statistic showing the impact of adjusting the median of Residential Subclass VG30 by +9% on the Residential Class as a whole. The Correlation section of the Reports and Opinion for Thurston County discusses this statistic, but it is not included in the report.

Steven A. Keetle,
Commissioner
Tax Equalization and Review Commission
steve.keetle@nebraska.gov
Phone: (402) 471-2842