

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	97	COV :	14.78	95% Median C.I. :	78.55 to 100.72
Total Sales Price :	5,479,500	Wgt. Mean :	86	STD :	13.47	95% Wgt. Mean C.I. :	77.36 to 95.40
Total Adj. Sales Price :	5,479,500	Mean :	91	Avg.Abs.Dev :	09.70	95% Mean C.I. :	84.18 to 98.04
Total Assessed Value :	4,733,145						
Avg. Adj. Sales Price :	322,324	COD :	10.03	MAX Sales Ratio :	105.31		
Avg. Assessed Value :	278,420	PRD :	105.48	MIN Sales Ratio :	63.39		

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	2	103.20	103.20	102.60	02.05	100.58	101.08	105.31	N/A	243,500	249,838
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	1	98.66	98.66	98.66		100.00	98.66	98.66	N/A	300,000	295,965
07/01/2023 To 09/30/2023	3	100.48	101.44	101.10	01.34	100.34	99.89	103.95	N/A	243,333	246,022
10/01/2023 To 12/31/2023	3	95.00	86.33	82.19	09.74	105.04	68.13	95.87	N/A	353,000	290,142
01/01/2024 To 03/31/2024	1	96.74	96.74	96.74		100.00	96.74	96.74	N/A	275,000	266,030
04/01/2024 To 06/30/2024	5	82.18	81.36	76.11	14.31	106.90	63.39	100.72	N/A	371,700	282,886
07/01/2024 To 09/30/2024	2	88.48	88.48	84.23	11.22	105.05	78.55	98.41	N/A	385,000	324,278
____Study Yrs____											
10/01/2022 To 09/30/2023	6	100.78	101.56	101.10	01.88	100.45	98.66	105.31	98.66 to 105.31	252,833	255,618
10/01/2023 To 09/30/2024	11	90.99	85.41	80.74	12.48	105.78	63.39	100.72	68.13 to 98.41	360,227	290,858
____Calendar Yrs____											
01/01/2023 To 12/31/2023	7	98.66	94.57	91.17	06.56	103.73	68.13	103.95	68.13 to 103.95	298,429	272,065

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	17	96.74	91.11	86.38	10.03	105.48	63.39	105.31	78.55 to 100.72	322,324	278,420

Type : Qualified

What IF

[illegible][illegible]

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Williams, Debra](#)
Cc: [Keetle, Steve](#); [Russell, Jacqueline](#); [Kuhn, Jim](#); [Holzhauser, Jared](#); dduffy@waynecountyne.gov
Subject: RE: Wayne Residential
Date: Friday, April 18, 2025 4:47:40 PM
Attachments: [90 Wayne substat Res VG 5.pdf](#)

Commissioner Hotz,

The requested substat for Wayne County Residential Valuation Group 5 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

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From: Hotz, Rob <rob.hotz@nebraska.gov>

Sent: Friday, April 18, 2025 4:40 PM

To: Scott, Sarah <sarah.scott@nebraska.gov>; Williams, Debra <Debra.Williams@nebraska.gov>

Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; dduffy@waynecountyne.gov

Subject: Wayne Residential

Ms. Scott,

Please provide a substat for Wayne Residential Valuation Group 5.

Thank you.

Robert W. Hotz, Chairman

Nebraska Tax Equalization & Review Commission

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