

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	8	Median :	92	COV :	49.90	95% Median C.I. :	66.13 to 245.08
Total Sales Price :	1,171,999	Wgt. Mean :	101	STD :	57.01	95% Wgt. Mean C.I. :	74.87 to 126.32
Total Adj. Sales Price :	1,171,999	Mean :	114	Avg.Abs.Dev :	34.41	95% Mean C.I. :	66.58 to 161.92
Total Assessed Value :	1,178,950						
Avg. Adj. Sales Price :	146,500	COD :	37.21	MAX Sales Ratio :	245.08		
Avg. Assessed Value :	147,369	PRD :	113.58	MIN Sales Ratio :	66.13		

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	1	132.09	132.09	132.09		100.00	132.09	132.09	N/A	250,000	330,225
01/01/2023 To 03/31/2023											
04/01/2023 To 06/30/2023	2	85.10	85.10	84.85	02.88	100.29	82.65	87.55	N/A	140,500	119,213
07/01/2023 To 09/30/2023	2	182.57	182.57	138.89	34.24	131.45	120.06	245.08	N/A	83,000	115,275
10/01/2023 To 12/31/2023	1	83.03	83.03	83.03		100.00	83.03	83.03	N/A	185,000	153,600
01/01/2024 To 03/31/2024	1	66.13	66.13	66.13		100.00	66.13	66.13	N/A	179,999	119,030
04/01/2024 To 06/30/2024											
07/01/2024 To 09/30/2024	1	97.38	97.38	97.38		100.00	97.38	97.38	N/A	110,000	107,120
____Study Yrs____											
10/01/2022 To 09/30/2023	5	120.06	133.49	114.66	34.47	116.42	82.65	245.08	N/A	139,400	159,840
10/01/2023 To 09/30/2024	3	83.03	82.18	79.95	12.55	102.79	66.13	97.38	N/A	158,333	126,583
____Calendar Yrs____											
01/01/2023 To 12/31/2023	5	87.55	123.67	98.51	45.56	125.54	82.65	245.08	N/A	126,400	124,515

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	8	92.47	114.25	100.59	37.21	113.58	66.13	245.08	66.13 to 245.08	146,500	147,369

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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	3	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Williams, Debra](#)
Cc: [Kuhn, Jim](#); [Holzhauser, Jared](#); [Russell, Jacqueline](#); [Keetle, Steve](#); [County, Wheeler](#)
Subject: RE: Wheeler County Residential
Date: Thursday, April 24, 2025 4:30:37 PM
Attachments: [92 Wheeler substat res VG3.pdf](#)

Commissioner Hotz,

The requested substat 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: Thursday, April 24, 2025 4:12 PM

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

Cc: Kuhn, Jim <jim.kuhn@nebraska.gov>; Holzhauser, Jared <Jared.Holzhauser@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; County, Wheeler <clerk@wheelercountyne.gov>

Subject: Wheeler County Residential

Ms. Scott,

Please provide a substat for Wheeler County Residential Valuation Group 3.

Thank you.

Robert W. Hotz, Chairman

Nebraska Tax Equalization & Review Commission

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