RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	283	Median :	96	COV :	39.00	95% Median C.I. :	93.37 to 98.96
Total Sales Price :	53,565,719	Wgt. Mean :	97	STD :	41.11	95% Wgt. Mean C.I. :	94.48 to 100.02
Total Adj. Sales Price :	53,565,719	Mean :	105	Avg.Abs.Dev :	24.30	95% Mean C.I. :	100.61 to 110.19
Total Assessed Value :	52,093,450						
Avg. Adj. Sales Price :	189,278	COD :	25.39	MAX Sales Ratio :	380.80		
Avg. Assessed Value :	184,076	PRD :	108.38	MIN Sales Ratio :	40.47		

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	38	117.20	133.24	115.69	34.19	115.17	52.45	380.80	99.43 to 134.37	160,515	185,696
01/01/2023 To 03/31/2023	24	114.08	116.54	111.34	25.53	104.67	46.54	219.24	94.34 to 131.58	146,496	163,116
04/01/2023 To 06/30/2023	36	95.19	96.89	92.87	17.73	104.33	62.57	220.36	87.59 to 99.57	186,258	172,980
07/01/2023 To 09/30/2023	42	95.46	99.86	95.61	17.72	104.45	49.94	217.63	90.03 to 104.64	223,645	213,825
10/01/2023 To 12/31/2023	46	96.57	109.83	97.09	30.87	113.12	61.18	318.39	89.91 to 105.01	158,660	154,045
01/01/2024 To 03/31/2024	23	94.83	100.07	96.52	20.18	103.68	62.96	161.53	86.03 to 106.57	164,486	158,767
04/01/2024 To 06/30/2024	40	90.60	90.18	90.51	14.06	99.64	40.47	134.34	82.93 to 94.10	249,761	226,064
07/01/2024 To 09/30/2024	34	91.07	97.85	90.47	23.32	108.16	52.66	269.54	84.58 to 100.25	199,409	180,414
_____Study Yrs_____											
10/01/2022 To 09/30/2023	140	99.50	111.01	101.81	26.60	109.04	46.54	380.80	95.92 to 104.46	183,670	186,994
10/01/2023 To 09/30/2024	143	92.60	99.91	93.04	23.16	107.38	40.47	318.39	90.10 to 95.29	194,768	181,219
_____Calendar Yrs_____											
01/01/2023 To 12/31/2023	148	97.06	104.94	97.38	23.84	107.76	46.54	318.39	93.85 to 100.33	181,842	177,086

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	283	95.70	105.40	97.25	25.39	108.38	40.47	380.80	93.37 to 98.96	189,278	184,076

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales :	283	Median :	96	COV :	39.00	95% Median C.I. :	93.37 to 98.96
Total Sales Price :	53,565,719	Wgt. Mean :	97	STD :	41.11	95% Wgt. Mean C.I. :	94.48 to 100.02
Total Adj. Sales Price :	53,565,719	Mean :	105	Avg.Abs.Dev :	24.30	95% Mean C.I. :	100.61 to 110.19
Total Assessed Value :	52,093,450						
Avg. Adj. Sales Price :	189,278	COD :	25.39	MAX Sales Ratio :	380.80		
Avg. Assessed Value :	184,076	PRD :	108.38	MIN Sales Ratio :	40.47		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	283	95.70	105.40	97.25	25.39	108.38	40.47	380.80	93.37 to 98.96	189,278	184,076
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	1	269.54	269.54	269.54		100.00	269.54	269.54	N/A	12,500	33,693
Less Than 30,000	4	226.76	210.26	205.01	18.36	102.56	118.00	269.54	N/A	19,500	39,976
__Ranges Excl. Low $__											
Greater Than 4,999	283	95.70	105.40	97.25	25.39	108.38	40.47	380.80	93.37 to 98.96	189,278	184,076
Greater Than 15,000	282	95.55	104.82	97.21	24.88	107.83	40.47	380.80	93.37 to 98.69	189,905	184,609
Greater Than 30,000	279	95.29	103.90	97.09	24.14	107.01	40.47	380.80	93.16 to 98.42	191,712	186,142
__Incremental Ranges__											
0 TO 4,999											
5,000 TO 14,999	1	269.54	269.54	269.54		100.00	269.54	269.54	N/A	12,500	33,693
15,000 TO 29,999	3	219.24	190.50	192.69	17.68	98.86	118.00	234.27	N/A	21,833	42,070
30,000 TO 59,999	18	172.33	175.45	169.42	40.16	103.56	49.94	380.80	97.96 to 211.19	48,548	82,249
60,000 TO 99,999	36	104.19	117.67	114.86	34.20	102.45	46.54	220.36	94.83 to 130.81	78,758	90,458
100,000 TO 149,999	50	93.16	96.74	97.11	21.58	99.62	40.47	170.46	89.91 to 102.25	129,032	125,299
150,000 TO 249,999	117	96.10	97.32	97.34	15.12	99.98	52.66	167.94	92.60 to 98.96	195,145	189,951
250,000 TO 499,999	54	90.87	93.74	93.12	12.73	100.67	64.74	157.71	87.36 to 95.29	338,150	314,901
500,000 TO 999,999	4	80.02	77.17	76.19	16.66	101.29	55.65	92.99	N/A	558,725	425,677
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

From:	Scott, Sarah
To:	Hotz, Rob; Williams, Debra
Cc:	Keetle, Steve; Kuhn, Jim; Russell, Jacqueline; Holzhauser, Jared; kbulgrin@yorkcountyne.gov
Subject:	RE: York Residential
Date:	Monday, April 14, 2025 3:20:35 PM
Attachments:	93 York substat res VG 1.pdf 93 York substat res VG 2.pdf 93 York substat res VG 3.pdf 93 York substat res VG 5.pdf 93 York substat res VG 6.pdf

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

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Monday, April 14, 2025 2:25 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>; kbulgrin@yorkcountyne.gov
Subject: York Residential

Ms. Scott,

Please provide substats for York Residential Valuation Groupings 1, 2, 3, 5, and 6.

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