

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	35	Median :	96	COV :	23.70	95% Median C.I. :	83.61 to 106.26
Total Sales Price :	6,992,900	Wgt. Mean :	95	STD :	23.71	95% Wgt. Mean C.I. :	87.90 to 101.50
Total Adj. Sales Price :	6,992,900	Mean :	100	Avg.Abs.Dev :	17.18	95% Mean C.I. :	92.17 to 107.89
Total Assessed Value :	6,622,134						
Avg. Adj. Sales Price :	199,797	COD :	17.87	MAX Sales Ratio :	179.15		
Avg. Assessed Value :	189,204	PRD :	105.63	MIN Sales Ratio :	70.74		

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	112.85	112.09	112.70	05.87	99.46	99.27	123.38	N/A	140,250	158,065
01/01/2023 To 03/31/2023	1	96.06	96.06	96.06		100.00	96.06	96.06	N/A	90,000	86,452
04/01/2023 To 06/30/2023	8	92.64	92.83	88.72	09.52	104.63	77.09	110.86	77.09 to 110.86	225,688	200,228
07/01/2023 To 09/30/2023	4	110.70	120.04	109.53	27.00	109.60	79.62	179.15	N/A	236,250	258,776
10/01/2023 To 12/31/2023	5	90.21	94.05	89.69	14.90	104.86	75.29	117.71	N/A	185,900	166,729
01/01/2024 To 03/31/2024	3	114.40	115.22	96.00	23.97	120.02	74.49	156.76	N/A	149,967	143,966
04/01/2024 To 06/30/2024	4	92.00	90.02	88.06	09.58	102.23	74.55	101.53	N/A	324,500	285,766
07/01/2024 To 09/30/2024	6	83.27	93.00	93.86	19.54	99.08	70.74	137.93	70.74 to 137.93	152,333	142,981
____Study Yrs____											
10/01/2022 To 09/30/2023	17	99.27	103.95	98.65	15.74	105.37	77.09	179.15	83.59 to 114.02	200,088	197,391
10/01/2023 To 09/30/2024	18	89.04	96.33	90.95	19.95	105.92	70.74	156.76	76.50 to 106.26	199,522	181,472
____Calendar Yrs____											
01/01/2023 To 12/31/2023	18	94.46	99.40	94.35	16.40	105.35	75.29	179.15	82.95 to 106.31	209,444	197,613

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	35	96.12	100.03	94.70	17.87	105.63	70.74	179.15	83.61 to 106.26	199,797	189,204

Type : Qualified

What IF

SALE PRICE *

[illegible]

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	0%

What IF

From: [Scott, Sarah](#)
To: [Hotz, Rob](#); [Williams, Debra](#)
Cc: [Keetle, Steve](#); [Kuhn, Jim](#); [Russell, Jacqueline](#); [Holzhauser, Jared](#); kbulgrin@yorkcountytne.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

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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: 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@yorkcountytne.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
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