

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	16	Median :	96	COV :	14.49	95% Median C.I. :	86.72 to 106.76
Total Sales Price :	3,590,926	Wgt. Mean :	91	STD :	13.78	95% Wgt. Mean C.I. :	85.10 to 97.78
Total Adj. Sales Price :	3,590,926	Mean :	95	Avg. Abs. Dev :	11.43	95% Mean C.I. :	87.79 to 102.47
Total Assessed Value :	3,283,410						
Avg. Adj. Sales Price :	224,433	COD :	11.93	MAX Sales Ratio :	113.48		
Avg. Assessed Value :	205,213	PRD :	104.04	MIN Sales Ratio :	63.80		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Qrtrs ____											
10/01/2022 To 12/31/2022	4	91.23	93.76	91.47	14.51	102.50	80.29	112.29	N/A	163,000	149,093
01/01/2023 To 03/31/2023	2	105.55	105.55	103.73	05.01	101.75	100.26	110.83	N/A	212,000	219,901
04/01/2023 To 06/30/2023	2	100.40	100.40	94.23	13.03	106.55	87.32	113.48	N/A	189,250	178,333
07/01/2023 To 09/30/2023	1	101.45	101.45	101.45		100.00	101.45	101.45	N/A	250,000	253,622
10/01/2023 To 12/31/2023	2	85.28	85.28	71.55	25.19	119.19	63.80	106.76	N/A	171,950	123,023
01/01/2024 To 03/31/2024	2	98.49	98.49	94.42	07.31	104.31	91.29	105.69	N/A	143,813	135,795
04/01/2024 To 06/30/2024	1	86.72	86.72	86.72		100.00	86.72	86.72	N/A	214,900	186,354
07/01/2024 To 09/30/2024	2	89.71	89.71	89.71	00.03	100.00	89.68	89.74	N/A	520,000	466,482
____ Study Yrs ____											
10/01/2022 To 09/30/2023	9	101.45	98.71	96.59	09.82	102.19	80.29	113.48	80.75 to 112.29	189,389	182,940
10/01/2023 To 09/30/2024	7	89.74	90.53	86.78	10.12	104.32	63.80	106.76	63.80 to 106.76	269,489	233,850
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	7	101.45	97.70	92.82	11.22	105.26	63.80	113.48	63.80 to 113.48	199,486	185,162

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	16	95.78	95.13	91.44	11.93	104.04	63.80	113.48	86.72 to 106.76	224,433	205,213

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: [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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