

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	29	Median :	95	COV :	57.21	95% Median C.I. :	61.16 to 123.27
Total Sales Price :	3,258,386	Wgt. Mean :	80	STD :	64.02	95% Wgt. Mean C.I. :	68.11 to 91.48
Total Adj. Sales Price :	3,258,386	Mean :	112	Avg.Abs.Dev :	46.42	95% Mean C.I. :	87.55 to 136.25
Total Assessed Value :	2,600,139						
Avg. Adj. Sales Price :	112,358	COD :	48.63	MAX Sales Ratio :	273.11		
Avg. Assessed Value :	89,660	PRD :	140.23	MIN Sales Ratio :	45.73		

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	3	107.86	129.52	109.44	38.31	118.35	78.38	202.33	N/A	48,000	52,530
01/01/2023 To 03/31/2023	5	95.46	87.03	73.63	26.75	118.20	52.41	134.51	N/A	127,600	93,951
04/01/2023 To 06/30/2023	4	97.30	113.91	85.23	37.18	133.65	59.52	201.51	N/A	151,500	129,123
07/01/2023 To 09/30/2023	2	153.12	153.12	86.46	65.30	177.10	53.13	253.10	N/A	81,000	70,032
10/01/2023 To 12/31/2023	3	107.41	119.45	68.10	47.14	175.40	49.52	201.42	N/A	110,195	75,038
01/01/2024 To 03/31/2024	2	53.02	53.02	52.77	13.75	100.47	45.73	60.31	N/A	145,000	76,517
04/01/2024 To 06/30/2024	6	106.66	137.40	95.18	52.47	144.36	69.94	273.11	69.94 to 273.11	96,917	92,243
07/01/2024 To 09/30/2024	4	77.73	92.71	75.97	48.14	122.04	49.41	165.96	N/A	126,575	96,160
____Study Yrs____											
10/01/2022 To 09/30/2023	14	97.30	113.26	82.83	44.69	136.74	52.41	253.10	53.59 to 201.51	110,714	91,707
10/01/2023 To 09/30/2024	15	90.04	110.64	77.05	53.95	143.60	45.73	273.11	60.31 to 165.96	113,892	87,750
____Calendar Yrs____											
01/01/2023 To 12/31/2023	14	97.30	111.10	77.82	46.70	142.77	49.52	253.10	53.13 to 201.42	124,042	96,530

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	29	95.46	111.90	79.80	48.63	140.23	45.73	273.11	61.16 to 123.27	112,358	89,660

Type : Qualified

What IF

[illegible][illegible]

RESIDENTIAL IMPROVED - ADJUSTED

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](#); [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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