

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	21	Median :	93	COV :	17.95	95% Median C.I. :	87.48 to 113.72
Total Sales Price :	9,091,251	Wgt. Mean :	96	STD :	18.18	95% Wgt. Mean C.I. :	89.70 to 103.00
Total Adj. Sales Price :	9,091,251	Mean :	101	Avg. Abs. Dev :	14.28	95% Mean C.I. :	93.01 to 109.57
Total Assessed Value :	8,759,630						
Avg. Adj. Sales Price :	432,917	COD :	15.33	MAX Sales Ratio :	144.79		
Avg. Assessed Value :	417,125	PRD :	105.13	MIN Sales Ratio :	78.19		

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
____ Qtrtrs ____											
10/01/2022 To 12/31/2022	2	94.99	94.99	96.13	10.86	98.81	84.67	105.30	N/A	562,500	540,725
01/01/2023 To 03/31/2023	2	92.48	92.48	92.30	05.41	100.20	87.48	97.48	N/A	280,000	258,440
04/01/2023 To 06/30/2023	5	108.05	105.26	100.42	14.76	104.82	78.19	128.75	N/A	382,400	384,011
07/01/2023 To 09/30/2023	4	98.77	99.24	96.45	11.11	102.89	84.23	115.19	N/A	463,125	446,684
10/01/2023 To 12/31/2023	2	110.61	110.61	96.99	15.91	114.04	93.01	128.21	N/A	531,000	515,023
01/01/2024 To 03/31/2024	2	96.23	96.23	90.20	18.18	106.69	78.74	113.72	N/A	594,876	536,553
04/01/2024 To 06/30/2024	3	90.35	90.18	91.34	02.25	98.73	87.05	93.13	N/A	412,333	376,611
07/01/2024 To 09/30/2024	1	144.79	144.79	144.79		100.00	144.79	144.79	N/A	153,000	221,527
____ Study Yrs ____											
10/01/2022 To 09/30/2023	13	97.48	99.86	97.35	13.01	102.58	78.19	128.75	84.67 to 115.19	419,192	408,086
10/01/2023 To 09/30/2024	8	93.07	103.63	94.86	17.56	109.25	78.74	144.79	78.74 to 144.79	455,219	431,814
____ Calendar Yrs ____											
01/01/2023 To 12/31/2023	13	97.48	102.26	97.53	14.16	104.85	78.19	128.75	87.48 to 120.25	414,346	404,132

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
6	21	93.13	101.29	96.35	15.33	105.13	78.19	144.79	87.48 to 113.72	432,917	417,125

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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	6	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

200 S Silber

North Platte, NE 69101

OFFICE 402-471-5962

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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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