

From: Sorensen, Ruth
Sent: Monday, April 10, 2017 11:26 AM
To: Hotz, Rob
Cc: Salmon, Nancy; Keetle, Steve; Sopinski, Timothy
Subject: RE: Adams County

Commissioner Hotz:

Yes. The sample of sales is not reliable to create a point estimate from which to derive a level of value. The reasons the sample is not reliable are documented in the correlation.

Let me know if you have any further questions.

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From: Hotz, Rob
Sent: Friday, April 07, 2017 3:32 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>
Subject: Adams County

Ms. Sorenson,

The Residential Correlation section at page 9, in the last full paragraph, includes the following sentence which needs clarification: “The inconsistencies of those results, coupled with the limited sample size with which to do an analysis, leads to the conclusion that the sample is not reliable to create a point estimate for a level of value from.” Should we interpret the end of the sentence to mean “to create a point estimate from which to derive a level of value”? Since the Valuation Grouping being discussed has a median outside of the acceptable range, rounded to 89%, further clarification is needed.

Robert W. Hotz, Commissioner
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