

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	75	Median :	100	COV :	76.04	95% Median C.I. :	95.65 to 107.69
Total Sales Price :	8,889,425	Wgt. Mean :	100	STD :	84.75	95% Wgt. Mean C.I. :	95.28 to 105.06
Total Adj. Sales Price :	8,952,425	Mean :	111	Avg. Abs. Dev :	25.76	95% Mean C.I. :	92.28 to 130.64
Total Assessed Value :	8,967,645						
Avg. Adj. Sales Price :	119,366	COD :	25.84	MAX Sales Ratio :	812.50		
Avg. Assessed Value :	119,569	PRD :	111.27	MIN Sales Ratio :	51.45		

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
<u>Qrtrs</u>											
10/01/2020 To 12/31/2020	13	107.42	108.03	104.10	14.32	103.78	78.33	140.32	91.60 to 127.56	139,894	145,635
01/01/2021 To 03/31/2021	5	114.79	125.04	112.36	12.29	111.29	105.77	153.85	N/A	82,700	92,924
04/01/2021 To 06/30/2021	13	112.04	109.82	114.62	08.97	95.81	63.76	144.16	104.99 to 116.63	130,538	149,628
07/01/2021 To 09/30/2021	9	103.82	105.88	102.53	09.82	103.27	88.45	121.71	91.27 to 118.57	120,500	123,546
10/01/2021 To 12/31/2021	10	89.95	89.46	88.79	08.86	100.75	73.69	105.16	77.39 to 99.70	85,980	76,342
01/01/2022 To 03/31/2022	5	116.98	119.30	112.79	20.33	105.77	88.00	153.99	N/A	91,700	103,432
04/01/2022 To 06/30/2022	9	84.86	81.68	83.84	18.76	97.42	51.45	115.50	62.59 to 95.71	150,667	126,324
07/01/2022 To 09/30/2022	11	95.65	156.67	89.77	79.02	174.52	53.28	812.50	77.64 to 124.32	114,955	103,199
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	40	110.61	110.25	108.00	11.77	102.08	63.76	153.85	104.99 to 115.89	125,341	135,374
10/01/2021 To 09/30/2022	35	92.32	112.84	90.20	37.78	125.10	51.45	812.50	88.00 to 96.57	112,537	101,505
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	37	105.77	105.42	105.68	12.85	99.75	63.76	153.85	99.70 to 114.16	109,589	115,814

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	75	99.70	111.46	100.17	25.84	111.27	51.45	812.50	95.65 to 107.69	119,366	119,569

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Avg. Assessed Value :	119,569	PRD :	111.27	MIN Sales Ratio :	51.45		

What IF

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	75	99.70	111.46	100.17	25.84	111.27	51.45	812.50	95.65 to 107.69	119,366	119,569
06											
07											

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	812.50	812.50	812.50		100.00	812.50	812.50	N/A	2,000	16,250
Less Than 15,000	2	483.18	483.18	263.63	68.16	183.28	153.85	812.50	N/A	6,000	15,818
Less Than 30,000	3	153.85	354.76	154.74	154.82	229.26	97.93	812.50	N/A	11,667	18,053
<u>__ Ranges Excl. Low \$ __</u>											
Greater Than 4,999	74	99.33	101.99	100.01	16.58	101.98	51.45	153.99	95.65 to 107.42	120,952	120,965
Greater Than 15,000	73	98.96	101.28	99.95	16.11	101.33	51.45	153.99	95.35 to 107.42	122,472	122,411
Greater Than 30,000	72	99.33	101.33	99.96	16.26	101.37	51.45	153.99	95.35 to 107.42	123,853	123,798
<u>__ Incremental Ranges __</u>											
0 TO 4,999	1	812.50	812.50	812.50		100.00	812.50	812.50	N/A	2,000	16,250
5,000 TO 14,999	1	153.85	153.85	153.85		100.00	153.85	153.85	N/A	10,000	15,385
15,000 TO 29,999	1	97.93	97.93	97.93		100.00	97.93	97.93	N/A	23,000	22,525
30,000 TO 59,999	11	109.17	107.76	106.02	17.19	101.64	51.45	140.32	89.02 to 136.64	44,330	46,998
60,000 TO 99,999	23	112.26	108.30	108.37	13.34	99.94	63.76	153.99	96.71 to 116.21	78,165	84,707
100,000 TO 149,999	16	90.50	89.15	88.94	16.12	100.24	53.28	121.71	73.69 to 105.16	121,344	107,920
150,000 TO 249,999	19	95.35	97.89	98.47	12.39	99.41	76.51	144.16	84.86 to 107.42	198,658	195,619
250,000 TO 499,999	3	116.63	110.93	109.69	07.07	101.13	95.71	120.44	N/A	305,333	334,923
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

**From:** [Sorensen, Ruth](#)  
**To:** [Hotz, Rob](#); [Scott, Sarah](#); [assessor@antelopecounty.org](mailto:assessor@antelopecounty.org)  
**Cc:** [Keetle, Steve](#); [Kuhn, Jim](#); [Loukota, Joe](#)  
**Subject:** RE: Antelope Residential  
**Date:** Tuesday, April 11, 2023 8:26:23 AM  
**Attachments:** [Antelope Residential VG1 Substat.pdf](#)

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Commissioner Hotz,

Attached is the requested substat.

Please let me know if you have any questions.

Thank you!

**Ruth A. Sorensen**

*Property Tax Administrator/Property Assessment Division*

**Nebraska Department of Revenue**

PO Box 98919

301 Centennial Mall South

Lincoln, NE 68509

OFFICE 402-471-5962

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[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

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**From:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>

**Sent:** Monday, April 10, 2023 4:16 PM

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>; Scott, Sarah <[sarah.scott@nebraska.gov](mailto:sarah.scott@nebraska.gov)>; [assessor@antelopecounty.org](mailto:assessor@antelopecounty.org)

**Cc:** Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Kuhn, Jim <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>; Loukota, Joe <[Joe.Loukota@nebraska.gov](mailto:Joe.Loukota@nebraska.gov)>

**Subject:** Antelope Residential

Ms. Sorensen,

Please provide a substat for Residential Valuation Group 1 of the 75 sales, including the Sale Price

Incremental Ranges.

Thank you.

Robert W. Hotz, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
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