

AGRICULTURAL

Type : Qualified

Number of Sales :	12	Median :	70	COV :	25.66	95% Median C.I. :	57.66 to 80.95
Total Sales Price :	17,218,125	Wgt. Mean :	67	STD :	17.80	95% Wgt. Mean C.I. :	58.92 to 74.19
Total Adj. Sales Price :	17,218,125	Mean :	69	Avg. Abs. Dev :	13.04	95% Mean C.I. :	58.05 to 80.67
Total Assessed Value :	11,459,077						
Avg. Adj. Sales Price :	1,434,844	COD :	18.76	MAX Sales Ratio :	98.81		
Avg. Assessed Value :	954,923	PRD :	104.22	MIN Sales Ratio :	31.82		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018											
04/01/2018 To 06/30/2018	4	65.70	67.07	59.87	15.65	112.03	55.92	80.95	N/A	1,479,681	885,840
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	2	82.83	82.83	73.31	19.29	112.99	66.85	98.81	N/A	495,000	362,866
04/01/2019 To 06/30/2019	1	62.62	62.62	62.62		100.00	62.62	62.62	N/A	2,600,000	1,628,240
07/01/2019 To 09/30/2019	1	72.14	72.14	72.14		100.00	72.14	72.14	N/A	1,030,500	743,418
10/01/2019 To 12/31/2019	1	63.06	63.06	63.06		100.00	63.06	63.06	N/A	375,000	236,459
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	2	84.37	84.37	77.36	11.53	109.06	74.64	94.10	N/A	2,828,251	2,187,948
07/01/2020 To 09/30/2020	1	31.82	31.82	31.82		100.00	31.82	31.82	N/A	647,400	205,973
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	4	65.70	67.07	59.87	15.65	112.03	55.92	80.95	N/A	1,479,681	885,840
10/01/2018 To 09/30/2019	4	69.50	75.11	67.04	14.92	112.04	62.62	98.81	N/A	1,155,125	774,347
10/01/2019 To 09/30/2020	4	68.85	65.91	72.14	26.83	91.36	31.82	94.10	N/A	1,669,726	1,204,582
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	4	65.70	67.07	59.87	15.65	112.03	55.92	80.95	N/A	1,479,681	885,840
01/01/2019 To 12/31/2019	5	66.85	72.70	66.74	13.54	108.93	62.62	98.81	N/A	999,100	666,770

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Avg. Adj. Sales Price :	1,434,844	COD :	18.76	MAX Sales Ratio :	98.81		
Avg. Assessed Value :	954,923	PRD :	104.22	MIN Sales Ratio :	31.82		

What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	12	69.50	69.36	66.55	18.76	104.22	31.82	98.81	57.66 to 80.95	1,434,844	954,923

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	7	72.14	75.91	71.17	17.52	106.66	55.92	98.81	55.92 to 98.81	853,929	607,711
1	7	72.14	75.91	71.17	17.52	106.66	55.92	98.81	55.92 to 98.81	853,929	607,711
____ ALL ____											
10/01/2017 To 09/30/2020	12	69.50	69.36	66.55	18.76	104.22	31.82	98.81	57.66 to 80.95	1,434,844	954,923

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	9	72.14	70.87	70.42	20.22	100.64	31.82	98.81	55.92 to 94.10	1,276,822	899,159
1	9	72.14	70.87	70.42	20.22	100.64	31.82	98.81	55.92 to 94.10	1,276,822	899,159
____ ALL ____											
10/01/2017 To 09/30/2020	12	69.50	69.36	66.55	18.76	104.22	31.82	98.81	57.66 to 80.95	1,434,844	954,923

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_County	Land	Increase	7%

What IF

05 Blaine 2021 Average Acre Value Comparison

Grassland Values +7%

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100
Cherry	1	0	2100	n/a	2093	2100	2100	2095	2100	2081
Brown	1	3600	3600	3400	3400	2355	3140	3140	3030	3316
Rock	2	n/a	2700	2600	2600	2500	2400	2350	2200	2368
Loup	1	3045	3045	3045	3045	2685	2685	2685	1790	2816
Custer	3	3850	3697	3692	3445	3221	3212	2445	2446	3172
Custer	2	2100	2100	2100	2100	2100	2100	2100	2100	2100
Logan	1	3675	3675	3500	3500	2955	2955	2600	2600	3181
Thomas	1	n/a	2100	n/a	2100	2100	2100	2100	2100	2100

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Blaine	1	n/a	n/a	n/a	620	n/a	n/a	n/a	590	590
Cherry	1	n/a	725	725	725	725	725	725	725	725
Brown	1	n/a	1090	1090	1090	995	810	810	810	1003
Rock	2	n/a	n/a	1070	1070	960	n/a	n/a	800	902
Loup	1	n/a	830	830	830	775	700	700	700	769
Custer	3	n/a	1375	1375	1375	1375	1375	1375	1375	1375
Custer	2	n/a	540	n/a	530	530	n/a	n/a	530	533
Logan	1	n/a	1440	1440	1440	1350	1350	1210	1210	1363
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Blaine	1	663	663	663	663	631	631	631	631	637
Cherry	1	549	550	550	549	550	425	425	425	440
Brown	1	810	810	750	750	500	500	500	500	561
Rock	2	890	944	830	851	685	635	635	404	707
Loup	1	630	n/a	630	630	630	630	630	630	630
Custer	3	849	961	800	752	796	632	n/a	2730	757
Custer	2	531	530	531	530	539	531	n/a	n/a	531
Logan	1	578	575	575	575	575	575	575	n/a	575
Thomas	1	510	510	510	510	510	510	510	510	510

County	Mkt Area	CRP	TIMBER	WASTE
Blaine	1	n/a	n/a	25
Cherry	1	725	n/a	73
Brown	1	712	565	442
Rock	2	739	350	100
Loup	1	787	n/a	100
Custer	3	n/a	n/a	50
Custer	2	n/a	n/a	26
Logan	1	n/a	n/a	15
Thomas	1	n/a	n/a	150

Source: 2021 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 16, 2021 3:49 PM
To: Kuhn, Jim
Cc: Hotz, Rob; Keetle, Steve; Thompson, Joseph
Subject: RE: What if for Blaine County
Attachments: Blaine Ag 80% MLU Grass +7%.pdf; 05 Blaine 2021 AVG Acre Values Table_Grassland +7%.pdf

Commissioner Kuhn,

Attached are the documents you requested:

1. What If statistic adjusting the Grassland to the mid-point of the range of 72%; and
2. A revised average acre value comparison after this adjustment.

Please let me know if you have any questions.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

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Lincoln, NE 68509

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From: Kuhn, Jim <jim.kuhn@nebraska.gov>
Sent: Friday, April 16, 2021 1:40 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: What if for Blaine County

Ms. Sorensen,

Please provide a What If statistic for Blaine County adjusting the Grassland classification to the mid-point median of 72%. Please provide the new average acre value comparison after adjustment.

Thank you,

James D Kuhn, Commissioner
Nebraska Tax Equalization & Review Commission
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Lincoln, Nebraska 68509-5108
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