

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	112	Median :	96	COV :	14.55	95% Median C.I. :	93.87 to 97.60
Total Sales Price :	14,431,925	Wgt. Mean :	94	STD :	13.93	95% Wgt. Mean C.I. :	90.92 to 96.96
Total Adj. Sales Price :	14,431,925	Mean :	96	Avg. Abs. Dev :	09.29	95% Mean C.I. :	93.16 to 98.32
Total Assessed Value :	13,557,455						
Avg. Adj. Sales Price :	128,856	COD :	09.68	MAX Sales Ratio :	137.52		
Avg. Assessed Value :	121,049	PRD :	101.92	MIN Sales Ratio :	52.21		

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>											
10/01/2017 To 12/31/2017	8	98.08	99.26	98.16	15.34	101.12	67.79	131.36	67.79 to 131.36	185,094	181,691
01/01/2018 To 03/31/2018	19	97.60	101.11	97.47	06.92	103.73	87.92	131.64	95.28 to 102.07	90,053	87,774
04/01/2018 To 06/30/2018	16	93.07	91.95	90.61	08.53	101.48	69.13	109.25	84.29 to 101.43	154,078	139,616
07/01/2018 To 09/30/2018	9	93.87	94.88	93.40	04.20	101.58	83.84	102.86	92.33 to 100.74	110,222	102,947
10/01/2018 To 12/31/2018	16	96.62	97.53	95.29	10.20	102.35	72.75	133.96	88.39 to 100.04	139,400	132,837
01/01/2019 To 03/31/2019	6	94.00	94.99	94.56	04.37	100.45	86.90	103.03	86.90 to 103.03	79,500	75,178
04/01/2019 To 06/30/2019	17	97.07	95.63	95.86	07.82	99.76	66.24	114.12	90.30 to 101.23	138,266	132,541
07/01/2019 To 09/30/2019	21	95.60	91.75	89.77	14.59	102.21	52.21	137.52	82.19 to 100.70	129,762	116,485
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	52	95.94	96.93	94.47	08.64	102.60	67.79	131.64	93.34 to 98.17	127,865	120,800
10/01/2018 To 09/30/2019	60	96.14	94.72	93.48	10.56	101.33	52.21	137.52	92.63 to 99.28	129,715	121,264
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	60	95.98	96.78	93.98	08.15	102.98	69.13	133.96	93.34 to 98.17	123,311	115,891

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	62	95.60	96.49	95.16	11.65	101.40	52.21	137.52	92.55 to 99.20	154,422	146,951
2	12	95.76	89.74	83.69	11.05	107.23	52.79	114.12	78.07 to 97.60	66,250	55,445
3	8	98.55	97.24	97.73	03.62	99.50	86.90	103.03	86.90 to 103.03	90,156	88,110
5	21	99.06	99.46	97.44	05.02	102.07	92.63	123.63	94.17 to 100.90	57,595	56,120
6	9	92.43	88.62	89.01	07.89	99.56	72.75	99.61	79.51 to 97.08	236,889	210,865

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Improvmt	Decrease	7%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	62	Median :	96	COV :	16.59	95% Median C.I. :	92.55 to 99.20
Total Sales Price :	9,574,175	Wgt. Mean :	95	STD :	16.01	95% Wgt. Mean C.I. :	91.02 to 99.30
Total Adj. Sales Price :	9,574,175	Mean :	96	Avg. Abs. Dev :	11.14	95% Mean C.I. :	92.50 to 100.48
Total Assessed Value :	9,110,935						
Avg. Adj. Sales Price :	154,422	COD :	11.65	MAX Sales Ratio :	137.52		
Avg. Assessed Value :	146,951	PRD :	101.40	MIN Sales Ratio :	52.21		

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>											
10/01/2017 To 12/31/2017	6	101.26	103.50	102.22	15.33	101.25	67.79	131.36	67.79 to 131.36	178,458	182,418
01/01/2018 To 03/31/2018	9	97.30	102.38	97.88	09.35	104.60	87.92	131.64	93.00 to 117.13	110,667	108,326
04/01/2018 To 06/30/2018	11	89.53	90.29	89.24	11.04	101.18	69.13	109.25	75.20 to 108.05	177,591	158,485
07/01/2018 To 09/30/2018	6	93.61	92.92	91.99	03.29	101.01	83.84	98.17	83.84 to 98.17	132,750	122,114
10/01/2018 To 12/31/2018	7	99.30	104.33	103.25	11.07	101.05	88.39	133.96	88.39 to 133.96	142,914	147,562
01/01/2019 To 03/31/2019	1	92.65	92.65	92.65		100.00	92.65	92.65	N/A	250,000	231,632
04/01/2019 To 06/30/2019	11	93.73	92.79	94.61	09.30	98.08	66.24	112.13	79.68 to 102.52	161,184	152,500
07/01/2019 To 09/30/2019	11	96.35	95.05	93.62	16.63	101.53	52.21	137.52	74.73 to 116.36	157,636	147,583
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	32	95.11	96.66	94.37	10.87	102.43	67.79	131.64	92.14 to 100.23	150,523	142,046
10/01/2018 To 09/30/2019	30	96.19	96.31	95.97	12.41	100.35	52.21	137.52	90.53 to 100.04	158,581	152,183
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	33	94.94	97.04	94.47	09.86	102.72	69.13	133.96	92.33 to 99.20	143,830	135,875

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	62	95.60	96.49	95.16	11.65	101.40	52.21	137.52	92.55 to 99.20	154,422	146,951

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Improvmt	Decrease	7%


What IF

RE: Boone County

Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Tue 4/28/2020 9:01 AM

To: Kuhn, Jim <jim.kuhn@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

 2 attachments (46 KB)

VG 1 -7% Improvement only ALL Sales.pdf; VG 1 -7% Improvement only Substat.pdf;

Commissioner Kuhn,

Pursuant to your request, attached are the following:

1. What If stat adjusting residential VG1 to the median midpoint of 96% by adjusting the improvements only; and
2. What If stat showing the impact on the entire residential class with the adjustment to VG1.

Please let me know if you have any questions.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

PO Box 98919

301 Centennial Mall South

Lincoln, NE 68509

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From: Kuhn, Jim <jim.kuhn@nebraska.gov>

Sent: Tuesday, April 28, 2020 8:45 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: Boone County

Ms. Sorensen,

Please provide a What If stat adjusting residential VG1 to the median midpoint of 96% by adjusting the improvements only, not the land. Please provide a What If stat to show the impact on the entire residential class with the adjustment to VG1 as well.

Sorry for the late request!

Thank you,

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