

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	36	Median :	101	COV :	16.49	95% Median C.I. :	97.99 to 105.36
Total Sales Price :	16,586,025	Wgt. Mean :	112	STD :	17.66	95% Wgt. Mean C.I. :	100.92 to 123.23
Total Adj. Sales Price :	16,586,025	Mean :	107	Avg. Abs. Dev :	11.28	95% Mean C.I. :	101.35 to 112.89
Total Assessed Value :	18,588,876						
Avg. Adj. Sales Price :	460,723	COD :	11.14	MAX Sales Ratio :	154.78		
Avg. Assessed Value :	516,358	PRD :	95.57	MIN Sales Ratio :	83.04		

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>											
10/01/2020 To 12/31/2020	9	113.43	122.26	121.29	16.49	100.80	91.62	154.78	103.19 to 151.96	1,045,714	1,268,364
01/01/2021 To 03/31/2021	2	99.96	99.96	98.93	01.68	101.04	98.28	101.63	N/A	124,000	122,671
04/01/2021 To 06/30/2021	2	97.20	97.20	96.17	03.70	101.07	93.60	100.80	N/A	210,000	201,960
07/01/2021 To 09/30/2021	1	90.72	90.72	90.72		100.00	90.72	90.72	N/A	275,000	249,480
10/01/2021 To 12/31/2021	4	109.05	114.08	110.36	11.65	103.37	97.40	140.83	N/A	172,500	190,370
<u>01/01/2022 To 03/31/2022</u>											
04/01/2022 To 06/30/2022	2	104.88	104.88	104.62	00.40	100.25	104.46	105.30	N/A	250,000	261,561
07/01/2022 To 09/30/2022	1	100.01	100.01	100.01		100.00	100.01	100.01	N/A	2,735,000	2,735,157
10/01/2022 To 12/31/2022	4	98.18	98.88	98.70	02.08	100.18	96.06	103.12	N/A	116,875	115,356
01/01/2023 To 03/31/2023	1	93.05	93.05	93.05		100.00	93.05	93.05	N/A	260,000	241,920
04/01/2023 To 06/30/2023	3	97.59	106.33	110.70	09.63	96.05	96.59	124.80	N/A	101,833	112,732
07/01/2023 To 09/30/2023	7	99.45	99.58	95.29	07.40	104.50	83.04	122.23	83.04 to 122.23	181,943	173,366
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	14	104.91	113.24	118.93	15.37	95.22	90.72	154.78	93.60 to 151.96	739,602	879,573
10/01/2021 To 09/30/2022	7	105.30	109.44	102.41	07.74	106.86	97.40	140.83	97.40 to 140.83	560,714	574,251
10/01/2022 To 09/30/2023	15	97.99	100.31	97.77	06.44	102.60	83.04	124.80	96.06 to 101.95	153,773	150,340
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	9	100.80	104.60	101.67	08.88	102.88	90.72	140.83	93.60 to 112.74	181,444	184,469
01/01/2022 To 12/31/2022	7	100.01	100.76	100.46	02.92	100.30	96.06	105.30	96.06 to 105.30	528,929	531,386





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Avg. Assessed Value :	516,358	PRD :	95.57	MIN Sales Ratio :	83.04		

What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
186	1	101.95	101.95	101.95		100.00	101.95	101.95	N/A	198,600	202,469
343	2	104.91	104.91	104.92	00.43	99.99	104.46	105.36	N/A	412,500	432,806
350	1	103.12	103.12	103.12		100.00	103.12	103.12	N/A	107,500	110,856
352	14	98.87	109.49	128.14	17.35	85.45	83.04	154.78	91.62 to 151.96	319,500	409,405
353	6	100.18	106.43	105.56	08.77	100.82	96.59	140.83	96.59 to 140.83	109,750	115,847
384	1	97.40	97.40	97.40		100.00	97.40	97.40	N/A	40,000	38,959
386	3	100.39	104.38	100.64	04.22	103.72	100.01	112.74	N/A	1,075,000	1,081,860
406	2	108.45	108.45	109.81	09.64	98.76	97.99	118.90	N/A	115,000	126,282
516	1	92.04	92.04	92.04		100.00	92.04	92.04	N/A	145,000	133,458
528	1	97.62	97.62	97.62		100.00	97.62	97.62	N/A	210,000	205,007
851	4	110.67	113.19	109.80	05.36	103.09	106.62	124.80	N/A	1,618,356	1,776,905

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

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Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	39	Median :	101	COV :	21.14	95% Median C.I. :	97.62 to 105.36
Total Sales Price :	23,509,025	Wgt. Mean :	89	STD :	22.10	95% Wgt. Mean C.I. :	52.77 to 125.20
Total Adj. Sales Price :	22,709,025	Mean :	105	Avg.Abs.Dev :	13.33	95% Mean C.I. :	97.58 to 111.46
Total Assessed Value :	20,207,038						
Avg. Adj. Sales Price :	582,283	COD :	13.22	MAX Sales Ratio :	154.78		
Avg. Assessed Value :	518,129	PRD :	117.46	MIN Sales Ratio :	22.58		

Printed : 04/30/2024

**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>											
10/01/2020 To 12/31/2020	9	113.43	122.26	121.29	16.49	100.80	91.62	154.78	103.19 to 151.96	1,045,714	1,268,364
01/01/2021 To 03/31/2021	2	99.96	99.96	98.93	01.68	101.04	98.28	101.63	N/A	124,000	122,671
04/01/2021 To 06/30/2021	2	97.20	97.20	96.17	03.70	101.07	93.60	100.80	N/A	210,000	201,960
07/01/2021 To 09/30/2021	1	90.72	90.72	90.72		100.00	90.72	90.72	N/A	275,000	249,480
10/01/2021 To 12/31/2021	5	112.74	114.57	110.76	09.68	103.44	97.40	140.83	N/A	147,600	163,480
<u>01/01/2022 To 03/31/2022</u>											
04/01/2022 To 06/30/2022	3	104.46	96.98	95.39	07.70	101.67	81.18	105.30	N/A	275,000	262,319
07/01/2022 To 09/30/2022	1	100.01	100.01	100.01		100.00	100.01	100.01	N/A	2,735,000	2,735,157
10/01/2022 To 12/31/2022	4	98.18	98.88	98.70	02.08	100.18	96.06	103.12	N/A	116,875	115,356
01/01/2023 To 03/31/2023	1	93.05	93.05	93.05		100.00	93.05	93.05	N/A	260,000	241,920
04/01/2023 To 06/30/2023	4	97.09	85.39	27.03	26.58	315.91	22.58	124.80	N/A	1,513,875	409,150
07/01/2023 To 09/30/2023	7	99.45	99.58	95.29	07.40	104.50	83.04	122.23	83.04 to 122.23	181,943	173,366
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	14	104.91	113.24	118.93	15.37	95.22	90.72	154.78	93.60 to 151.96	739,602	879,573
10/01/2021 To 09/30/2022	9	105.30	107.09	100.97	09.74	106.06	81.18	140.83	97.40 to 116.50	477,556	482,168
10/01/2022 To 09/30/2023	16	97.81	95.45	44.11	10.87	216.39	22.58	124.80	93.05 to 101.95	503,538	222,094
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	10	101.22	105.79	102.09	09.51	103.62	90.72	140.83	93.60 to 116.50	168,100	171,614
01/01/2022 To 12/31/2022	8	99.37	98.31	98.91	04.94	99.39	81.18	105.30	81.18 to 105.30	503,438	497,942
<u>ALL</u>											
10/01/2020 To 09/30/2023	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129

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Type : Qualified

Date Range : 10/01/2020 to 09/30/2023 Posted Before : 01/31/2024

Number of Sales :	39	Median :	101	COV :	21.14	95% Median C.I. :	97.62 to 105.36
Total Sales Price :	23,509,025	Wgt. Mean :	89	STD :	22.10	95% Wgt. Mean C.I. :	52.77 to 125.20
Total Adj. Sales Price :	22,709,025	Mean :	105	Avg.Abs.Dev :	13.33	95% Mean C.I. :	97.58 to 111.46
Total Assessed Value :	20,207,038						
Avg. Adj. Sales Price :	582,283	COD :	13.22	MAX Sales Ratio :	154.78		
Avg. Assessed Value :	518,129	PRD :	117.46	MIN Sales Ratio :	22.58		

Printed : 04/30/2024

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	36	101.22	107.12	112.08	11.14	95.57	83.04	154.78	97.99 to 105.36	460,723	516,358
20	2	98.84	98.84	85.73	17.87	115.29	81.18	116.50	N/A	186,500	159,879
80	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	5,750,000	1,298,405
<u>ALL</u>											
10/01/2020 To 09/30/2023	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
02	14	98.87	109.49	128.14	17.35	85.45	83.04	154.78	91.62 to 151.96	319,500	409,405
03	25	101.95	101.74	79.38	10.75	128.17	22.58	140.83	97.99 to 106.62	729,441	579,015
04											
<u>ALL</u>											
10/01/2020 To 09/30/2023	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129

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Total Assessed Value :	20,207,038						
Avg. Adj. Sales Price :	582,283	COD :	13.22	MAX Sales Ratio :	154.78		
Avg. Assessed Value :	518,129	PRD :	117.46	MIN Sales Ratio :	22.58		

Printed : 04/30/2024

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129
Greater Than 14,999	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129
Greater Than 29,999	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	5	101.63	107.30	106.17	08.38	101.06	97.40	122.23	N/A	44,200	46,926
60,000 TO 99,999	5	96.59	104.54	103.78	10.51	100.73	91.62	140.83	N/A	81,700	84,785
100,000 TO 149,999	6	101.29	102.80	102.71	06.23	100.09	92.04	118.90	92.04 to 118.90	117,083	120,253
150,000 TO 249,999	6	101.38	106.03	105.00	07.03	100.98	97.62	124.80	97.62 to 124.80	176,433	185,257
250,000 TO 499,999	12	101.79	105.46	105.76	14.86	99.72	81.18	151.96	90.72 to 106.62	334,375	353,651
500,000 TO 999,999											
1,000,000 TO 1,999,999	2	134.11	134.11	134.39	15.42	99.79	113.43	154.78	N/A	1,885,933	2,534,596
2,000,000 TO 4,999,999	2	103.96	103.96	104.72	03.80	99.27	100.01	107.90	N/A	3,392,030	3,552,006
5,000,000 TO 9,999,999	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	5,750,000	1,298,405
10,000,000 +											
<u>ALL</u>											
10/01/2020 To 09/30/2023	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129



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Printed : 04/30/2024

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RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
123	1	22.58	22.58	22.58		100.00	22.58	22.58	N/A	5,750,000	1,298,405
186	1	101.95	101.95	101.95		100.00	101.95	101.95	N/A	198,600	202,469
304	1	81.18	81.18	81.18		100.00	81.18	81.18	N/A	325,000	263,835
343	2	104.91	104.91	104.92	00.43	99.99	104.46	105.36	N/A	412,500	432,806
344	1	116.50	116.50	116.50		100.00	116.50	116.50	N/A	48,000	55,922
350	1	103.12	103.12	103.12		100.00	103.12	103.12	N/A	107,500	110,856
352	14	98.87	109.49	128.14	17.35	85.45	83.04	154.78	91.62 to 151.96	319,500	409,405
353	6	100.18	106.43	105.56	08.77	100.82	96.59	140.83	96.59 to 140.83	109,750	115,847
384	1	97.40	97.40	97.40		100.00	97.40	97.40	N/A	40,000	38,959
386	3	100.39	104.38	100.64	04.22	103.72	100.01	112.74	N/A	1,075,000	1,081,860
406	2	108.45	108.45	109.81	09.64	98.76	97.99	118.90	N/A	115,000	126,282
516	1	92.04	92.04	92.04		100.00	92.04	92.04	N/A	145,000	133,458
528	1	97.62	97.62	97.62		100.00	97.62	97.62	N/A	210,000	205,007
851	4	110.67	113.19	109.80	05.36	103.09	106.62	124.80	N/A	1,618,356	1,776,905
<hr/>											
ALL											
10/01/2020 To 09/30/2023	39	100.80	104.52	88.98	13.22	117.46	22.58	154.78	97.62 to 105.36	582,283	518,129

## Vaverka, Cady

---

**From:** Keetle, Steve  
**Sent:** Tuesday, April 30, 2024 9:48 AM  
**To:** Vaverka, Cady  
**Subject:** FW: Box Butte Commercial Show Cause  
**Attachments:** Box Butte Commercial VG 10 with sale removed.pdf; Box Butte Commercial with sale 2022-1770 removed.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Scott, Sarah <sarah.scott@nebraska.gov>  
**Sent:** Tuesday, April 30, 2024 9:38 AM  
**To:** Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>  
**Cc:** Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; [assessor@boxbuttecountyne.gov](mailto:assessor@boxbuttecountyne.gov)  
**Subject:** RE: Box Butte Commercial Show Cause

Good morning Commissioner Russell,

The requested documents are attached.

Thank you,

**Sarah Scott**

*Property Tax Administrator*

Nebraska Department of Revenue  
200 S Silber  
North Platte, NE 69101  
OFFICE 402-471-5962  
[sarah.scott@nebraska.gov](mailto:sarah.scott@nebraska.gov)  
[revenue.nebraska.gov](http://revenue.nebraska.gov)

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**From:** Russell, Jacqueline <[Jacqueline.Russell@nebraska.gov](mailto:Jacqueline.Russell@nebraska.gov)>  
**Sent:** Tuesday, April 30, 2024 9:05 AM  
**To:** Scott, Sarah <[sarah.scott@nebraska.gov](mailto:sarah.scott@nebraska.gov)>  
**Cc:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>; 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)>; [assessor@boxbuttecountyne.gov](mailto:assessor@boxbuttecountyne.gov)  
**Subject:** Box Butte Commercial Show Cause

Good Morning Ms. Scott,

Ms. Robinson has supplied the commission with an evidentiary document for today's show cause hearing suggesting the removal of a commercial sale from her statistics. The sale is book/page 2022/1770; would you please supply a what-if analysis showing the effects of this sale being removed from subclass VG 10 along with a what-if analysis for the commercial class to accompany today's discussion?

Thank you,

**Jackie S. Russell**

*Commissioner*

**Tax Equalization & Review Commission**

P.O. Box 95108

301 Centennial Mall South

Lincoln, NE 68509

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Email: [jacqueline.russell@nebraska.gov](mailto:jacqueline.russell@nebraska.gov)