

Commissioner Keetle –

Pursuant to your request, attached is the what-if for Burt County.

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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From: Keetle, Steve

Sent: Friday, April 14, 2017 3:09 PM

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

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Sopinski,

Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Burt County

Ms. Sorensen:

Please provide a What-If statistic for Burt County adjusting the Ag market area 01 to take the assessed-to-sales ratio from 66.76 to the midpoint of 72%.

Thank You,

Steven A. Keetle,

Commissioner

Tax Equalization and Review Commission

Steve.keetle@nebraska.gov

Phone: (402) 471-2842

AGRICULTURAL

Type : Qualified

Number of Sales :	60	Median :	75	COV :	31.21	95% Median C.I. :	67.58 to 80.16
Total Sales Price :	57,653,896	Wgt. Mean :	72	STD :	23.13	95% Wgt. Mean C.I. :	68.12 to 75.69
Total Adj. Sales Price :	57,653,896	Mean :	74	Avg. Abs.Dev :	16.63	95% Mean C.I. :	68.26 to 79.96
Total Assessed Value :	41,456,477						
Avg. Adj. Sales Price :	960,898	COD :	22.21	MAX Sales Ratio :	141.21		
Avg. Assessed Value :	690,941	PRD :	103.06	MIN Sales Ratio :	21.82		

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>											
10/01/2013 To 12/31/2013	8	75.03	74.96	80.11	17.51	93.57	26.98	98.68	26.98 to 98.68	931,203	745,952
01/01/2014 To 03/31/2014	5	64.78	64.98	65.59	10.02	99.07	51.64	79.57	N/A	1,505,610	987,601
04/01/2014 To 06/30/2014	2	66.88	66.88	66.61	01.06	100.41	66.17	67.58	N/A	1,269,100	845,297
07/01/2014 To 09/30/2014	1	73.97	73.97	73.97		100.00	73.97	73.97	N/A	1,214,235	898,124
10/01/2014 To 12/31/2014	6	83.35	82.63	83.44	19.95	99.03	57.83	121.88	57.83 to 121.88	644,890	538,073
01/01/2015 To 03/31/2015	9	71.13	68.23	56.38	16.81	121.02	28.73	83.76	58.81 to 80.87	797,444	449,598
04/01/2015 To 06/30/2015	6	77.81	73.88	69.35	28.47	106.53	37.13	117.78	37.13 to 117.78	890,691	617,662
07/01/2015 To 09/30/2015	4	102.80	106.06	94.91	22.95	111.75	77.45	141.21	N/A	437,699	415,420
10/01/2015 To 12/31/2015	7	73.07	65.31	68.26	28.36	95.68	21.82	101.95	21.82 to 101.95	896,948	612,238
01/01/2016 To 03/31/2016	6	75.63	80.35	78.04	12.44	102.96	68.60	106.26	68.60 to 106.26	1,877,858	1,465,565
04/01/2016 To 06/30/2016	4	70.62	77.24	75.10	25.57	102.85	53.55	114.18	N/A	659,761	495,469
07/01/2016 To 09/30/2016	2	44.46	44.46	43.29	08.91	102.70	40.50	48.41	N/A	298,841	129,369
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	16	72.11	70.77	72.05	15.57	98.22	26.98	98.68	64.78 to 79.57	1,170,632	843,396
10/01/2014 To 09/30/2015	25	80.35	79.10	69.69	22.84	113.50	28.73	141.21	67.31 to 86.09	725,651	505,699
10/01/2015 To 09/30/2016	19	73.07	70.38	73.71	24.07	95.48	21.82	114.18	53.55 to 83.96	1,093,816	806,298
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	14	67.15	73.46	70.99	18.15	103.48	51.64	121.88	59.58 to 86.09	1,082,130	768,226
01/01/2015 To 12/31/2015	26	78.06	74.57	66.66	25.16	111.87	21.82	141.21	62.80 to 83.76	790,407	526,912

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	38	72.10	70.58	67.17	27.18	105.08	21.82	141.21	59.58 to 80.28	821,111	551,535
2	22	75.72	80.22	77.49	14.86	103.52	58.81	117.78	69.51 to 86.09	1,202,349	931,734

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
<u>Irrigated</u>											
County	7	83.96	84.08	80.83	14.08	104.02	59.58	118.09	59.58 to 118.09	657,343	531,331
1	7	83.96	84.08	80.83	14.08	104.02	59.58	118.09	59.58 to 118.09	657,343	531,331
<u>Dry</u>											
County	25	77.45	78.51	75.64	15.77	103.79	21.82	117.78	73.97 to 80.61	858,905	649,639
1	9	79.57	75.32	71.46	14.21	105.40	21.82	101.95	73.97 to 87.50	782,911	559,488
2	16	75.02	80.30	77.67	16.37	103.39	58.81	117.78	68.60 to 89.81	901,652	700,348
<u>Grass</u>											
County	5	56.85	52.81	55.18	13.40	95.70	40.86	64.82	N/A	387,177	213,639
1	4	50.27	49.81	49.32	14.98	100.99	40.86	57.83	N/A	301,053	148,477
2	1	64.82	64.82	64.82		100.00	64.82	64.82	N/A	731,677	474,288
<u>ALL</u>											
10/01/2013 To 09/30/2016	60	74.86	74.11	71.91	22.21	103.06	21.82	141.21	67.58 to 80.16	960,898	690,941

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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
<u>Irrigated</u>											
County	8	83.86	83.12	79.78	13.46	104.19	59.58	118.09	59.58 to 118.09	754,832	602,182
1	7	83.96	84.08	80.83	14.08	104.02	59.58	118.09	59.58 to 118.09	657,343	531,331
2	1	76.41	76.41	76.41		100.00	76.41	76.41	N/A	1,437,255	1,098,140
<u>Dry</u>											
County	35	77.45	76.20	73.82	18.27	103.22	21.82	117.78	73.97 to 80.61	963,433	711,186
1	16	78.51	70.01	68.69	20.58	101.92	21.82	101.95	51.64 to 80.87	999,995	686,856
2	19	75.02	81.42	78.45	16.44	103.79	58.81	117.78	69.51 to 89.81	932,644	731,675
<u>Grass</u>											
County	6	55.20	52.93	55.02	12.50	96.20	40.86	64.82	40.86 to 64.82	357,648	196,774
1	5	53.55	50.56	49.95	11.26	101.22	40.86	57.83	N/A	282,842	141,271
2	1	64.82	64.82	64.82		100.00	64.82	64.82	N/A	731,677	474,288
<u>ALL</u>											
10/01/2013 To 09/30/2016	60	74.86	74.11	71.91	22.21	103.06	21.82	141.21	67.58 to 80.16	960,898	690,941

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
AREA (MARKET)	1	Total	Increase	8%

What IF