

AGRICULTURAL - BASE STAT

Type : Qualified

Date Range : 10/01/2016 to 09/30/2019 Posted Before : 01/31/2020

Number of Sales :	27	Median :	70	COV :	15.52	95% Median C.I. :	60.54 to 74.54
Total Sales Price :	17,147,802	Wgt. Mean :	67	STD :	10.84	95% Wgt. Mean C.I. :	61.46 to 71.54
Total Adj. Sales Price :	17,147,802	Mean :	70	Avg.Abs.Dev :	08.77	95% Mean C.I. :	65.57 to 74.15
Total Assessed Value :	11,403,525						
Avg. Adj. Sales Price :	635,104	COD :	12.60	MAX Sales Ratio :	92.00		
Avg. Assessed Value :	422,353	PRD :	105.05	MIN Sales Ratio :	56.30		

Printed : 04/14/2020

**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>											
10/01/2016 To 12/31/2016	2	67.22	67.22	65.82	05.15	102.13	63.76	70.67	N/A	796,175	524,043
01/01/2017 To 03/31/2017	2	63.64	63.64	63.00	09.37	101.02	57.68	69.59	N/A	560,000	352,788
04/01/2017 To 06/30/2017	2	64.24	64.24	60.80	09.20	105.66	58.33	70.14	N/A	772,833	469,894
07/01/2017 To 09/30/2017											
10/01/2017 To 12/31/2017											
01/01/2018 To 03/31/2018	9	71.44	75.26	72.48	11.91	103.84	56.49	87.15	66.68 to 86.92	599,276	434,342
04/01/2018 To 06/30/2018	2	75.51	75.51	70.36	21.84	107.32	59.02	92.00	N/A	438,150	308,277
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018	6	65.44	67.52	64.10	12.33	105.34	56.30	84.87	56.30 to 84.87	587,667	376,704
01/01/2019 To 03/31/2019	1	61.46	61.46	61.46		100.00	61.46	61.46	N/A	414,000	254,455
04/01/2019 To 06/30/2019	1	80.45	80.45	80.45		100.00	80.45	80.45	N/A	256,000	205,958
07/01/2019 To 09/30/2019	2	60.39	60.39	60.39	00.26	100.00	60.23	60.54	N/A	1,212,000	731,904
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	6	66.68	65.03	63.26	07.66	102.80	57.68	70.67	57.68 to 70.67	709,669	448,908
10/01/2017 To 09/30/2018	11	71.44	75.30	72.18	13.94	104.32	56.49	92.00	59.02 to 87.15	569,981	411,421
10/01/2018 To 09/30/2019	10	62.48	66.78	63.21	11.78	105.65	56.30	84.87	58.56 to 80.45	662,000	418,445
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	4	63.96	63.94	61.72	09.27	103.60	57.68	70.14	N/A	666,416	411,341
01/01/2018 To 12/31/2018	17	70.92	72.56	69.27	13.73	104.75	56.30	92.00	59.02 to 84.87	576,223	399,168
<u>ALL</u>											
10/01/2016 To 09/30/2019	27	69.59	69.86	66.50	12.60	105.05	56.30	92.00	60.54 to 74.54	635,104	422,353

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	27	69.59	69.86	66.50	12.60	105.05	56.30	92.00	60.54 to 74.54	635,104	422,353
<u>ALL</u>											
10/01/2016 To 09/30/2019	27	69.59	69.86	66.50	12.60	105.05	56.30	92.00	60.54 to 74.54	635,104	422,353

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	15	60.54	63.12	62.30	08.04	101.32	56.30	71.44	58.33 to 70.14	799,816	498,268
1	15	60.54	63.12	62.30	08.04	101.32	56.30	71.44	58.33 to 70.14	799,816	498,268
<u>ALL</u>											
10/01/2016 To 09/30/2019	27	69.59	69.86	66.50	12.60	105.05	56.30	92.00	60.54 to 74.54	635,104	422,353

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Dry</u>											
County	23	66.68	66.76	64.85	10.24	102.95	56.30	84.33	60.23 to 70.67	692,140	448,886
1	23	66.68	66.76	64.85	10.24	102.95	56.30	84.33	60.23 to 70.67	692,140	448,886
<u>ALL</u>											
10/01/2016 To 09/30/2019	27	69.59	69.86	66.50	12.60	105.05	56.30	92.00	60.54 to 74.54	635,104	422,353


## RE: Cass County Ag

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

Tue 4/14/2020 4:48 PM

To: Hotz, Rob <rob.hotz@nebraska.gov>

Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

 1 attachments (22 KB)

Cass County Only Ag Statistic.pdf;

Commissioner Hotz,

Attached is the what-if you requested.

Please let me know if you have any questions.

I hope you all are staying safe and healthy!

### Ruth A. Sorensen

*Property Tax Administrator/Property Assessment Division*

#### Nebraska Department of Revenue

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301 Centennial Mall South

Lincoln, NE 68509

OFFICE 402-471-5962

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**From:** Hotz, Rob <rob.hotz@nebraska.gov>

**Sent:** Tuesday, April 14, 2020 3:26 PM

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

**Cc:** Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

**Subject:** Cass County Ag

Ms. Sorensen,

The Ag Correlation section, at page 18, indicates that the Ag value for Cass comes from Market Area 1. It also indicates that the statistic provided to determine the level of value of ag for Cass County include borrowed sales from Geo Codes from Otoe County that are adjacent to Cass MA 1.

Please provide a what-if statistic showing the Cass MA 1 sales, without including any sales borrowed from Otoe County.

Thank you.

Robert W. Hotz, Chairman  
Nebraska Tax Equalization & Review Commission  
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