

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	776	Median :	92	COV :	56.02	95% Median C.I. :	91.30 to 93.28
Total Sales Price :	163,790,095	Wgt. Mean :	91	STD :	54.09	95% Wgt. Mean C.I. :	89.58 to 92.24
Total Adj. Sales Price :	163,790,095	Mean :	97	Avg. Abs.Dev :	15.82	95% Mean C.I. :	92.74 to 100.36
Total Assessed Value :	148,901,792						
Avg. Adj. Sales Price :	211,070	COD :	17.13	MAX Sales Ratio :	860.89		
Avg. Assessed Value :	191,884	PRD :	106.20	MIN Sales Ratio :	50.60		

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	83	96.97	99.77	95.68	11.74	104.27	61.35	155.41	94.18 to 99.29	213,556	204,337
01/01/2018 To 03/31/2018	70	99.18	117.57	101.94	24.78	115.33	75.58	860.89	96.71 to 103.64	180,124	183,619
04/01/2018 To 06/30/2018	114	94.12	95.92	94.11	10.69	101.92	64.02	236.65	92.23 to 96.25	215,217	202,546
07/01/2018 To 09/30/2018	130	94.27	108.70	96.59	23.83	112.54	62.02	756.24	92.73 to 96.09	195,479	188,818
10/01/2018 To 12/31/2018	88	90.92	91.57	90.54	10.97	101.14	50.60	132.17	87.50 to 94.82	208,138	188,446
01/01/2019 To 03/31/2019	51	90.80	103.59	90.68	26.02	114.24	53.42	671.53	86.37 to 96.19	211,782	192,048
04/01/2019 To 06/30/2019	124	84.28	84.51	83.56	13.05	101.14	53.16	117.87	81.86 to 86.55	212,268	177,378
07/01/2019 To 09/30/2019	116	81.28	82.12	82.22	13.31	99.88	50.97	114.61	78.31 to 85.35	241,991	198,960
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	397	95.94	104.73	96.47	17.87	108.56	61.35	860.89	94.64 to 96.85	202,219	195,088
10/01/2018 To 09/30/2019	379	86.15	87.98	85.56	14.97	102.83	50.60	671.53	84.07 to 88.38	220,341	188,527
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	402	94.84	102.87	95.30	17.79	107.94	50.60	860.89	93.46 to 95.99	201,174	191,724

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What IF

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	211	92.16	92.81	89.99	13.63	103.13	53.16	228.22	89.59 to 94.99	129,477	116,513
2	159	96.19	100.23	96.58	11.91	103.78	58.48	413.90	94.45 to 98.27	258,992	250,132
3	55	96.28	96.21	91.46	13.90	105.19	50.60	155.41	90.85 to 101.79	160,483	146,784
4	92	87.24	97.96	86.37	26.27	113.42	50.97	647.29	81.87 to 92.41	188,590	162,891
5	118	91.69	90.56	88.04	13.27	102.86	58.67	149.10	87.04 to 93.28	235,124	206,996
6	141	89.08	102.21	89.59	26.23	114.09	56.37	860.89	87.06 to 91.96	293,399	262,850

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	768	92.32	96.15	90.88	16.76	105.80	50.60	860.89	91.08 to 93.25	212,654	193,259
06											
07	8	98.29	134.89	101.61	48.47	132.75	61.92	413.90	61.92 to 413.90	58,956	59,907

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000											
Less Than 15,000	3	228.22	249.87	258.17	44.76	96.79	107.48	413.90	N/A	8,967	23,149
Less Than 30,000	8	113.83	164.55	140.42	55.02	117.18	97.72	413.90	97.72 to 413.90	17,021	23,902
___ Ranges Excl. Low \$___											
Greater Than 4,999	776	92.37	96.55	90.91	17.13	106.20	50.60	860.89	91.30 to 93.28	211,070	191,884
Greater Than 15,000	773	92.35	95.95	90.88	16.53	105.58	50.60	860.89	91.13 to 93.27	211,854	192,539

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Decrease	7%
VALUATION GROUP	3	Total	Increase	7%

What IF


RE: Cass County

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

Tue 4/14/2020 3:18 PM

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

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

 1 attachments (23 KB)

Cass County Residential Whatif VG2 -7% VG3 +7%.pdf;

Commissioner Hotz,

Attached is the what-if you requested.

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

OFFICE 402-471-5962

ruth.sorensen@nebraska.gov

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

Sent: Tuesday, April 14, 2020 2:37 PM

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

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

Subject: Cass County

Ms. Sorensen,

Please provide one what-if statistic adjusting both Residential VG2 and VG3 to the median midpoint of 96%.

Thank you.

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