

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	712	Median :	96	COV :	23.56	95% Median C.I. :	94.01 to 97.07
Total Sales Price :	190,800,848	Wgt. Mean :	94	STD :	22.79	95% Wgt. Mean C.I. :	92.94 to 95.89
Total Adj. Sales Price :	191,017,848	Mean :	97	Avg. Abs.Dev :	14.36	95% Mean C.I. :	95.08 to 98.42
Total Assessed Value :	180,353,181						
Avg. Adj. Sales Price :	268,283	COD :	14.98	MAX Sales Ratio :	366.82		
Avg. Assessed Value :	253,305	PRD :	102.47	MIN Sales Ratio :	39.98		

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>											
10/01/2019 To 12/31/2019	81	102.36	103.13	103.16	11.72	99.97	72.18	133.01	98.32 to 107.65	230,187	237,454
01/01/2020 To 03/31/2020	62	102.17	102.86	103.20	11.43	99.67	66.53	139.89	96.92 to 105.41	256,100	264,307
04/01/2020 To 06/30/2020	100	103.45	102.37	101.50	10.01	100.86	64.86	143.85	99.20 to 106.58	264,646	268,603
07/01/2020 To 09/30/2020	115	96.29	98.54	97.75	14.04	100.81	50.37	167.96	92.82 to 100.78	282,537	276,168
10/01/2020 To 12/31/2020	86	96.64	95.91	96.66	12.88	99.22	46.82	126.35	91.74 to 100.05	251,232	242,833
01/01/2021 To 03/31/2021	48	91.89	92.83	90.61	11.86	102.45	62.61	136.52	88.08 to 96.83	259,361	235,015
04/01/2021 To 06/30/2021	115	86.93	87.83	85.81	15.79	102.35	39.98	162.45	82.62 to 89.69	277,556	238,180
07/01/2021 To 09/30/2021	105	86.90	93.13	84.14	22.60	110.68	43.03	366.82	82.23 to 93.25	300,609	252,930
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	358	100.86	101.40	100.81	12.08	100.59	50.37	167.96	98.34 to 103.15	261,117	263,241
10/01/2020 To 09/30/2021	354	89.96	92.04	88.29	16.92	104.25	39.98	366.82	88.26 to 92.38	275,531	243,256
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	363	99.19	99.71	99.43	12.41	100.28	46.82	167.96	97.04 to 101.08	265,676	264,161



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What IF

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	2	117.23	117.23	119.37	02.70	98.21	114.06	120.40	N/A	108,500	129,520
Less Than 15,000	2	117.23	117.23	119.37	02.70	98.21	114.06	120.40	N/A	108,500	129,520
Less Than 30,000	4	121.07	119.66	119.84	02.01	99.85	114.06	122.46	N/A	65,613	78,632
__ Ranges Excl. Low \$ __											
Greater Than 4,999	710	95.86	96.69	94.39	14.96	102.44	39.98	366.82	93.99 to 97.04	268,734	253,654
Greater Than 15,000	710	95.86	96.69	94.39	14.96	102.44	39.98	366.82	93.99 to 97.04	268,734	253,654
Greater Than 30,000	708	95.84	96.62	94.38	14.93	102.37	39.98	366.82	93.97 to 96.96	269,429	254,292
__ Incremental Ranges __											
0 TO 4,999	2	117.23	117.23	119.37	02.70	98.21	114.06	120.40	N/A	108,500	129,520
5,000 TO 14,999											
15,000 TO 29,999	2	122.10	122.10	122.09	00.30	100.01	121.73	122.46	N/A	22,725	27,745
30,000 TO 59,999	15	124.80	153.54	140.48	40.32	109.30	81.56	366.82	106.64 to 161.13	46,287	65,024
60,000 TO 99,999	40	108.06	105.33	105.39	14.59	99.94	53.26	143.85	99.20 to 115.23	81,519	85,915
100,000 TO 149,999	106	93.45	92.59	92.31	13.54	100.30	44.55	136.47	90.14 to 97.22	127,404	117,600
150,000 TO 249,999	215	94.54	96.13	96.16	13.34	99.97	46.82	138.44	92.76 to 98.19	197,085	189,512
250,000 TO 499,999	272	96.33	95.93	95.73	13.52	100.21	39.98	167.96	94.04 to 97.80	341,067	326,500
500,000 TO 999,999	59	88.56	88.88	88.64	15.12	100.27	43.03	133.42	84.04 to 97.39	626,305	555,164
1,000,000 +	1	71.11	71.11	71.11		100.00	71.11	71.11	N/A	1,200,000	853,304

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
ALL		Total	Increase	5%

What IF

## Thompson, Joseph

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**From:** Sorensen, Ruth  
**Sent:** Tuesday, April 26, 2022 1:34 PM  
**To:** Keetle, Steve  
**Cc:** Hotz, Rob; Kuhn, Jim; Thompson, Joseph; teresas@cassne.org  
**Subject:** RE: Cass County Residential  
**Attachments:** Cass 13 WhatIF RES + 5% Median 96.pdf

Commissioner Keetle,

Attached please find the requested what-if.

Please let me know if you have any questions.

Thank you!

**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](mailto:ruth.sorensen@nebraska.gov)

[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

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**From:** Keetle, Steve <Steve.Keetle@nebraska.gov>  
**Sent:** Tuesday, April 26, 2022 12:00 PM  
**To:** Sorensen, Ruth <ruth.sorensen@nebraska.gov>  
**Cc:** Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; teresas@cassne.org  
**Subject:** Cass County Residential

Ms. Sorensen,

Please provide a what if statistic adjusting the 712 sales in the residential class of property in Cass County to the midpoint of 96%.

Thank You

Sincerely,

Steven Keetle  
Commissioner  
Nebraska Tax Equalization and Review Commission  
301 Centennial Mall South, 6<sup>th</sup> Floor  
PO Box 95108  
Lincoln, NE 68509