

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	776	Median :	92	COV :	56.29	95% Median C.I. :	90.71 to 92.83
Total Sales Price :	163,790,095	Wgt. Mean :	91	STD :	54.09	95% Wgt. Mean C.I. :	89.26 to 91.92
Total Adj. Sales Price :	163,790,095	Mean :	96	Avg. Abs. Dev :	15.75	95% Mean C.I. :	92.29 to 99.91
Total Assessed Value :	148,373,642						
Avg. Adj. Sales Price :	211,070	COD :	17.09	MAX Sales Ratio :	860.89		
Avg. Assessed Value :	191,203	PRD :	106.08	MIN Sales Ratio :	47.29		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	83	96.97	99.32	95.49	11.41	104.01	61.35	149.21	94.18 to 98.75	213,556	203,924
01/01/2018 To 03/31/2018	70	98.57	116.66	101.26	24.84	115.21	75.58	860.89	96.48 to 100.71	180,124	182,392
04/01/2018 To 06/30/2018	114	93.76	95.55	93.85	10.85	101.81	64.02	236.65	91.76 to 95.99	215,217	201,990
07/01/2018 To 09/30/2018	130	93.52	108.29	96.32	23.82	112.43	62.02	756.24	92.30 to 95.63	195,479	188,295
10/01/2018 To 12/31/2018	88	90.55	91.09	90.16	10.86	101.03	47.29	132.17	87.50 to 94.46	208,138	187,666
01/01/2019 To 03/31/2019	51	90.47	102.87	90.07	26.30	114.21	53.42	671.53	84.91 to 96.15	211,782	190,761
04/01/2019 To 06/30/2019	124	83.99	84.12	83.17	13.16	101.14	53.16	117.87	81.68 to 86.45	212,268	176,539
07/01/2019 To 09/30/2019	116	80.84	81.92	82.08	13.31	99.81	50.97	114.61	78.31 to 85.27	241,991	198,629
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	397	95.84	104.23	96.16	17.79	108.39	61.35	860.89	94.18 to 96.65	202,219	194,454
10/01/2018 To 09/30/2019	379	85.82	87.59	85.23	14.98	102.77	47.29	671.53	84.03 to 87.90	220,341	187,798
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	402	94.46	102.37	94.95	17.76	107.81	47.29	860.89	93.11 to 95.70	201,174	191,013

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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	89.98	89.92	85.48	13.90	105.19	47.29	145.25	84.91 to 95.13	160,483	137,181
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	91.92	95.70	90.56	16.73	105.68	47.29	860.89	90.64 to 92.73	212,654	192,571
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

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%

What IF


RE: Cass County Residential; VG 2 only

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

Thu 4/16/2020 10:48 AM

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 (26 KB)

Cass VG2 Minus 7% All Sales WhatIf.pdf;

Commissioner Hotz,

Attached is the requested what-if for Cass County.

A reminder, the substat for VG2 with the requested adjustment is on page 38 of the Cass County Report and Opinion.

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

revenue.nebraska.gov/PAD

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

Sent: Wednesday, April 15, 2020 5:37 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 Residential; VG 2 only

Ms. Sorensen,

Please provide a what-if statistic adjusting only VG 2 to the median midpoint of 96%.

Thank you.

Robert W. Hotz, Chairman
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South
Lincoln, Nebraska 68509-5108
Office: (402) 471-7724
Fax: (402) 471-7720
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov