14 - Cedar COUNTY			PAD	2022 TE	RC R&O	Statisti	cs 2022	Values	What	IF Stat Page: 1	
RESIDENTIAL IMPROVED							ualified				
Number of Sales :		8	Med	ian :	96		COV :	41.49	95% Medi	an C.I. : 39.	73 to 126.12
Total Sales Price :	1,350	,000	Wgt. M	ean :	92		STD :	36.85	95% Wgt. Me	an C.I. : 60.	99 to 122.17
Total Adj. Sales Price :	1,350	,000	Μ	ean :	89	Avg.Abs	.Dev :	32.39	95% Me	an C.I. : 58.	01 to 119.63
Total Assessed Value :	1,236	,387									TT TT
Avg. Adj. Sales Price :	168	,750		COD :	33.74 N	MAX Sales Ra	atio :	126.12		аг	1 14
Avg. Assessed Value :	154	,548		PRD :	96.99	MIN Sales Ra	atio :	39.73	и и т т		
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	1	126.12	126.12	126.12		100.00	126.12	126.12	N/A	220,000	277,462
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	119.08	119.08	119.08		100.00	119.08	119.08	N/A	195,000	232,213
07/01/2020 To 09/30/2020	1	120.74	120.74	120.74		100.00	120.74	120.74	N/A	160,000	193,191
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	2	95.99	95.99	94.56	23.85	101.51	73.10	118.88	N/A	160,000	151,303
07/01/2021 To 09/30/2021	3	40.25	50.87	50.75	27.23	100.24	39.73	72.62	N/A	151,667	76,972
Study Yrs											
10/01/2019 To 09/30/2020	3	120.74	121.98	122.24	01.95	99.79	119.08	126.12	N/A	191,667	234,289
10/01/2020 To 09/30/2021	5	72.62	68.92	68.84	30.85	100.12	39.73	118.88	N/A	155,000	106,704
Calendar Yrs											
01/01/2020 To 12/31/2020	2	119.91	119.91	119.83	00.69	100.07	119.08	120.74	N/A	177,500	212,702
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	8	95.99	88.82	91.58	33.74	96.99	39.73	126.12	39.73 to 126.12	168,750	154,548

14 - Cedar COUNTY		PAD 2022 TH	ERC R&O Statistics 202	22 Values	What IF Stat Page: 2
RESIDENTIAL IMPROVED			Type : Qualifi	ed	
Number of Sales :	8	Median :	96 COV :	41.49	95% Median C.I. : 39.73 to 126.12
Total Sales Price :	1,350,000	Wgt. Mean :	92 STD :	36.85	95% Wgt. Mean C.I. : 60.99 to 122.17
Total Adj. Sales Price :	1,350,000	Mean :	89 Avg.Abs.Dev :	32.39	95% Mean C.I. : 58.01 to 119.63
Total Assessed Value :	1,236,387				
Avg. Adj. Sales Price :	168,750	COD :	33.74 MAX Sales Ratio :	126.12	What IH
Avg. Assessed Value :	154,548	PRD :	96.99 MIN Sales Ratio :	39.73	
PROPERTY TYPE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	N COD PRD M	IN MAX 9	5% Median C.I. Avg.Adj.SalePrice Avg.AssdValue
01	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
06					
07					
SALE PRICE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	I COD PRD M	IN MAX 9	5% Median C.I. Avg.Adj.SalePrice Avg.AssdValue
Less Than 5,000					
Less Than 15,000					
Less Than 30,000					
Ranges Excl. Low \$					
Greater Than 4,999	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
Greater Than 15,000	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
Greater Than 30,000	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
Incremental Ranges					
0 TO 4,999					
5,000 TO 14,999					
15,000 TO 29,999					
30,000 TO 59,999					
60,000 TO 99,999					
100,000 TO 149,999					
150,000 TO 249,999	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
250,000 TO 499,999					
500,000 TO 999,999					
1,000,000 +					

RESIDENTIAL IMPROVED - ADJUSTED

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	5	Total	Increase	30.38%	$T F_{i}$

14 - Cedar COUNTY			PAD	2022 TE	RC R&O S	tatisti	cs 2022	Values	What 3	IF Stat Page: 1	
RESIDENTIAL IMPROVED						Type : Q	ualified			_	
Number of Sales :		12	Med	ian :	96		cov :	21.73	95% Media	an C.I. : 82.	83 to 111.40
Total Sales Price :	1,471	,000	Wgt. M	ean :	99		STD :	21.50	95% Wgt. Mea	an C.I. : 86.	41 to 111.03
Total Adj. Sales Price :	1,471	,000	М	ean :	99	Avg.Abs.	.Dev :	15.71	95% Mea	an C.I. : 85.	27 to 112.59
Total Assessed Value :	1,452	,133							T.T		T T
Avg. Adj. Sales Price :	122	,583		COD :	16.36 M	AX Sales Ra	atio :	150.54		ат	1 H [*]
Avg. Assessed Value :	121	,011		PRD :	100.21 M	IN Sales Ra	atio :	69.45	νчтт		
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	4	89.24	88.65	88.61	03.05	100.05	82.83	93.30	N/A	123,875	109,770
01/01/2020 To 03/31/2020	1	150.54	150.54	150.54		100.00	150.54	150.54	N/A	100,000	150,542
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	4	107.40	99.32	100.82	12.00	98.51	69.45	113.02	N/A	127,625	128,674
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	110.77	110.77	110.77		100.00	110.77	110.77	N/A	130,000	144,004
04/01/2021 To 06/30/2021	1	75.25	75.25	75.25		100.00	75.25	75.25	N/A	120,000	90,305
07/01/2021 To 09/30/2021	1	98.70	98.70	98.70		100.00	98.70	98.70	N/A	115,000	113,504
Study Yrs											
10/01/2019 To 09/30/2020	9	93.30	100.27	99.85	17.58	100.42	69.45	150.54	82.83 to 113.02	122,889	122,702
10/01/2020 To 09/30/2021	3	98.70	94.91	95.29	12.00	99.60	75.25	110.77	N/A	121,667	115,938
Calendar Yrs											
01/01/2020 To 12/31/2020	5	111.40	109.56	108.97	16.28	100.54	69.45	150.54	N/A	122,100	133,048
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	12	96.00	98.93	98.72	16.36	100.21	69.45	150.54	82.83 to 111.40	122,583	121,011

14 - Cedar COUNTY		PAD 2022 TER	RC R&O Statistics 2022	2 Values	What IF Stat Page: 2
RESIDENTIAL IMPROVED			Type : Qualified	1	
Number of Sales :	12	Median :	96 COV :	21.73	95% Median C.I. : 82.83 to 111.40
Total Sales Price :	1,471,000	Wgt. Mean :	99 STD :	21.50	95% Wgt. Mean C.I. : 86.41 to 111.03
Total Adj. Sales Price :	1,471,000	Mean :	99 Avg.Abs.Dev :	15.71	95% Mean C.I. : 85.27 to 112.59
Total Assessed Value :	1,452,133				
Avg. Adj. Sales Price :	122,583	COD :	16.36 MAX Sales Ratio :	150.54	
Avg. Assessed Value :	121,011	PRD: 1	100.21 MIN Sales Ratio :	69.45	
PROPERTY TYPE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD PRD MIN	MAX 95%	Median C.I. Avg.Adj.SalePrice Avg.AssdValue
01	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
06					
07					
SALE PRICE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD PRD MIN	MAX 95%	Median C.I. Avg.Adj.SalePrice Avg.AssdValue
Less Than 5,000					
Less Than 15,000					
Less Than 30,000					
Ranges Excl. Low \$					
Greater Than 4,999	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
Greater Than 15,000	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
Greater Than 30,000	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
Incremental Ranges					
0 то 4,999					
5,000 TO 14,999					
15,000 TO 29,999					
30,000 TO 59,999					
60,000 TO 99,999					
100,000 TO 149,999	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
150,000 TO 249,999					
250,000 TO 499,999					
500,000 TO 999,999					
1,000,000 +					

RESIDENTIAL IMPROVED - ADJUSTED

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	5	Total	Increase	20.39%	T H.

14 - Cedar COUNTY			PAD	2022 TE	RC R&O S	tatisti	cs 2022	Values	What 3	IF Stat Page: 1	
RESIDENTIAL IMPROVED						Type : Q	ualified			_	
Number of Sales :		12	Med	ian :	96		cov :	21.73	95% Media	an C.I. : 82.	83 to 111.40
Total Sales Price :	1,471	,000	Wgt. M	ean :	99		STD :	21.50	95% Wgt. Mea	an C.I. : 86.	41 to 111.03
Total Adj. Sales Price :	1,471	,000	М	ean :	99	Avg.Abs.	.Dev :	15.71	95% Mea	an C.I. : 85.	27 to 112.59
Total Assessed Value :	1,452	,133							T.T		T T
Avg. Adj. Sales Price :	122	,583		COD :	16.36 M	AX Sales Ra	atio :	150.54		ат	I H'
Avg. Assessed Value :	121	,011		PRD :	100.21 M	IN Sales Ra	atio :	69.45	νчтт		
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	4	89.24	88.65	88.61	03.05	100.05	82.83	93.30	N/A	123,875	109,770
01/01/2020 To 03/31/2020	1	150.54	150.54	150.54		100.00	150.54	150.54	N/A	100,000	150,542
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	4	107.40	99.32	100.82	12.00	98.51	69.45	113.02	N/A	127,625	128,674
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021	1	110.77	110.77	110.77		100.00	110.77	110.77	N/A	130,000	144,004
04/01/2021 To 06/30/2021	1	75.25	75.25	75.25		100.00	75.25	75.25	N/A	120,000	90,305
07/01/2021 To 09/30/2021	1	98.70	98.70	98.70		100.00	98.70	98.70	N/A	115,000	113,504
Study Yrs											
10/01/2019 To 09/30/2020	9	93.30	100.27	99.85	17.58	100.42	69.45	150.54	82.83 to 113.02	122,889	122,702
10/01/2020 To 09/30/2021	3	98.70	94.91	95.29	12.00	99.60	75.25	110.77	N/A	121,667	115,938
Calendar Yrs											
01/01/2020 To 12/31/2020	5	111.40	109.56	108.97	16.28	100.54	69.45	150.54	N/A	122,100	133,048
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	12	96.00	98.93	98.72	16.36	100.21	69.45	150.54	82.83 to 111.40	122,583	121,011

14 - Cedar COUNTY		PAD 2022 TEF	RC R&O Statistics 2022	2 Values	What IF Stat Page: 2
RESIDENTIAL IMPROVED			Type : Qualified	1	
Number of Sales :	12	Median :	96 COV :	21.73	95% Median C.I. : 82.83 to 111.40
Total Sales Price :	1,471,000	Wgt. Mean :	99 STD :	21.50	95% Wgt. Mean C.I. : 86.41 to 111.03
Total Adj. Sales Price :	1,471,000	Mean :	99 Avg.Abs.Dev :	15.71	95% Mean C.I. : 85.27 to 112.59
Total Assessed Value :	1,452,133				
Avg. Adj. Sales Price :	122,583	COD :	16.36 MAX Sales Ratio :	150.54	
Avg. Assessed Value :	121,011	PRD: 1	100.21 MIN Sales Ratio :	69.45	
PROPERTY TYPE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD PRD MIN	MAX 95%	Median C.I. Avg.Adj.SalePrice Avg.AssdValue
01	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
06					
07					
SALE PRICE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD PRD MIN	MAX 95%	Median C.I. Avg.Adj.SalePrice Avg.AssdValue
Less Than 5,000					
Less Than 15,000					
Less Than 30,000					
Ranges Excl. Low \$					
Greater Than 4,999	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
Greater Than 15,000	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
Greater Than 30,000	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
Incremental Ranges					
0 то 4,999					
5,000 TO 14,999					
15,000 TO 29,999					
30,000 TO 59,999					
60,000 TO 99,999					
100,000 TO 149,999	12 96.00	98.93 98.72	16.36 100.21 69.45	150.54 82.	83 to 111.40 122,583 121,011
150,000 TO 249,999					
250,000 TO 499,999					
500,000 TO 999,999					
1,000,000 +					

RESIDENTIAL IMPROVED - ADJUSTED

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	5	Total	Increase	20.39%	T H.

14 - Cedar COUNTY			PAD	2022 TE	RC R&O	Statisti	cs 2022	Values	What	IF Stat Page: 1	
RESIDENTIAL IMPROVED							ualified				
Number of Sales :		8	Med	ian :	96		COV :	41.49	95% Medi	an C.I. : 39.	73 to 126.12
Total Sales Price :	1,350	,000	Wgt. M	ean :	92		STD :	36.85	95% Wgt. Me	an C.I. : 60.	99 to 122.17
Total Adj. Sales Price :	1,350	,000	Μ	ean :	89	Avg.Abs	.Dev :	32.39	95% Me	an C.I. : 58.	01 to 119.63
Total Assessed Value :	1,236	,387									TT TT
Avg. Adj. Sales Price :	168	,750		COD :	33.74 N	MAX Sales Ra	atio :	126.12		аг	1 14
Avg. Assessed Value :	154	,548		PRD :	96.99	MIN Sales Ra	atio :	39.73	и и т т		
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	1	126.12	126.12	126.12		100.00	126.12	126.12	N/A	220,000	277,462
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	119.08	119.08	119.08		100.00	119.08	119.08	N/A	195,000	232,213
07/01/2020 To 09/30/2020	1	120.74	120.74	120.74		100.00	120.74	120.74	N/A	160,000	193,191
10/01/2020 To 12/31/2020											
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	2	95.99	95.99	94.56	23.85	101.51	73.10	118.88	N/A	160,000	151,303
07/01/2021 To 09/30/2021	3	40.25	50.87	50.75	27.23	100.24	39.73	72.62	N/A	151,667	76,972
Study Yrs											
10/01/2019 To 09/30/2020	3	120.74	121.98	122.24	01.95	99.79	119.08	126.12	N/A	191,667	234,289
10/01/2020 To 09/30/2021	5	72.62	68.92	68.84	30.85	100.12	39.73	118.88	N/A	155,000	106,704
Calendar Yrs											
01/01/2020 To 12/31/2020	2	119.91	119.91	119.83	00.69	100.07	119.08	120.74	N/A	177,500	212,702
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	8	95.99	88.82	91.58	33.74	96.99	39.73	126.12	39.73 to 126.12	168,750	154,548

14 - Cedar COUNTY		PAD 2022 TH	ERC R&O Statistics 202	22 Values	What IF Stat Page: 2
RESIDENTIAL IMPROVED			Type : Qualifi	ed	
Number of Sales :	8	Median :	96 COV :	41.49	95% Median C.I. : 39.73 to 126.12
Total Sales Price :	1,350,000	Wgt. Mean :	92 STD :	36.85	95% Wgt. Mean C.I. : 60.99 to 122.17
Total Adj. Sales Price :	1,350,000	Mean :	89 Avg.Abs.Dev :	32.39	95% Mean C.I. : 58.01 to 119.63
Total Assessed Value :	1,236,387				
Avg. Adj. Sales Price :	168,750	COD :	33.74 MAX Sales Ratio :	126.12	What IH
Avg. Assessed Value :	154,548	PRD :	96.99 MIN Sales Ratio :	39.73	
PROPERTY TYPE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	N COD PRD M	IN MAX 9	5% Median C.I. Avg.Adj.SalePrice Avg.AssdValue
01	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
06					
07					
SALE PRICE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	I COD PRD M	IN MAX 9	5% Median C.I. Avg.Adj.SalePrice Avg.AssdValue
Less Than 5,000					
Less Than 15,000					
Less Than 30,000					
Ranges Excl. Low \$					
Greater Than 4,999	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
Greater Than 15,000	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
Greater Than 30,000	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
Incremental Ranges					
0 TO 4,999					
5,000 TO 14,999					
15,000 TO 29,999					
30,000 TO 59,999					
60,000 TO 99,999					
100,000 TO 149,999					
150,000 TO 249,999	8 95.99	88.82 91.58	3 33.74 96.99 39.7	3 126.12 3	9.73 to 126.12 168,750 154,548
250,000 TO 499,999					
500,000 TO 999,999					
1,000,000 +					

RESIDENTIAL IMPROVED - ADJUSTED

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	5	Total	Increase	30.38%	$T F_{i}$

14 - Cedar COUNTY			PAD	2022 TE	RC R&O S	Statistic	rs 2022	Values	What 1	IF Stat Page: 1	
RESIDENTIAL IMPROVED						Type : Q		Varueb			
			_								
Number of Sales :		205	Med	ian :	93		COV :	31.54	95% Media	an C.I. : 89	.04 to 95.75
Total Sales Price :	23,841	,942	Wgt. M	lean :	90		STD :	29.77	95% Wgt. Mea	an C.I. : 86	.51 to 93.24
Total Adj. Sales Price :	23,841	,942	М	iean :	94	Avg.Abs.	Dev :	19.92	95% Mea	an C.I. : 90	.30 to 98.46
Total Assessed Value :	21,427	,865							TIT	$\sim +$	T T
Avg. Adj. Sales Price :	116	,302		COD :	21.51 M	IAX Sales Ra	tio :	233.36			1 14
Avg. Assessed Value :	104	,526		PRD :	105.02 M	IIN Sales Ra	tio :	12.93			
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	24	96.65	104.59	97.39	21.27	107.39	61.84	209.57	88.91 to 107.52	108,012	105,196
01/01/2020 To 03/31/2020	14	94.96	103.94	98.44	21.75	105.59	59.76	150.54	83.26 to 131.63	81,814	80,537
04/01/2020 To 06/30/2020	20	98.97	94.30	91.64	19.26	102.90	49.27	156.62	73.17 to 106.08	120,079	110,040
07/01/2020 To 09/30/2020	31	96.56	96.07	95.41	13.54	100.69	60.80	124.41	91.73 to 106.98	103,159	98,429
10/01/2020 To 12/31/2020	19	94.07	103.54	97.06	23.03	106.68	60.69	230.17	84.15 to 116.05	92,929	90,194
01/01/2021 To 03/31/2021	23	96.28	92.48	93.02	11.83	99.42	58.13	121.52	85.64 to 97.68	129,489	120,446
04/01/2021 To 06/30/2021	34	87.80	88.09	88.34	18.44	99.72	45.92	132.93	79.79 to 95.75	152,951	135,110
07/01/2021 To 09/30/2021	40	77.11	85.73	75.56	35.70	113.46	12.93	233.36	67.48 to 86.96	114,012	86,147
Study Yrs											
10/01/2019 To 09/30/2020	89	96.56	99.21	95.36	18.26	104.04	49.27	209.57	92.17 to 103.40	104,912	100,048
10/01/2020 To 09/30/2021	116	88.08	90.68	86.34	24.09	105.03	12.93	233.36	83.08 to 94.07	125,041	107,962
Calendar Yrs											
01/01/2020 To 12/31/2020	84	95.29	98.65	95.10	18.65	103.73	49.27	230.17	92.13 to 103.40	101,316	96,349

14 - Cedar COUNTY			PAD	2022 TE	RC R&O	Statistic	s 2022	Values	What :	IF Stat Page: 2	
RESIDENTIAL IMPROVED						Type : Q	ualified				
Number of Sales :		205	Med	ian :	93		cov :	31.54	95% Media	an C.I. : 89	.04 to 95.75
Total Sales Price :	23,841	,942	Wgt. M	ean :	90		STD :	29.77	95% Wgt. Mea	an C.I. : 86	.51 to 93.24
Total Adj. Sales Price :	23,841	,942	М	ean :	94	Avg.Abs.	Dev :	19.92	95% Mea	an C.I. : 90	.30 to 98.46
Total Assessed Value :	21,427	,865							TIT		T T .
Avg. Adj. Sales Price :	116	,302		COD :	21.51	MAX Sales Ra	tio :	233.36			1 14
Avg. Assessed Value :	104	,526		PRD :	105.02	MIN Sales Ra	tio :	12.93	VVLL		
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	52	92.17	92.91	90.67	16.71	102.47	56.75	209.57	85.64 to 96.28	125,819	114,080
5	46	97.94	97.73	94.84	23.45	103.05	39.73	213.86	89.43 to 109.70	88,974	84,379
10	32	91.82	89.50	85.45	17.61	104.74	50.67	127.43	82.40 to 103.18	84,938	72,580
15	7	92.94	96.11	98.11	13.25	97.96	69.01	125.93	69.01 to 125.93	81,936	80,385
20	19	91.61	100.62	86.74	29.51	116.00	57.66	233.36	72.76 to 118.80	74,346	64,489
30	37	92.13	99.66	94.35	23.76	105.63	49.27	230.17	84.55 to 100.17	160,201	151,148
40	6	62.19	57.38	51.00	29.02	112.51	12.93	92.62	12.93 to 92.62	170,167	86,787
50	6	90.68	90.16	89.48	09.87	100.76	77.45	101.07	77.45 to 101.07	259,000	231,760
PROPERTY TYPE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	193	92.82	95.66	91.77	21.31	104.24	39.73	233.36	89.72 to 96.28	110,191	101,122
06	12	79.50	73.77	74.22	23.80	99.39	12.93	101.07	57.67 to 96.73	214,583	159,273
07											

14 - Cedar COUNTY			PAD	2022 TE	RC R&O S	tatistic	s 2022	Values	What 1	IF Stat Page: 3	
			1112					Varaco	nindo 1		
RESIDENTIAL IMPROVED						Type : Qu	lalliled				
Number of Sales :	20	05	Med	ian :	93		cov :	31.54	95% Media	an C.I. : 8	9.04 to 95.75
Total Sales Price :	23,841,94	42	Wgt. M	ean :	90		STD :	29.77	95% Wgt. Mea	an C.I. : 8	6.51 to 93.24
Total Adj. Sales Price :	23,841,94	42	M	ean :	94	Avg.Abs.	Dev :	19.92	95% Mea	an C.I. : 9	0.30 to 98.46
Total Assessed Value :	21,427,86	65							TATA	$\sim +$	T T .
Avg. Adj. Sales Price :	116,30	02	(COD :	21.51 MA	AX Sales Ra	tio :	233.36			
Avg. Assessed Value :	104,52	26	1	PRD: 1	105.02 M	IN Sales Ra	tio :	12.93			
SALE PRICE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000											
Less Than 15,000	5 2	122.41	151.52	148.29	42.36	102.18	84.15	233.36	N/A	9,846	14,601
Less Than 30,000	12 1	116.95	132.67	123.43	35.23	107.49	62.58	233.36	92.17 to 209.57	16,186	19,978
Ranges Excl. Low \$											
Greater Than 4,999	205	92.62	94.38	89.87	21.51	105.02	12.93	233.36	89.04 to 95.75	116,302	104,526
Greater Than 15,000	200	92.27	92.95	89.75	20.43	103.57	12.93	230.17	88.91 to 95.02	118,964	106,774
Greater Than 30,000	193	91.97	92.00	89.60	19.84	102.68	12.93	230.17	88.53 to 94.99	122,527	109,783
Incremental Ranges											
0 то 4,999											
5,000 TO 14,999	5	122.41	151.52	148.29	42.36	102.18	84.15	233.36	N/A	9,846	14,601
15,000 TO 29,999	7	111.48	119.20	114.98	28.72	103.67	62.58	209.57	62.58 to 209.57	20,714	23,818
30,000 TO 59,999	37	97.00	101.91	101.63	23.85	100.28	45.92	230.17	91.89 to 107.11	42,266	42,956
60,000 TO 99,999	50	93.70	93.92	93.91	21.42	100.01	42.81	196.13	88.53 to 102.80	79,360	74,527
100,000 TO 149,999	45	85.96	87.63	87.59	16.74	100.05	49.27	150.54	78.32 to 93.30	124,342	108,915
150,000 TO 249,999	49	88.30	87.42	87.40	19.72	100.02	12.93	126.12	81.61 to 96.96	181,838	158,930
250,000 TO 499,999	12	91.93	88.56	88.18	09.84	100.43	57.67	108.06	81.55 to 95.75	300,867	265,308
500,000 TO 999,999											
1 000 000											

1,000,000 +

RESIDENTIAL IMPROVED - ADJUSTED

Strata Heading	Strata	Change Value	Change Type	Percent Change	T
VALUATION GROUP	5	Total	Increase	20.39%	TE
VALUATION GROUP	5	Total	Increase	30.38%	

Thompson, Joseph

From:	Sorensen, Ruth
Sent:	Wednesday, April 13, 2022 4:55 PM
То:	Hotz, Rob
Cc:	Keetle, Steve; Kuhn, Jim; Thompson, Joseph; cedarcoassessor@hartel.net; Scott, Sarah
Subject:	RE: Cedar County Residential
Attachments:	14 Cedar VG 5 100000 149999 +20.39 sub stat.pdf; 14 Cedar VG 5 150000 249999
	30.38.pdf; 14 Cedar Res VG 5 incoporating adjustment by sale price.pdf

Commissioner Hotz,

Statistics to meet the requests made in items 1 and 2 are attached. I am unable to prepare a substat of Valuation Group 5 with both of the sales price adjustments listed below; however, I have prepared a statistic showing all 205 sales in the Cedar County Residential Class which incorporate the sale price adjustments requested in items 1 and 2 and shows the impact of the adjustment to the Valuation Group 5 (as one line item) and the overall residential class.

If you have additional questions, please let me know.

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 13, 2022 2:24 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>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Ms. Sorensen,

Please provide the following for Cedar County Residential VG 5:

- 1. What if, adjusting only the 12 sales of \$100,000 to 149,999 by an increase of 20.39%.
- 2. What if, adjusting only the 8 sales of \$150,000 to 249,999 by an increase of 30.38%.
- 3. What if of the 46 sales of VG 5 incorporating both adjustments from #1 and #2 above.

Robert W. Hotz, Commissioner 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: <u>rob.hotz@nebraska.gov</u>

From: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Sent: Wednesday, April 13, 2022 11:22 AM
To: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Commissioner Hotz,

The request for Dawes County was for all sales less than \$30,000, which is a single field that can be queried and adjusted using the state sales file. The Cedar County request is for all ranges greater than \$100,000 or more, which requires multiple sales price adjustments. At this time, the state sales file is not programmed to allow this feature.

Please let me know if you have any further questions. We will help as much as possible!

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 revenue.nebraska.gov/PAD

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Wednesday, April 13, 2022 10:46 AM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph
<joseph.thompson@nebraska.gov>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Ms. Sorensen,

Regarding request #2 below, it appears you were able to reply to a similar request when it was made regarding Dawes Residential VG 16. Please provide the information requested.

Robert W. Hotz, Commissioner 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

From: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Sent: Tuesday, April 12, 2022 6:18 PM
To: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Commissioners and County Assessor,

Attached is the requestion what-if increasing Valuation Group 5 by 4.6%.

The second request cannot be completed. The state sales file does not allow adjustments by multiple sales price substrata. Further, such an adjustment cannot be applied to a class or subclass of property as sales price is not known for all properties and is not a property characteristic.

Please let me know if you have additional questions.

Ruth A. Sorensen Property Tax Administrator/Property Assessment Division

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From: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Sent: Tuesday, April 12, 2022 2:44 PM
To: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Ms. Sorensen,

Thank you. Please provide the following:

- 1. What If, adjusting the 46 sales of VG 5 by an increase of 4.2%.
- 2. What if, adjusting only the 20 sales of \$100,000 or more in VG 5 by an increase of 20%.

Thank you.

From: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Sent: Monday, April 11, 2022 4:55 PM
To: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>
Subject: RE: Cedar County Residential

Commissioner Hotz,

Pursuant to your request, attached is a substat for Cedar County Residential, VG 5, 46 sales.

Please let me know if you have any further requests or 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 Notice Regarding Confidential and Privileged Information: This message, its attachments, and any previous emails below ("Message") may contain confidential taxpayer information. An authorized recipient is: the identified taxpayer; the identified taxpayer's personal representative; an employee of the Nebraska Department of Revenue using the Message for legitimate tax administration purposes; or another person authorized by law ("Authorized Recipient"). If you are not an Authorized Recipient of this Message, then immediately notify the sender by reply email and delete and destroy this Message and any copies thereof. Do not review, copy, save, forward, or print any portion of this Message. If any person, including an Authorized Recipient, divulges, makes known, or uses confidential state or federal taxpayer information contained in this Message in a manner not specifically authorized by law, then such person may be personally subject to criminal penalties and civil liability under Nebraska and federal law. This Message may contain information protected by the attorney work-product doctrine and/or the attorney-client privilege; inadvertent disclosure does not waive those protections. No statement in this Message constitutes state or federal tax advice.

From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Monday, April 11, 2022 3:55 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph
<joseph.thompson@nebraska.gov>
Subject: Cedar County Residential

Ms. Sorensen,

Please provide a substat for Cedar County Residential, VG 5 (town of Laurel), 46 sales. Please ensure the substat of this subclass shows the incremental ranges of the 46 sales, showing the Median, COD, PRD, 95% confidence interval, average adjusted sale price, and average assessed value for each range.

Robert W. Hotz, Commissioner 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: <u>rob.hotz@nebraska.gov</u>

Thompson, Joseph

From:	Sorensen, Ruth
Sent:	Wednesday, April 13, 2022 4:55 PM
То:	Hotz, Rob
Cc:	Keetle, Steve; Kuhn, Jim; Thompson, Joseph; cedarcoassessor@hartel.net; Scott, Sarah
Subject:	RE: Cedar County Residential
Attachments:	14 Cedar VG 5 100000 149999 +20.39 sub stat.pdf; 14 Cedar VG 5 150000 249999
	30.38.pdf; 14 Cedar Res VG 5 incoporating adjustment by sale price.pdf

Commissioner Hotz,

Statistics to meet the requests made in items 1 and 2 are attached. I am unable to prepare a substat of Valuation Group 5 with both of the sales price adjustments listed below; however, I have prepared a statistic showing all 205 sales in the Cedar County Residential Class which incorporate the sale price adjustments requested in items 1 and 2 and shows the impact of the adjustment to the Valuation Group 5 (as one line item) and the overall residential class.

If you have additional questions, please let me know.

Ruth A. Sorensen Property Tax Administrator/Property Assessment Division

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Wednesday, April 13, 2022 2:24 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>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Ms. Sorensen,

Please provide the following for Cedar County Residential VG 5:

- 1. What if, adjusting only the 12 sales of \$100,000 to 149,999 by an increase of 20.39%.
- 2. What if, adjusting only the 8 sales of \$150,000 to 249,999 by an increase of 30.38%.
- 3. What if of the 46 sales of VG 5 incorporating both adjustments from #1 and #2 above.

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From: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Sent: Wednesday, April 13, 2022 11:22 AM
To: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Commissioner Hotz,

The request for Dawes County was for all sales less than \$30,000, which is a single field that can be queried and adjusted using the state sales file. The Cedar County request is for all ranges greater than \$100,000 or more, which requires multiple sales price adjustments. At this time, the state sales file is not programmed to allow this feature.

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Thank you!

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Wednesday, April 13, 2022 10:46 AM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph
<joseph.thompson@nebraska.gov>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Ms. Sorensen,

Regarding request #2 below, it appears you were able to reply to a similar request when it was made regarding Dawes Residential VG 16. Please provide the information requested.

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From: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Sent: Tuesday, April 12, 2022 6:18 PM
To: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

Commissioners and County Assessor,

Attached is the requestion what-if increasing Valuation Group 5 by 4.6%.

The second request cannot be completed. The state sales file does not allow adjustments by multiple sales price substrata. Further, such an adjustment cannot be applied to a class or subclass of property as sales price is not known for all properties and is not a property characteristic.

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From: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Sent: Tuesday, April 12, 2022 2:44 PM
To: Sorensen, Ruth <<u>ruth.sorensen@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>; cedarcoassessor@hartel.net
Subject: RE: Cedar County Residential

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- 1. What If, adjusting the 46 sales of VG 5 by an increase of 4.2%.
- 2. What if, adjusting only the 20 sales of \$100,000 or more in VG 5 by an increase of 20%.

Thank you.

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Sent: Monday, April 11, 2022 4:55 PM
To: Hotz, Rob <<u>rob.hotz@nebraska.gov</u>>
Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph
<<u>joseph.thompson@nebraska.gov</u>>
Subject: RE: Cedar County Residential

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Please let me know if you have any further requests or 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 Notice Regarding Confidential and Privileged Information: This message, its attachments, and any previous emails below ("Message") may contain confidential taxpayer information. An authorized recipient is: the identified taxpayer; the identified taxpayer's personal representative; an employee of the Nebraska Department of Revenue using the Message for legitimate tax administration purposes; or another person authorized by law ("Authorized Recipient"). If you are not an Authorized Recipient of this Message, then immediately notify the sender by reply email and delete and destroy this Message and any copies thereof. Do not review, copy, save, forward, or print any portion of this Message. If any person, including an Authorized Recipient, divulges, makes known, or uses confidential state or federal taxpayer information contained in this Message in a manner not specifically authorized by law, then such person may be personally subject to criminal penalties and civil liability under Nebraska and federal law. This Message may contain information protected by the attorney work-product doctrine and/or the attorney-client privilege; inadvertent disclosure does not waive those protections. No statement in this Message constitutes state or federal tax advice.

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Robert W. Hotz, Commissioner 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: <u>rob.hotz@nebraska.gov</u>

14 - Cedar COUNTY			PAD	2022 TF	RC R&O S	statistic	rs 2022	Values	What	IF Stat Page: 1	
RESIDENTIAL IMPROVED			1110				ualified	Varueb			
						Type . A	uarriteu				
Number of Sales :		46	Med	ian :	96		COV :	35.73	95% Media	an C.I. : 81.	07 to 101.46
Total Sales Price :	4,092	,789	Wgt. M	lean :	86		STD :	33.54	95% Wgt. Mea	an C.I. : 77	.13 to 93.97
Total Adj. Sales Price :	4,092	,789	Μ	lean :	94	Avg.Abs.	Dev :	23.49	95% Mea	an C.I. : 84.	19 to 103.57
Total Assessed Value :	3,501	,386							TATL		T T .
Avg. Adj. Sales Price :	88	,974		COD :	24.42 M	AX Sales Ra	atio :	223.69			
Avg. Assessed Value :	76	,117		PRD :	109.74 M	IN Sales Ra	atio :	31.88			
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	9	81.07	87.35	86.76	16.68	100.68	64.68	108.60	71.97 to 107.52	99,989	86,748
01/01/2020 To 03/31/2020	3	130.80	129.52	128.70	07.77	100.64	113.64	144.12	N/A	68,333	87,944
04/01/2020 To 06/30/2020	3	67.93	73.45	83.45	18.98	88.02	56.87	95.54	N/A	107,333	89,565
07/01/2020 To 09/30/2020	8	97.53	96.23	93.39	10.53	103.04	60.34	114.74	60.34 to 114.74	102,805	96,014
10/01/2020 To 12/31/2020	4	112.73	114.62	112.58	18.99	101.81	88.02	145.01	N/A	32,125	36,166
01/01/2021 To 03/31/2021	3	96.24	98.00	97.68	01.91	100.33	96.11	101.64	N/A	77,667	75,866
04/01/2021 To 06/30/2021	5	65.38	74.59	76.01	28.82	98.13	48.03	105.49	N/A	117,590	89,375
07/01/2021 To 09/30/2021	11	85.75	93.48	67.21	48.56	139.09	31.88	223.69	32.29 to 131.11	81,273	54,624
Study Yrs											
10/01/2019 To 09/30/2020	23	96.79	94.13	92.53	17.49	101.73	56.87	144.12	77.70 to 107.52	97,797	90,495
10/01/2020 To 09/30/2021	23	96.11	93.64	77.03	31.25	121.56	31.88	223.69	65.38 to 105.49	80,150	61,739
Calendar Yrs											
01/01/2020 To 12/31/2020	18	98.30	102.07	97.79	19.01	104.38	56.87	145.01	89.84 to 114.74	82,108	80,295
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
5	46	96.18	93.88	85.55	24.42	109.74	31.88	223.69	81.07 to 101.46	88,974	76,117

14 - Cedar COUNTY		PAD 2022 TE	RC R&O S	tatistic	s 2022	Values	What I	IF Stat Page: 2	
RESIDENTIAL IMPROVED				Type : Qu	ualified				
Number of Sales :	46	Median :	96	(cov :	35.73	95% Media	an C.I. : 81.()7 to 101.46
Total Sales Price :	4,092,789	Wgt. Mean :	86	2	STD :	33.54	95% Wgt. Mea	an C.I. : 77	.13 to 93.97
Total Adj. Sales Price :	4,092,789	Mean :	94	Avg.Abs.I	Dev :	23.49	95% Mea	an C.I. : 84.3	l9 to 103.57
Total Assessed Value :	3,501,386						TIT		T T .
Avg. Adj. Sales Price :	88,974	COD :	24.42 MA	AX Sales Rat	tio :	223.69			1 14
Avg. Assessed Value :	76,117	PRD :	109.74 M	IN Sales Rat	tio :	31.88			
PROPERTY TYPE *									
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	46 96.18	93.88 85.55	24.42	109.74	31.88	223.69	81.07 to 101.46	88,974	76,117
06									
07									
SALE PRICE *									
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000									
Less Than 15,000	3 108.60	140.10 148.84	41.64	94.13	88.02	223.69	N/A	11,133	16,570
Less Than 30,000	6 123.86	135.51 137.16	25.11	98.80	88.02	223.69	88.02 to 223.69	16,733	22,952
Ranges Excl. Low \$									
Greater Than 4,999	46 96.18	93.88 85.55	24.42	109.74	31.88	223.69	81.07 to 101.46	88,974	76,117
Greater Than 15,000	43 96.11	90.66 85.03	22.57	106.62	31.88	145.01	77.70 to 101.18	94,404	80,272
Greater Than 30,000	40 95.83	87.64 84.25	21.60	104.02	31.88	144.12	77.36 to 98.40	99,810	84,092
Incremental Ranges									
0 то 4,999									
5,000 TO 14,999	3 108.60	140.10 148.84	41.64	94.13	88.02	223.69	N/A	11,133	16,570
15,000 TO 29,999	3 131.11	130.91 131.34	07.22	99.67	116.60	145.01	N/A	22,333	29,333
30,000 TO 59,999	11 96.11	92.96 91.73	23.17	101.34	48.03	144.12	56.87 to 127.05	43,723	40,106
60,000 TO 99,999	9 105.49	97.95 96.88	15.86	101.10	44.78	127.44	67.93 to 114.74	76,715	74,324
100,000 TO 149,999	12 83.41	85.95 85.77	16.36	100.21	60.34	130.80	71.97 to 96.79	122,583	105,140
150,000 TO 249,999	8 77.02	71.26 73.48	33.74	96.98	31.88	101.18	31.88 to 101.18	168,750	123,990
250,000 TO 499,999									
500,000 TO 999,999									
1,000,000 +									

RESIDENTIAL IMPROVED - ADJUSTED

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	5	Total	Increase	4.6%	T F.

From:	Sorensen, Ruth
To:	Hotz, Rob
Cc:	Keetle, Steve; Kuhn, Jim; Thompson, Joseph; cedarcoassessor@hartel.net
Subject:	RE: Cedar County Residential
Date:	Tuesday, April 12, 2022 6:17:59 PM
Attachments:	Cedar County Res VG 5 +4.6%.pdf

Commissioners and County Assessor,

Attached is the requestion what-if increasing Valuation Group 5 by 4.6%.

The second request cannot be completed. The state sales file does not allow adjustments by multiple sales price substrata. Further, such an adjustment cannot be applied to a class or subclass of property as sales price is not known for all properties and is not a property characteristic.

Please let me know if you have additional questions.

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