

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	46	Median :	92	COV :	35.72	95% Median C.I. :	77.50 to 97.00
Total Sales Price :	4,092,789	Wgt. Mean :	82	STD :	32.06	95% Wgt. Mean C.I. :	73.73 to 89.84
Total Adj. Sales Price :	4,092,789	Mean :	90	Avg. Abs. Dev :	22.46	95% Mean C.I. :	80.50 to 99.02
Total Assessed Value :	3,347,405						
Avg. Adj. Sales Price :	88,974	COD :	24.43	MAX Sales Ratio :	213.86		
Avg. Assessed Value :	72,770	PRD :	109.74	MIN Sales Ratio :	30.47		

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>											
10/01/2019 To 12/31/2019	9	77.50	83.52	82.94	16.68	100.70	61.84	103.83	68.80 to 102.80	99,989	82,933
01/01/2020 To 03/31/2020	3	125.05	123.82	123.04	07.76	100.63	108.64	137.78	N/A	68,333	84,077
04/01/2020 To 06/30/2020	3	64.94	70.22	79.78	18.97	88.02	54.37	91.34	N/A	107,333	85,627
07/01/2020 To 09/30/2020	8	93.25	92.00	89.29	10.53	103.04	57.69	109.70	57.69 to 109.70	102,805	91,792
10/01/2020 To 12/31/2020	4	107.77	109.58	107.63	18.99	101.81	84.15	138.64	N/A	32,125	34,575
01/01/2021 To 03/31/2021	3	92.01	93.69	93.39	01.91	100.32	91.89	97.17	N/A	77,667	72,530
04/01/2021 To 06/30/2021	5	62.51	71.31	72.66	28.81	98.14	45.92	100.85	N/A	117,590	85,445
07/01/2021 To 09/30/2021	11	81.98	89.37	64.26	48.56	139.08	30.47	213.86	30.87 to 125.34	81,273	52,222
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	23	92.54	89.99	88.46	17.48	101.73	54.37	137.78	74.29 to 102.80	97,797	86,515
10/01/2020 To 09/30/2021	23	91.89	89.52	73.64	31.24	121.56	30.47	213.86	62.51 to 100.85	80,150	59,024
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	18	93.98	97.58	93.49	19.01	104.37	54.37	138.64	85.89 to 109.70	82,108	76,764

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	46	91.95	89.76	81.79	24.43	109.74	30.47	213.86	77.50 to 97.00	88,974	72,770

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Monday, April 11, 2022 4:55 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph
Subject: RE: Cedar County Residential
Attachments: Cedar County Res VG 5 Substat.pdf

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

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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 <Steve.Keetle@nebraska.gov>; 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

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