

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	14	Median :	96	COV :	33.41	95% Median C.I. :	73.59 to 113.63
Total Sales Price :	2,822,176	Wgt. Mean :	110	STD :	33.50	95% Wgt. Mean C.I. :	27.25 to 193.41
Total Adj. Sales Price :	2,822,176	Mean :	100	Avg. Abs. Dev :	20.89	95% Mean C.I. :	80.92 to 119.60
Total Assessed Value :	3,113,686						
Avg. Adj. Sales Price :	201,584	COD :	21.79	MAX Sales Ratio :	200.36		
Avg. Assessed Value :	222,406	PRD :	90.87	MIN Sales Ratio :	63.83		

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>											
10/01/2016 To 12/31/2016	1	113.63	113.63	113.63		100.00	113.63	113.63	N/A	200,000	227,251
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	1	79.84	79.84	79.84		100.00	79.84	79.84	N/A	53,500	42,712
07/01/2017 To 09/30/2017	2	87.78	87.78	85.60	27.28	102.55	63.83	111.73	N/A	55,000	47,082
10/01/2017 To 12/31/2017	1	116.72	116.72	116.72		100.00	116.72	116.72	N/A	1,800,000	2,100,910
01/01/2018 To 03/31/2018	1	96.80	96.80	96.80		100.00	96.80	96.80	N/A	68,000	65,823
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018	3	94.98	98.60	104.92	06.60	93.98	91.01	109.82	N/A	70,667	74,141
10/01/2018 To 12/31/2018	1	84.97	84.97	84.97		100.00	84.97	84.97	N/A	152,676	129,731
01/01/2019 To 03/31/2019	2	83.18	83.18	84.87	19.04	98.01	67.34	99.01	N/A	60,500	51,348
04/01/2019 To 06/30/2019	1	200.36	200.36	200.36		100.00	200.36	200.36	N/A	40,000	80,142
07/01/2019 To 09/30/2019	1	73.59	73.59	73.59		100.00	73.59	73.59	N/A	65,000	47,835
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	4	95.79	92.26	100.17	21.32	92.10	63.83	113.63	N/A	90,875	91,032
10/01/2017 To 09/30/2018	5	96.80	101.87	114.86	08.38	88.69	91.01	116.72	N/A	416,000	477,831
10/01/2018 To 09/30/2019	5	84.97	105.05	95.17	37.30	110.38	67.34	200.36	N/A	75,735	72,081
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	4	95.79	93.03	113.97	22.13	81.63	63.83	116.72	N/A	490,875	559,447
01/01/2018 To 12/31/2018	5	94.98	95.52	96.60	06.45	98.88	84.97	109.82	N/A	86,535	83,595



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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											
Less Than 30,000											
__ Ranges Excl. Low \$ __											
Greater Than 4,999	14	95.89	100.26	110.33	21.79	90.87	63.83	200.36	73.59 to 113.63	201,584	222,406
Greater Than 15,000	14	95.89	100.26	110.33	21.79	90.87	63.83	200.36	73.59 to 113.63	201,584	222,406
Greater Than 30,000	14	95.89	100.26	110.33	21.79	90.87	63.83	200.36	73.59 to 113.63	201,584	222,406
__ Incremental Ranges __											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	6	93.00	107.54	105.12	30.27	102.30	67.34	200.36	67.34 to 200.36	43,250	45,463
60,000 TO 99,999	4	85.20	83.31	83.96	17.14	99.23	63.83	99.01	N/A	65,000	54,573
100,000 TO 149,999											
150,000 TO 249,999	3	109.82	102.81	103.79	08.70	99.06	84.97	113.63	N/A	167,559	173,903
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +	1	116.72	116.72	116.72		100.00	116.72	116.72	N/A	1,800,000	2,100,910

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What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
141	1	96.80	96.80	96.80		100.00	96.80	96.80	N/A	68,000	65,823
304	1	84.97	84.97	84.97		100.00	84.97	84.97	N/A	152,676	129,731
326	2	93.61	93.61	103.81	21.39	90.17	73.59	113.63	N/A	132,500	137,543
344	1	116.72	116.72	116.72		100.00	116.72	116.72	N/A	1,800,000	2,100,910
346	1	91.01	91.01	91.01		100.00	91.01	91.01	N/A	30,000	27,302
353	2	110.78	110.78	110.30	00.87	100.44	109.82	111.73	N/A	100,000	110,297
386	1	94.98	94.98	94.98		100.00	94.98	94.98	N/A	32,000	30,393
406	1	99.01	99.01	99.01		100.00	99.01	99.01	N/A	67,000	66,335
442	2	140.10	140.10	131.39	43.01	106.63	79.84	200.36	N/A	46,750	61,427
444	1	63.83	63.83	63.83		100.00	63.83	63.83	N/A	60,000	38,297
528	1	67.34	67.34	67.34		100.00	67.34	67.34	N/A	54,000	36,361

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	16%


What IF

## FW: Chase County

Kuhn, Jim <jim.kuhn@nebraska.gov>

Thu 4/16/2020 4:15 PM

To: Thompson, Joseph <joseph.thompson@nebraska.gov>

 1 attachments (27 KB)

Chase Commercial + 16%.pdf;

James D Kuhn, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7723  
Fax: (402) 471-7720  
Cell: (308) 391-2829  
Email: [jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)

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

**Sent:** Thursday, April 16, 2020 9:30 AM

**To:** Kuhn, Jim <jim.kuhn@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Thompson, Elaine <elaine.thompson@nebraska.gov>

**Subject:** FW: Chase County

Commissioner Kuhn,

Attached is the requested what-if for Chase County Commercial. All of the sales were from the same Valuation Group.

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

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

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**From:** Kuhn, Jim <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>

**Sent:** Wednesday, April 15, 2020 4:06 PM

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>

**Subject:** Chase County

Ms. Sorensen,

Please provide a what if stat adjusting the Commercial to the median midpoint of 96%. I believe all the sales are from the same VG, please advise is that is not correct.

Thank you,

James D Kuhn, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7723  
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