

**RESIDENTIAL IMPROVED**

Type : Qualified

Number of Sales :	39	Median :	94	COV :	29.05	95% Median C.I. :	87.66 to 107.47
Total Sales Price :	3,511,400	Wgt. Mean :	94	STD :	29.14	95% Wgt. Mean C.I. :	85.40 to 101.68
Total Adj. Sales Price :	3,511,400	Mean :	100	Avg. Abs.Dev :	22.00	95% Mean C.I. :	91.16 to 109.46
Total Assessed Value :	3,284,421						
Avg. Adj. Sales Price :	90,036	COD :	23.38	MAX Sales Ratio :	176.31		
Avg. Assessed Value :	84,216	PRD :	107.24	MIN Sales Ratio :	56.04		

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>											
10/01/2021 To 12/31/2021	7	107.86	112.09	107.22	28.03	104.54	56.04	176.31	56.04 to 176.31	90,000	96,497
01/01/2022 To 03/31/2022	4	102.78	103.45	101.91	02.74	101.51	100.56	107.69	N/A	78,125	79,616
04/01/2022 To 06/30/2022	6	92.06	100.70	84.66	28.44	118.95	57.37	149.43	57.37 to 149.43	105,000	88,891
07/01/2022 To 09/30/2022	2	95.11	95.11	82.57	26.79	115.19	69.63	120.59	N/A	78,750	65,026
10/01/2022 To 12/31/2022	5	88.94	102.13	85.86	32.10	118.95	67.70	168.91	N/A	83,700	71,865
01/01/2023 To 03/31/2023	4	88.14	87.09	92.99	17.80	93.66	66.67	105.41	N/A	80,625	74,977
04/01/2023 To 06/30/2023	4	85.56	87.82	91.87	14.88	95.59	72.69	107.47	N/A	109,250	100,373
07/01/2023 To 09/30/2023	7	94.10	101.29	93.86	18.53	107.92	71.53	140.38	71.53 to 140.38	86,200	80,908
<u>Study Yrs</u>											
10/01/2021 To 09/30/2022	19	100.71	104.89	95.80	23.73	109.49	56.04	176.31	87.66 to 122.19	91,053	87,229
10/01/2022 To 09/30/2023	20	92.78	95.97	91.34	20.67	105.07	66.67	168.91	76.14 to 105.41	89,070	81,354
<u>Calendar Yrs</u>											
01/01/2022 To 12/31/2022	17	100.56	101.11	88.32	22.79	114.48	57.37	168.91	71.79 to 120.59	89,324	78,893

**VALUATION GROUP**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	39	94.10	100.31	93.54	23.38	107.24	56.04	176.31	87.66 to 107.47	90,036	84,216



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	Increase	0%

What IF

## Loukota, Joe

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**From:** Scott, Sarah  
**Sent:** Thursday, April 18, 2024 1:26 PM  
**To:** Hotz, Rob  
**Cc:** Kuhn, Jim; Russell, Jacqueline; Keetle, Steve; Loukota, Joe; [assessor@chasecountyne.gov](mailto:assessor@chasecountyne.gov)  
**Subject:** RE: Chase Residential  
**Attachments:** 56 Chase 2024 TERC Res VG 2 substat.pdf

Commissioner Hotz,

The requested substat is attached.

Thank you,

**Sarah Scott**

*Property Tax Administrator*

### Nebraska Department of Revenue

200 S Silber  
North Platte, NE 69101  
OFFICE 402-471-5962  
[sarah.scott@nebraska.gov](mailto:sarah.scott@nebraska.gov)  
[revenue.nebraska.gov](http://revenue.nebraska.gov)

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**From:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>  
**Sent:** Thursday, April 18, 2024 11:42 AM  
**To:** Scott, Sarah <[sarah.scott@nebraska.gov](mailto:sarah.scott@nebraska.gov)>  
**Cc:** Kuhn, Jim <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>; Russell, Jacqueline <[Jacqueline.Russell@nebraska.gov](mailto:Jacqueline.Russell@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Loukota, Joe <[Joe.Loukota@nebraska.gov](mailto:Joe.Loukota@nebraska.gov)>; [assessor@chasecountyne.gov](mailto:assessor@chasecountyne.gov)  
**Subject:** Chase Residential

Ms. Scott,

Please provide a Substat for the 39 sales in Residential Valuation Group 2.

Robert W. Hotz, Chairman  
Tax Equalization & Review Commission  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7724  
Cell: (402) 802-7551  
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