

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	30	Median :	96	COV :	26.41	95% Median C.I. :	88.23 to 111.44
Total Sales Price :	2,419,462	Wgt. Mean :	96	STD :	27.45	95% Wgt. Mean C.I. :	86.70 to 104.83
Total Adj. Sales Price :	2,419,462	Mean :	104	Avg. Abs. Dev :	20.19	95% Mean C.I. :	93.67 to 114.17
Total Assessed Value :	2,316,991						
Avg. Adj. Sales Price :	80,649	COD :	21.04	MAX Sales Ratio :	185.60		
Avg. Assessed Value :	77,233	PRD :	108.52	MIN Sales Ratio :	66.24		

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>											
10/01/2018 To 12/31/2018	4	114.68	120.85	116.08	18.37	104.11	99.53	154.50	N/A	38,066	44,188
01/01/2019 To 03/31/2019	5	90.07	91.77	96.68	08.83	94.92	78.87	111.44	N/A	85,800	82,955
04/01/2019 To 06/30/2019	4	79.57	104.63	84.71	38.13	123.52	73.78	185.60	N/A	86,875	73,590
07/01/2019 To 09/30/2019	3	94.17	96.00	95.91	02.64	100.09	93.18	100.65	N/A	92,167	88,401
10/01/2019 To 12/31/2019	5	126.11	119.62	127.74	10.72	93.64	88.36	135.70	N/A	57,200	73,065
01/01/2020 To 03/31/2020	3	82.19	82.31	79.11	13.09	104.05	66.24	98.51	N/A	147,400	116,602
04/01/2020 To 06/30/2020	3	88.23	103.27	91.64	18.10	112.69	86.83	134.74	N/A	81,667	74,841
07/01/2020 To 09/30/2020	3	97.70	104.69	93.88	21.63	111.51	76.50	139.88	N/A	80,333	75,416
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	16	93.68	103.05	95.51	20.13	107.89	73.78	185.60	84.33 to 111.44	75,329	71,943
10/01/2019 To 09/30/2020	14	98.11	104.92	96.02	21.61	109.27	66.24	139.88	82.19 to 134.74	86,729	83,279
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	17	93.18	103.73	100.05	21.01	103.68	73.78	185.60	84.33 to 126.11	78,765	78,804

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	30	95.94	103.92	95.76	21.04	108.52	66.24	185.60	88.23 to 111.44	80,649	77,233

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	5%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	103	Median :	94	COV :	18.69	95% Median C.I. :	93.15 to 98.51
Total Sales Price :	13,536,562	Wgt. Mean :	96	STD :	18.33	95% Wgt. Mean C.I. :	92.87 to 98.38
Total Adj. Sales Price :	13,536,562	Mean :	98	Avg. Abs.Dev :	12.71	95% Mean C.I. :	94.54 to 101.62
Total Assessed Value :	12,944,234						
Avg. Adj. Sales Price :	131,423	COD :	13.50	MAX Sales Ratio :	185.60		
Avg. Assessed Value :	125,672	PRD :	102.57	MIN Sales Ratio :	60.95		

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>											
10/01/2018 To 12/31/2018	8	99.78	108.14	100.24	13.21	107.88	91.08	154.50	91.08 to 154.50	107,358	107,613
01/01/2019 To 03/31/2019	13	93.83	95.08	95.99	08.86	99.05	76.33	118.87	85.65 to 106.83	130,538	125,306
04/01/2019 To 06/30/2019	19	90.51	94.87	91.26	14.42	103.96	73.78	185.60	80.30 to 101.51	130,921	119,476
07/01/2019 To 09/30/2019	13	93.17	93.98	93.04	08.79	101.01	75.82	119.27	85.47 to 101.90	140,038	130,292
10/01/2019 To 12/31/2019	8	114.00	111.64	104.55	13.92	106.78	81.81	135.70	81.81 to 135.70	102,000	106,640
01/01/2020 To 03/31/2020	10	96.94	95.68	94.36	10.84	101.40	66.24	122.50	82.19 to 108.44	169,320	159,767
04/01/2020 To 06/30/2020	14	94.60	97.68	96.64	11.15	101.08	74.05	134.74	87.09 to 107.15	145,107	140,226
07/01/2020 To 09/30/2020	18	99.23	97.75	97.40	15.52	100.36	60.95	139.88	81.19 to 113.86	118,444	115,364
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	53	93.76	96.70	94.02	11.86	102.85	73.78	185.60	90.51 to 97.58	129,507	121,768
10/01/2019 To 09/30/2020	50	97.58	99.54	97.27	14.32	102.33	60.95	139.88	90.47 to 104.03	133,454	129,810
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	53	93.76	97.23	94.50	12.99	102.89	73.78	185.60	90.07 to 99.10	128,698	121,621

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	67	94.13	95.84	95.76	09.84	100.08	74.05	119.35	91.78 to 99.13	148,837	142,521
2	30	95.94	103.92	95.76	21.04	108.52	66.24	185.60	88.23 to 111.44	80,649	77,233
3	6	96.14	93.94	94.18	14.29	99.75	60.95	122.50	60.95 to 122.50	190,833	179,722

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	5%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 16, 2021 3:55 PM
To: Kuhn, Jim
Cc: Hotz, Rob; Keetle, Steve; Thompson, Joseph
Subject: RE: Chase County What If request
Attachments: Chase Res VG 2 5% increase all sales.pdf; Chase Res VG 2 substat 5% increase.pdf

Commissioner Kuhn,

Pursuant to your request, attached are the following documents:

1. A What If statistic adjusting the Chase County Residential VG 2 to the midpoint median of 96%; and
2. A substat providing that effect this adjustment on the Residential class of property.

Please let me know if you have any questions.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

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From: Kuhn, Jim <jim.kuhn@nebraska.gov>
Sent: Friday, April 16, 2021 1:47 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: Chase County What If request

Ms. Sorensen,

Please provide a What If statistic adjusting the Chase County Residential Valuation Group 2 to the midpoint median of 96%. Please provide the effect this has on the Residential class as a whole as well.

Thank you,

James D Kuhn, Commissioner
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Lincoln, Nebraska 68509-5108
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