

AGRICULTURAL

Type : Qualified

Number of Sales :	32	Median :	59	COV :	23.93	95% Median C.I. :	52.24 to 70.83
Total Sales Price :	40,776,409	Wgt. Mean :	56	STD :	15.03	95% Wgt. Mean C.I. :	52.76 to 60.22
Total Adj. Sales Price :	40,776,409	Mean :	63	Avg. Abs.Dev :	12.34	95% Mean C.I. :	57.61 to 68.03
Total Assessed Value :	23,035,045						
Avg. Adj. Sales Price :	1,274,263	COD :	20.76	MAX Sales Ratio :	92.47		
Avg. Assessed Value :	719,845	PRD :	111.21	MIN Sales Ratio :	43.45		

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>											
10/01/2013 To 12/31/2013	5	70.83	71.60	69.82	05.10	102.55	66.95	76.56	N/A	781,580	545,720
01/01/2014 To 03/31/2014	2	72.09	72.09	67.93	06.77	106.12	67.21	76.96	N/A	1,296,000	880,357
04/01/2014 To 06/30/2014	2	60.68	60.68	60.54	00.33	100.23	60.48	60.88	N/A	725,550	439,252
07/01/2014 To 09/30/2014											
10/01/2014 To 12/31/2014	4	86.30	79.82	80.24	10.75	99.48	57.11	89.58	N/A	437,875	351,334
01/01/2015 To 03/31/2015	2	46.97	46.97	46.96	00.55	100.02	46.71	47.22	N/A	288,540	135,512
04/01/2015 To 06/30/2015	4	76.40	74.46	60.82	22.20	122.43	52.55	92.47	N/A	1,206,500	733,826
07/01/2015 To 09/30/2015	2	65.01	65.01	63.49	10.14	102.39	58.42	71.59	N/A	877,200	556,954
10/01/2015 To 12/31/2015	1	55.39	55.39	55.39	100.00		55.39	55.39	N/A	6,400,000	3,545,196
01/01/2016 To 03/31/2016	5	47.25	46.95	47.19	01.90	99.49	45.42	48.70	N/A	2,928,010	1,381,789
04/01/2016 To 06/30/2016	2	53.74	53.74	52.30	05.23	102.75	50.93	56.54	N/A	765,750	400,494
07/01/2016 To 09/30/2016	3	52.24	49.35	51.05	05.69	96.67	43.45	52.36	N/A	448,294	228,844
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	9	67.62	69.28	67.51	07.38	102.62	60.48	76.96	60.88 to 76.56	883,444	596,424
10/01/2014 To 09/30/2015	12	67.02	70.09	64.27	23.89	109.06	46.71	92.47	52.55 to 89.58	742,415	477,131
10/01/2015 To 09/30/2016	11	48.70	49.61	49.93	07.08	99.36	43.45	56.54	45.42 to 55.39	2,174,221	1,085,606
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	8	72.09	73.10	69.80	16.20	104.73	57.11	89.58	57.11 to 89.58	724,325	505,569
01/01/2015 To 12/31/2015	9	58.42	64.13	58.02	21.88	110.53	46.71	92.47	47.22 to 90.36	1,506,387	873,937

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AREA (MARKET)

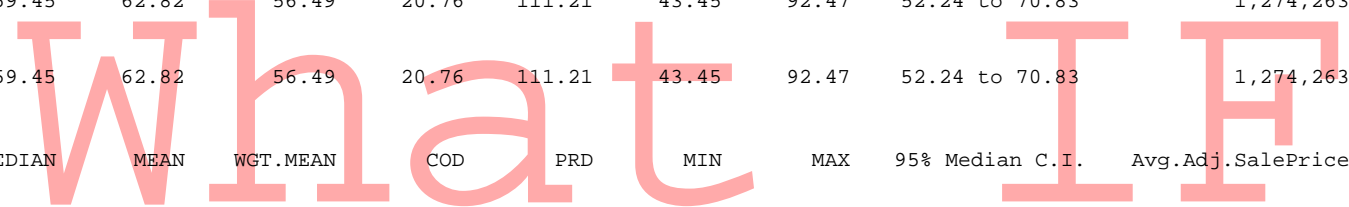
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845
1	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845
____ ALL ____											
10/01/2013 To 09/30/2016	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
____ Grass ____											
County	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845
1	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845
____ ALL ____											
10/01/2013 To 09/30/2016	32	59.45	62.82	56.49	20.76	111.21	43.45	92.47	52.24 to 70.83	1,274,263	719,845



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Grass_County	Total	Increase	0%

What IF

Commissioner Hotz –

Pursuant to your request, attached is the what-if for Cherry County.

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, Nebraska 68509

PHONE 402-471-5962 / FAX 402-471-5993

ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

From: Hotz, Rob

Sent: Tuesday, April 18, 2017 10:30 AM

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

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>;

Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Cherry

Ms. Sorensen,

Please provide a substat for Agricultural 95% MLU Grass, 32 sales.

Thank you.

Robert W. Hotz, Commissioner

Nebraska Tax Equalization & Review Commission

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