

AGRICULTURAL

Type : Qualified

Number of Sales :	41	Median :	72	COV :	27.84	95% Median C.I. :	65.89 to 79.79
Total Sales Price :	47,909,427	Wgt. Mean :	68	STD :	21.46	95% Wgt. Mean C.I. :	60.81 to 74.73
Total Adj. Sales Price :	47,909,427	Mean :	77	Avg. Abs. Dev :	15.28	95% Mean C.I. :	70.51 to 83.65
Total Assessed Value :	32,469,121						
Avg. Adj. Sales Price :	1,168,523	COD :	21.31	MAX Sales Ratio :	161.11		
Avg. Assessed Value :	791,930	PRD :	113.74	MIN Sales Ratio :	51.27		

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	83.58	84.49	82.39	05.10	102.55	79.00	90.34	N/A	781,580	643,950
01/01/2014 To 03/31/2014	4	75.51	77.84	75.01	09.56	103.77	69.53	90.82	N/A	1,523,000	1,142,429
04/01/2014 To 06/30/2014	3	71.84	76.26	72.46	06.58	105.24	71.37	85.57	N/A	521,290	377,711
07/01/2014 To 09/30/2014											
10/01/2014 To 12/31/2014	5	104.58	107.58	95.98	19.19	112.09	67.40	161.11	N/A	357,320	342,969
01/01/2015 To 03/31/2015	3	55.72	73.28	72.18	32.23	101.52	55.11	109.00	N/A	279,966	202,093
04/01/2015 To 06/30/2015	5	73.68	84.50	71.66	22.43	117.92	62.01	109.11	N/A	1,158,974	830,478
07/01/2015 To 09/30/2015	2	76.70	76.70	74.92	10.13	102.38	68.93	84.47	N/A	877,200	657,206
10/01/2015 To 12/31/2015	1	65.36	65.36	65.36	100.00		65.36	65.36	N/A	6,400,000	4,183,331
01/01/2016 To 03/31/2016	7	55.83	61.60	57.88	12.25	106.43	53.59	78.09	53.59 to 78.09	2,337,435	1,352,832
04/01/2016 To 06/30/2016	3	65.89	64.23	62.79	03.34	102.29	60.10	66.71	N/A	687,653	431,779
07/01/2016 To 09/30/2016	3	61.64	58.23	60.24	05.69	96.66	51.27	61.79	N/A	448,294	270,036
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	12	79.55	80.22	77.16	08.07	103.97	69.53	90.82	71.72 to 89.74	963,647	743,550
10/01/2014 To 09/30/2015	15	84.47	88.91	76.53	26.93	116.18	55.11	161.11	67.40 to 106.62	678,385	519,195
10/01/2015 To 09/30/2016	14	60.87	61.71	60.22	10.23	102.47	51.27	78.09	54.37 to 66.71	1,869,278	1,125,614
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	12	82.44	89.84	78.56	21.81	114.36	67.40	161.11	71.37 to 104.58	786,873	618,141
01/01/2015 To 12/31/2015	11	71.09	78.28	69.35	22.48	112.88	55.11	109.11	55.72 to 109.00	1,344,470	932,401

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Total Assessed Value :	32,469,121						
Avg. Adj. Sales Price :	1,168,523	COD :	21.31	MAX Sales Ratio :	161.11		
Avg. Assessed Value :	791,930	PRD :	113.74	MIN Sales Ratio :	51.27		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	41	71.72	77.08	67.77	21.31	113.74	51.27	161.11	65.89 to 79.79	1,168,523	791,930

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
_____ Dry _____											
County	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
1	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
_____ Grass _____											
County	32	70.15	74.13	66.66	20.76	111.21	51.27	109.11	61.64 to 83.58	1,274,263	849,417
1	32	70.15	74.13	66.66	20.76	111.21	51.27	109.11	61.64 to 83.58	1,274,263	849,417
_____ ALL _____											
10/01/2013 To 09/30/2016	41	71.72	77.08	67.77	21.31	113.74	51.27	161.11	65.89 to 79.79	1,168,523	791,930

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
_____ Irrigated _____											
County	1	65.89	65.89	65.89		100.00	65.89	65.89	N/A	531,460	350,171
1	1	65.89	65.89	65.89		100.00	65.89	65.89	N/A	531,460	350,171
_____ Dry _____											
County	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
1	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
_____ Grass _____											
County	39	71.72	75.21	67.72	18.99	111.06	51.27	109.11	65.36 to 79.79	1,213,920	822,113
1	39	71.72	75.21	67.72	18.99	111.06	51.27	109.11	65.36 to 79.79	1,213,920	822,113
_____ ALL _____											
10/01/2013 To 09/30/2016	41	71.72	77.08	67.77	21.31	113.74	51.27	161.11	65.89 to 79.79	1,168,523	791,930

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_County	Land	Increase	18%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	41	Median :	69	COV :	28.41	95% Median C.I. :	63.36 to 81.32
Total Sales Price :	47,909,427	Wgt. Mean :	68	STD :	21.72	95% Wgt. Mean C.I. :	60.75 to 74.57
Total Adj. Sales Price :	47,909,427	Mean :	76	Avg. Abs. Dev :	15.56	95% Mean C.I. :	69.81 to 83.11
Total Assessed Value :	32,415,603						
Avg. Adj. Sales Price :	1,168,523	COD :	22.51	MAX Sales Ratio :	161.11		
Avg. Assessed Value :	790,624	PRD :	113.01	MIN Sales Ratio :	52.57		

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	85.71	86.64	84.49	05.10	102.54	81.00	92.64	N/A	781,580	660,321
01/01/2014 To 03/31/2014	4	71.05	73.54	69.64	19.27	105.60	58.93	93.13	N/A	1,523,000	1,060,597
04/01/2014 To 06/30/2014	3	73.18	73.12	73.20	00.52	99.89	72.52	73.67	N/A	521,290	381,589
07/01/2014 To 09/30/2014											
10/01/2014 To 12/31/2014	5	107.23	109.49	98.34	18.43	111.34	69.11	161.11	N/A	357,320	351,401
01/01/2015 To 03/31/2015	3	57.14	68.68	67.95	20.91	101.07	56.52	92.37	N/A	279,966	190,237
04/01/2015 To 06/30/2015	5	75.56	84.12	71.36	25.78	117.88	60.24	111.88	N/A	1,158,974	827,078
07/01/2015 To 09/30/2015	2	78.66	78.66	76.83	10.13	102.38	70.69	86.62	N/A	877,200	673,914
10/01/2015 To 12/31/2015	1	67.03	67.03	67.03	100.00		67.03	67.03	N/A	6,400,000	4,289,687
01/01/2016 To 03/31/2016	7	57.25	59.24	57.92	05.41	102.28	54.96	66.18	54.96 to 66.18	2,337,435	1,353,736
04/01/2016 To 06/30/2016	3	65.89	65.31	63.95	03.43	102.13	61.63	68.41	N/A	687,653	439,789
07/01/2016 To 09/30/2016	3	63.21	59.71	61.77	05.70	96.67	52.57	63.36	N/A	448,294	276,901
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	12	81.16	78.89	75.14	10.94	104.99	58.93	93.13	72.52 to 92.02	963,647	724,064
10/01/2014 To 09/30/2015	15	86.62	88.76	76.76	26.09	115.63	56.52	161.11	63.59 to 108.39	678,385	520,729
10/01/2015 To 09/30/2016	14	62.42	61.20	60.82	06.90	100.62	52.57	68.41	55.75 to 66.18	1,869,278	1,136,851
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	12	77.50	88.42	75.66	26.30	116.86	58.93	161.11	69.11 to 107.23	786,873	595,347
01/01/2015 To 12/31/2015	11	70.69	77.36	69.94	22.03	110.61	56.52	111.88	57.14 to 109.33	1,344,470	940,329

AGRICULTURAL

Type : Qualified

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Total Sales Price :	47,909,427	Wgt. Mean :	68	STD :	21.72	95% Wgt. Mean C.I. :	60.75 to 74.57
Total Adj. Sales Price :	47,909,427	Mean :	76	Avg. Abs. Dev :	15.56	95% Mean C.I. :	69.81 to 83.11
Total Assessed Value :	32,415,603						
Avg. Adj. Sales Price :	1,168,523	COD :	22.51	MAX Sales Ratio :	161.11		
Avg. Assessed Value :	790,624	PRD :	113.01	MIN Sales Ratio :	52.57		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	41	69.11	76.46	67.66	22.51	113.01	52.57	161.11	63.36 to 81.32	1,168,523	790,624

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
_____ Dry _____											
County	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
1	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
_____ Grass _____											
County	32	71.94	76.01	68.35	20.75	111.21	52.57	111.88	63.21 to 85.71	1,274,263	871,013
1	32	71.94	76.01	68.35	20.75	111.21	52.57	111.88	63.21 to 85.71	1,274,263	871,013
_____ ALL _____											
10/01/2013 To 09/30/2016	41	69.11	76.46	67.66	22.51	113.01	52.57	161.11	63.36 to 81.32	1,168,523	790,624

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
_____ Irrigated _____											
County	1	65.89	65.89	65.89		100.00	65.89	65.89	N/A	531,460	350,171
1	1	65.89	65.89	65.89		100.00	65.89	65.89	N/A	531,460	350,171
_____ Dry _____											
County	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
1	1	161.11	161.11	161.11		100.00	161.11	161.11	N/A	35,100	56,550
_____ Grass _____											
County	39	69.11	74.56	67.61	20.13	110.28	52.57	111.88	63.21 to 81.32	1,213,920	820,741
1	39	69.11	74.56	67.61	20.13	110.28	52.57	111.88	63.21 to 81.32	1,213,920	820,741
_____ ALL _____											
10/01/2013 To 09/30/2016	41	69.11	76.46	67.66	22.51	113.01	52.57	161.11	63.36 to 81.32	1,168,523	790,624

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	Land	Increase	21%

What IF

Commissioner Hotz –

Pursuant to your request, attached are the two what-ifs requested 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](mailto:ruth.sorensen@nebraska.gov)

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

**From:** Hotz, Rob

**Sent:** Monday, April 17, 2017 4:32 PM

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>

**Cc:** Salmon, Nancy <[nancy.salmon@nebraska.gov](mailto:nancy.salmon@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>;

Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>

**Subject:** Cherry

Ms. Sorenson,

Please provide two separate what-if statistics:

1. Showing an adjustment to the 80% MLU Grass subclass from the assessed-to-sale ratio of 60.78% to 72%.
2. Showing an adjustment to the 95% MLU Grass subclass from the assessed-to-sale ratio of 59.45% to 72%.

Thank you.

Robert W. Hotz, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7724  
Fax: (402) 471-7720  
Cell: (402) 802-7551  
Email: [rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)