

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	37	Median :	96	COV :	20.61	95% Median C.I. :	86.97 to 102.24
Total Sales Price :	8,778,800	Wgt. Mean :	98	STD :	20.06	95% Wgt. Mean C.I. :	90.92 to 105.69
Total Adj. Sales Price :	8,778,800	Mean :	97	Avg. Abs. Dev :	15.21	95% Mean C.I. :	90.87 to 103.79
Total Assessed Value :	8,630,123						
Avg. Adj. Sales Price :	237,265	COD :	15.86	MAX Sales Ratio :	150.20		
Avg. Assessed Value :	233,247	PRD :	99.00	MIN Sales Ratio :	61.01		

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>											
10/01/2017 To 12/31/2017	7	94.84	94.45	94.47	11.19	99.98	68.73	128.46	68.73 to 128.46	158,714	149,931
01/01/2018 To 03/31/2018	1	103.90	103.90	103.90		100.00	103.90	103.90	N/A	137,000	142,346
04/01/2018 To 06/30/2018	10	93.72	100.84	102.25	21.88	98.62	76.15	150.20	77.47 to 130.84	309,840	316,803
07/01/2018 To 09/30/2018	5	105.95	110.93	109.56	13.13	101.25	88.51	129.74	N/A	231,000	253,085
10/01/2018 To 12/31/2018	4	87.73	84.71	85.33	15.65	99.27	61.01	102.36	N/A	310,375	264,844
01/01/2019 To 03/31/2019	3	102.24	95.22	91.73	07.69	103.80	79.93	103.50	N/A	223,333	204,866
04/01/2019 To 06/30/2019	2	97.38	97.38	112.77	30.58	86.35	67.60	127.16	N/A	227,450	256,496
07/01/2019 To 09/30/2019	5	92.17	90.79	89.77	07.29	101.14	78.64	98.88	N/A	182,200	163,568
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	23	95.95	101.22	102.25	17.14	98.99	68.73	150.20	86.97 to 106.25	239,191	244,579
10/01/2018 To 09/30/2019	14	93.35	90.94	91.68	13.90	99.19	61.01	127.16	78.64 to 102.36	234,100	214,629
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	20	101.19	100.29	100.06	17.31	100.23	61.01	150.20	83.30 to 106.25	281,595	281,759

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
80	37	95.89	97.33	98.31	15.86	99.00	61.01	150.20	86.97 to 102.24	237,265	233,247



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	5%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	396	Median :	95	COV :	22.51	95% Median C.I. :	92.20 to 96.25
Total Sales Price :	53,383,049	Wgt. Mean :	95	STD :	21.74	95% Wgt. Mean C.I. :	93.27 to 97.34
Total Adj. Sales Price :	53,383,049	Mean :	97	Avg. Abs.Dev :	15.39	95% Mean C.I. :	94.44 to 98.72
Total Assessed Value :	50,876,820						
Avg. Adj. Sales Price :	134,806	COD :	16.28	MAX Sales Ratio :	215.78		
Avg. Assessed Value :	128,477	PRD :	101.33	MIN Sales Ratio :	37.49		

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>											
10/01/2017 To 12/31/2017	34	95.92	96.53	97.23	18.87	99.28	37.49	168.43	88.33 to 107.71	140,244	136,364
01/01/2018 To 03/31/2018	26	101.70	99.89	100.15	12.53	99.74	66.81	144.17	90.57 to 108.40	128,103	128,294
04/01/2018 To 06/30/2018	65	95.61	98.59	98.25	14.38	100.35	54.31	156.59	90.01 to 99.11	174,265	171,223
07/01/2018 To 09/30/2018	70	100.86	107.52	102.09	16.57	105.32	63.57	208.05	96.60 to 108.42	128,020	130,689
10/01/2018 To 12/31/2018	59	96.56	97.85	94.06	15.58	104.03	60.61	215.78	91.59 to 101.41	133,934	125,972
01/01/2019 To 03/31/2019	43	93.18	91.98	91.10	14.40	100.97	53.45	134.32	86.12 to 98.34	134,321	122,369
04/01/2019 To 06/30/2019	47	88.06	87.84	88.48	16.78	99.28	54.84	145.91	78.83 to 91.93	120,076	106,241
07/01/2019 To 09/30/2019	52	88.26	88.01	87.05	13.64	101.10	55.33	153.64	82.21 to 91.86	109,115	94,990
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	195	97.35	101.61	99.51	16.18	102.11	37.49	208.05	95.89 to 101.06	145,577	144,871
10/01/2018 To 09/30/2019	201	91.12	91.71	90.52	15.64	101.31	53.45	215.78	88.21 to 93.00	124,356	112,572
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	220	97.52	101.39	98.49	15.55	102.94	54.31	215.78	95.78 to 100.66	143,279	141,117

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	303	94.30	95.75	94.77	14.99	101.03	53.28	208.05	91.86 to 96.25	133,927	126,916
11	9	93.00	102.18	98.99	20.73	103.22	74.43	145.91	76.31 to 133.61	59,711	59,106
20	1	37.49	37.49	37.49		100.00	37.49	37.49	N/A	199,500	74,787
40	46	96.26	101.66	96.86	22.83	104.96	54.31	215.78	88.33 to 105.74	71,469	69,225
80	37	95.89	97.33	98.31	15.86	99.00	61.01	150.20	86.97 to 102.24	237,265	233,247



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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	80	Total	Increase	5%

What IF

## RE: Cheyenne County What If

Keetle, Steve <Steve.Keetle@nebraska.gov>

Thu 4/16/2020 9:53 AM

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

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Thank You.

Sincerely,

Steven Keetle

Commissioner

Nebraska Tax Equalization and Review Commission

301 Centennial Mall South, 6<sup>th</sup> Floor

PO Box 95108

Lincoln, NE 68509

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

**Sent:** Thursday, April 16, 2020 9:47 AM

**To:** Keetle, Steve <Steve.Keetle@nebraska.gov>

**Cc:** Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

**Subject:** RE: Cheyenne County What If

Commissioner Keetle,

Both of the requested what-ifs are attached.

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:** Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>

**Sent:** Wednesday, April 15, 2020 4:42 PM

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

**Cc:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>; Kuhn, Jim <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>

**Subject:** Cheyenne County What If

Ms. Sorensen:

Please provide a What If stat showing an adjustment to the residential subclass VG80 in Cheyenne resulting in a median at the midpoint of 96%.

Please also provide a What IF stat showing the impact of the above adjustment to VG80 on the statistics for the residential class as a whole.

Sincerely,  
Steven Keetle  
Commissioner  
Nebraska Tax Equalization and Review Commission  
301 Centennial Mall South, 6<sup>th</sup> Floor  
PO Box 95108  
Lincoln, NE 68509