

AGRICULTURAL

Type : Qualified

Number of Sales :	60	Median :	72	COV :	28.12	95% Median C.I. :	68.23 to 80.09
Total Sales Price :	44,263,118	Wgt. Mean :	72	STD :	21.81	95% Wgt. Mean C.I. :	66.07 to 78.12
Total Adj. Sales Price :	44,162,768	Mean :	78	Avg. Abs.Dev :	16.56	95% Mean C.I. :	72.04 to 83.08
Total Assessed Value :	31,840,330						
Avg. Adj. Sales Price :	736,046	COD :	23.16	MAX Sales Ratio :	162.47		
Avg. Assessed Value :	530,672	PRD :	107.57	MIN Sales Ratio :	45.21		

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	6	79.31	79.63	76.60	13.45	103.96	58.86	104.37	58.86 to 104.37	776,094	594,488
01/01/2014 To 03/31/2014	13	78.71	75.77	68.22	24.29	111.07	45.21	120.00	53.97 to 92.66	833,468	568,567
04/01/2014 To 06/30/2014	6	73.91	73.19	72.23	16.22	101.33	52.65	92.71	52.65 to 92.71	972,483	702,461
07/01/2014 To 09/30/2014	1	68.23	68.23	68.23		100.00	68.23	68.23	N/A	1,276,000	870,565
10/01/2014 To 12/31/2014	4	67.26	72.94	70.27	26.35	103.80	51.88	105.37	N/A	453,500	318,695
01/01/2015 To 03/31/2015	5	68.32	67.80	63.31	09.63	107.09	52.04	79.42	N/A	554,410	350,996
04/01/2015 To 06/30/2015	7	85.97	84.96	99.03	20.09	85.79	59.94	117.22	59.94 to 117.22	603,271	597,399
07/01/2015 To 09/30/2015	1	162.47	162.47	162.47		100.00	162.47	162.47	N/A	80,000	129,979
10/01/2015 To 12/31/2015	4	69.11	75.78	59.51	22.18	127.34	53.01	111.88	N/A	317,552	188,986
01/01/2016 To 03/31/2016	6	75.09	76.26	66.92	23.74	113.96	47.01	102.51	47.01 to 102.51	883,834	591,462
04/01/2016 To 06/30/2016	5	70.64	73.60	67.91	11.96	108.38	57.49	94.32	N/A	1,164,240	790,594
07/01/2016 To 09/30/2016	2	83.31	83.31	71.33	22.49	116.80	64.57	102.04	N/A	138,430	98,748
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	26	78.62	75.78	70.98	19.32	106.76	45.21	120.00	62.04 to 86.43	869,329	617,062
10/01/2014 To 09/30/2015	17	72.38	81.65	82.59	27.01	98.86	51.88	162.47	59.94 to 103.50	522,879	431,855
10/01/2015 To 09/30/2016	17	70.34	76.19	66.73	20.77	114.18	47.01	111.88	58.27 to 99.56	745,369	497,363
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	24	72.43	74.34	69.59	23.13	106.83	45.21	120.00	58.57 to 88.28	823,333	572,978
01/01/2015 To 12/31/2015	17	70.34	82.31	81.76	27.17	100.67	52.04	162.47	65.63 to 103.50	490,892	401,335

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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	36	75.71	80.18	76.35	22.82	105.02	51.88	162.47	66.91 to 86.43	662,006	505,471
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	5	69.49	67.25	65.37	22.67	102.88	45.21	92.66	N/A	777,309	508,122
5	17	72.38	76.63	68.52	21.69	111.84	47.01	111.88	58.57 to 99.56	744,282	509,991

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
____ Irrigated ____											
County	3	83.92	91.33	84.71	19.83	107.81	70.07	120.00	N/A	905,000	766,610
1	3	83.92	91.33	84.71	19.83	107.81	70.07	120.00	N/A	905,000	766,610
____ Dry ____											
County	1	94.12	94.12	94.12		100.00	94.12	94.12	N/A	366,000	344,497
1	1	94.12	94.12	94.12		100.00	94.12	94.12	N/A	366,000	344,497
____ Grass ____											
County	25	69.49	73.26	67.79	18.85	108.07	47.01	106.17	64.57 to 79.42	724,901	491,442
1	13	75.94	77.75	76.60	18.08	101.50	52.65	106.17	62.04 to 94.32	384,935	294,868
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	3	69.49	70.31	66.55	21.05	105.65	48.78	92.66	N/A	972,182	646,982
5	7	68.23	68.80	63.63	17.63	108.13	47.01	99.56	47.01 to 99.56	915,804	582,703
____ ALL ____											
10/01/2013 To 09/30/2016	60	71.51	77.56	72.10	23.16	107.57	45.21	162.47	68.23 to 80.09	736,046	530,672

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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
<u>Irrigated</u>											
County	18	70.04	74.12	73.55	21.92	100.77	45.21	120.00	58.57 to 78.98	1,095,073	805,470
1	11	70.01	76.62	75.57	21.64	101.39	53.97	120.00	54.43 to 117.22	1,258,911	951,363
3	1	45.21	45.21	45.21		100.00	45.21	45.21	N/A	508,000	229,653
5	6	75.55	74.34	71.03	17.67	104.66	52.04	105.37	52.04 to 105.37	892,550	633,969
<u>Dry</u>											
County	2	73.00	73.00	78.27	28.93	93.27	51.88	94.12	N/A	293,000	229,322
1	2	73.00	73.00	78.27	28.93	93.27	51.88	94.12	N/A	293,000	229,322
<u>Grass</u>											
County	28	69.92	74.61	68.15	19.64	109.48	47.01	111.88	65.63 to 80.09	673,799	459,187
1	14	72.15	76.89	76.09	18.70	101.05	52.65	106.17	62.04 to 94.32	375,071	285,377
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	4	74.79	72.76	68.40	18.21	106.37	48.78	92.66	N/A	844,637	577,739
5	8	69.29	74.19	63.89	23.06	116.12	47.01	111.88	47.01 to 111.88	805,703	514,760
<u>ALL</u>											
10/01/2013 To 09/30/2016	60	71.51	77.56	72.10	23.16	107.57	45.21	162.47	68.23 to 80.09	736,046	530,672

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Land	Increase	11%

What IF

**From:** Sorensen, Ruth  
**Sent:** Thursday, April 13, 2017 1:36 PM  
**To:** Salmon, Nancy  
**Cc:** Keetle, Steve; Hotz, Rob  
**Subject:** RE: Custer

Commissioner Salmon –

Pursuant to your request, attached is the what-if for Custer 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:** Salmon, Nancy  
**Sent:** Thursday, April 13, 2017 1:05 PM  
**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>  
**Cc:** Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>  
**Subject:** Custer

Ms. Sorensen,

Would you please provide a What-If statistic adjusting Agricultural 80% MLU Grass in Market area 1 in Custer County to take the assessed-to-sales ratio from 65% to 72%.

Nancy J. Salmon, Commissioner  
Nebraska Tax Equalization & Review Commission  
PO Box 95108  
Lincoln, NE 68509  
Phone (402) 471-7723