23 - Dawes COUNTY	PAD 2022 TERC R&O Statistics 2022 Values	What IF Stat Page: 1
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Type : Qualified RESIDENTIAL IMPROVED 95% Median C.I.: Number of Sales : 11 Median : 94 COV : 36.74 65.59 to 139.12 Total Sales Price : STD : 95% Wgt. Mean C.I.: 69.77 to 124.99 152,000 Wgt. Mean: 97 36.78 Total Adj. Sales Price : 152,000 Mean : Avg.Abs.Dev : 32.40 95% Mean C.I. : 75.41 to 124.83 100 Total Assessed Value : 148,016

 Avg. Adj. Sales Price :
 13,818
 COD :
 34.49
 MAX Sales Ratio :
 155.91

 Avg. Assessed Value :
 13,456
 PRD :
 102.81
 MIN Sales Ratio :
 53.06

Avg. Assessed Value :	13	3,456		PRD: 10	02.81 M	IN Sales Ra	atio :	53.06	A A T T		
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	2	127.72	127.72	127.71	02.88	100.01	124.04	131.39	N/A	15,000	19,157
01/01/2020 To 03/31/2020	2	124.92	124.92	128.36	24.81	97.32	93.93	155.91	N/A	9,000	11,553
04/01/2020 To 06/30/2020	1	139.12	139.12	139.12		100.00	139.12	139.12	N/A	14,000	19,477
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	2	68.30	68.30	68.84	03.97	99.22	65.59	71.00	N/A	12,500	8,605
01/01/2021 To 03/31/2021	2	92.23	92.23	82.44	42.47	111.88	53.06	131.39	N/A	20,000	16,487
04/01/2021 To 06/30/2021	2	67.93	67.93	67.75	00.43	100.27	67.64	68.21	N/A	12,500	8,469
07/01/2021 To 09/30/2021											
Study Yrs											
10/01/2019 To 09/30/2020	5	131.39	128.88	130.48	11.73	98.77	93.93	155.91	N/A	12,400	16,179
10/01/2020 To 09/30/2021	6	67.93	76.15	74.58	20.68	102.11	53.06	131.39	53.06 to 131.39	15,000	11,187
Calendar Yrs											
01/01/2020 To 12/31/2020	5	93.93	105.11	104.90	33.74	100.20	65.59	155.91	N/A	11,400	11,958
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
16	11	93.93	100.12	97.38	34.49	102.81	53.06	155.91	65.59 to 139.12	13,818	13,456

23 - Dawes COUNTY		PAD 2022 TER	C R&O Statistics	2022 Values	What IF Stat Page: 2
RESIDENTIAL IMPROVED			Type : Qua	lified	
Number of Sales :	11	Median :	94 CO	V: 36.74	95% Median C.I.: 65.59 to 139.12
Total Sales Price :	152,000	Wgt. Mean :	97 ST	D: 36.78	95% Wgt. Mean C.I.: 69.77 to 124.99
Total Adj. Sales Price :	152,000	Mean :	100 Avg.Abs.De	v: 32.40	95% Mean C.I. : 75.41 to 124.83
Total Assessed Value :	148,016				T.T
Avg. Adj. Sales Price :	13,818	COD: 3	34.49 MAX Sales Ratio	o: 155.91	What I H
Avg. Assessed Value :	13,456	PRD : 10	02.81 MIN Sales Ratio	o: 53.06	WIIGC II
PROPERTY TYPE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD PRD	MIN MAX	95% Median C.I. Avg.Adj.SalePrice Avg.AssdValue
01	11 93.93	100.12 97.38	34.49 102.81	53.06 155.91	65.59 to 139.12 13,818 13,456
06					
07					
SALE PRICE *					
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	COD PRD	MIN MAX	95% Median C.I. Avg.Adj.SalePrice Avg.AssdValue
Less Than 5,000					
Less Than 15,000	5 93.93	104.55 111.81	34.33 93.51	65.59 155.91	N/A 9,400 10,510
Less Than 30,000	11 93.93	100.12 97.38	34.49 102.81	53.06 155.91	65.59 to 139.12 13,818 13,456
Ranges Excl. Low \$					
Greater Than 4,999	11 93.93	100.12 97.38	34.49 102.81	53.06 155.91	65.59 to 139.12 13,818 13,456
Greater Than 15,000	6 97.52	96.42 90.92	33.35 106.05	53.06 131.39	53.06 to 131.39 17,500 15,911
Greater Than 30,000					
Incremental Ranges					
0 TO 4,999					
5,000 TO 14,999	5 93.93	104.55 111.81	34.33 93.51	65.59 155.91	N/A 9,400 10,510
15,000 TO 29,999	6 97.52	96.42 90.92	33.35 106.05	53.06 131.39	53.06 to 131.39 17,500 15,911
30,000 TO 59,999					
60,000 TO 99,999					
100,000 TO 149,999					
150,000 TO 249,999					
250,000 TO 499,999					
500,000 TO 999,999					

1,000,000 +

23 - Dawes COUNTY Printed: 04/13/2022

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF A	ADJUSTED	PARAMETERS	FOR	CALCULATION	FROM USE	R FILE
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Strata Heading	Strata	Change Value	Change Type	Percent Change	T 77
VALUATION GROUP	16	Total	Decrease	33%	$-TF_{-}$

23		COUNTY

PAD 2022 TERC R&O Statistics 2022 Values

What IF Stat Page: 1

RESIDENTIAL IMPROVED Type : Qualified

Number of Sales : 227 Median: 95 COV : 30.78 95% Median C.I. : 93.47 to 97.67 Total Sales Price : 28,936,781 Wgt. Mean: 96 STD : 31.19 95% Wgt. Mean C.I.: 93.03 to 98.48 Total Adj. Sales Price : 28,936,781 Avg.Abs.Dev : 19.07 95% Mean C.I.: 97.28 to 105.40 Mean : 101

Total Assessed Value : 27,708,146

 Avg. Adj. Sales Price:
 127,475
 COD:
 20.11
 MAX Sales Ratio:
 288.97

 Avg. Assessed Value:
 122,062
 PRD:
 105.84
 MIN Sales Ratio:
 44.75

What IF

Avg. Assessed value :	122	2,062		PRD: I	J5.84 MJ	IN Sales ka	t10 ;	44./5			
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	23	103.28	109.30	105.14	19.22	103.96	72.15	185.10	93.29 to 122.94	114,717	120,617
01/01/2020 To 03/31/2020	14	103.36	106.80	100.65	14.41	106.11	73.97	155.91	92.21 to 120.97	119,500	120,272
04/01/2020 To 06/30/2020	33	95.28	104.34	98.63	16.44	105.79	62.02	187.00	93.28 to 103.55	128,852	127,085
07/01/2020 To 09/30/2020	36	94.08	98.83	95.54	17.03	103.44	51.03	194.48	89.27 to 99.75	129,536	123,764
10/01/2020 To 12/31/2020	29	104.84	109.87	106.31	22.14	103.35	65.59	288.97	93.47 to 114.20	99,093	105,349
01/01/2021 To 03/31/2021	20	95.34	98.79	96.01	15.93	102.90	53.06	136.31	89.58 to 113.87	110,945	106,522
04/01/2021 To 06/30/2021	36	84.26	90.23	88.77	24.20	101.64	44.75	244.33	73.73 to 94.24	129,481	114,938
07/01/2021 To 09/30/2021	36	92.14	99.58	88.61	21.65	112.38	68.13	251.40	84.15 to 98.65	165,443	146,598
Study Yrs											
10/01/2019 To 09/30/2020	106	95.65	103.87	99.10	17.67	104.81	51.03	194.48	94.11 to 99.99	124,782	123,654
10/01/2020 To 09/30/2021	121	94.06	99.13	92.94	22.22	106.66	44.75	288.97	90.31 to 97.13	129,834	120,668
Calendar Yrs											
01/01/2020 To 12/31/2020	112	97.15	104.31	99.45	18.53	104.89	51.03	288.97	94.39 to 99.99	120,198	119,538
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
10	146	94.60	103.42	95.94	22.02	107.80	51.03	288.97	92.21 to 99.84	138,998	133,349
16	44	93.45	96.38	92.52	24.16	104.17	44.75	172.28	78.88 to 98.93	55,132	51,007
20	37	97.16	99.05	96.42	07.90	102.73	79.45	141.08	94.39 to 99.75	168,033	162,024

23 - Dawes COUNTY		PAD 2022	TERC R&O Statisti	cs 2022 Values	What IF Stat Page: 2	
RESIDENTIAL IMPROVED			Type : (Qualified		
Number of Sales :	227	Median :	95	COV: 30.78	95% Median C.I.: 93.47 to	o 97.67
Total Sales Price :	28,936,781	Wgt. Mean :	96	STD: 31.19	95% Wgt. Mean C.I.: 93.03 to	0 98.48
Total Adj. Sales Price :	28,936,781	Mean:	101 Avg.Abs	.Dev : 19.07	95% Mean C.I.: 97.28 to	105.40
Total Assessed Value :	27,708,146				TATIO - L T	·
Avg. Adj. Sales Price :	127,475	COD :	20.11 MAX Sales R	atio : 288.97	what	Н
Avg. Assessed Value :	122,062	PRD :	105.84 MIN Sales R	atio: 44.75	VVIICE I	
PROPERTY TYPE *						
RANGE	COUNT MEDIA	N MEAN WGT.MEA	AN COD PRD	MIN MAX	95% Median C.I. Avg.Adj.SalePrice Avg	g.AssdValue
01	227 94.8	1 101.34 95.	75 20.11 105.84	44.75 288.97	93.47 to 97.67 127,475	122,062
06						
07						
SALE PRICE *						
RANGE	COUNT MEDIA	N MEAN WGT.MEA	AN COD PRD	MIN MAX	95% Median C.I. Avg.Adj.SalePrice Avg	g.AssdValue
Less Than 5,000						
Less Than 15,000	8 96.7	5 102.00 107.0	05 22.26 95.28	65.59 155.91	65.59 to 155.91 8,938	9,568
Less Than 30,000	20 109.5	7 126.31 130.3	16 41.12 97.04	53.06 288.97	93.93 to 139.12 14,850	19,328
Ranges Excl. Low \$						
Greater Than 4,999	227 94.8	1 101.34 95.7	75 20.11 105.84	44.75 288.97	93.47 to 97.67 127,475	122,062
Greater Than 15,000	219 94.8	1 101.32 95.	73 20.02 105.84	44.75 288.97	93.29 to 97.67 131,805	126,172
Greater Than 30,000	207 94.4	8 98.93 95.4	17.37 103.70	44.75 244.33	92.96 to 97.13 138,356	131,988
Incremental Ranges						
0 TO 4,999						
5,000 TO 14,999	8 96.7	5 102.00 107.0	05 22.26 95.28	65.59 155.91	65.59 to 155.91 8,938	9,568
15,000 TO 29,999	12 127.7			53.06 288.97	71.00 to 187.00 18,792	25,835
30,000 TO 59,999	28 107.8			62.02 194.48	94.56 to 130.06 45,893	53,621
60,000 TO 99,999	43 93.5	6 101.19 100.5	26.47 100.63	44.75 244.33	84.81 to 104.84 75,697	76,123

118,679

179,141

269,701

126,417

184,627

312,878

1,000,000 +

100,000 TO

150,000 TO

250,000 TO

500,000 TO

149,999

249,999

499,999

999,999

57

61

18

93.47

94.73

89.16

94.11

97.55

86.58

93.88

97.03

86.20

13.64

10.61

11.91

100.24

100.54

100.44

64.27

61.46

51.03

143.85

138.78

115.03

89.06 to 97.16

93.25 to 99.03

76.76 to 98.03

23 - Dawes COUNTY Printed: 04/13/2022

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF A	ADJUSTED	PARAMETERS	FOR	CALCULATION	FROM USE	R FILE
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Strata Heading	Strata	Change Value	Change Type	Percent Change	T 77
VALUATION GROUP	16	Total	Decrease	33%	$-TF_{-}$

Thompson, Joseph

From: Sorensen, Ruth

Sent: Wednesday, April 13, 2022 5:29 PM

To: Hotz, Rob

Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; dawescountyassessor@yahoo.com; Scott,

Sarah

Subject: RE: Dawes County Residential VG 16

Attachments: Dawes REs VG16 under 30k -33%_substat.pdf; Dawes Res VG16 under 30k -33%_all

sales.pdf

Commissioner Hotz and all,

Attached are documents I believe respond to your request.

Please let me know if you require any further information.

Thank you!

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

revenue.nebraska.gov/PAD

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Wednesday, April 13, 2022 3:22 PM

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

Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph

<joseph.thompson@nebraska.gov>; dawescountyassessor@yahoo.com

Subject: RE: Dawes County Residential VG 16

Ms. Sorensen,

Based upon that additional information, please provide the following:

1. What if, adjusting only the 11 sales of VG 16 of \$29,999 or less by a decrease of 33%.

2. The resulting What If of the result of the adjustment on the 227 sales of the Residential Class.

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

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

Sent: Wednesday, April 13, 2022 11:26 AM **To:** Hotz, Rob < rob.hotz@nebraska.gov >

Cc: Keetle, Steve < Steve. Keetle@nebraska.gov >; Kuhn, Jim < jim.kuhn@nebraska.gov >; Thompson, Joseph

<joseph.thompson@nebraska.gov>; dawescountyassessor@yahoo.com

Subject: RE: Dawes County Residential VG 16

Commissioner Hotz,

Yesterday, I provided a substat showing the adjustment of all sales less than \$30,000 in Valuation Group 16. That same adjustment is now being request to show the result of the sales price adjustment to all 44 sales in Valuation Group 16. The sales file is not programmed to provide this result. I can provide a statistic which shows the result of this adjustment on all 227 residential sales in Dawes County, which will include a single line item for the 44 sales in Valuation Group 16.

If you would like to receive the statistic of 227 sales, please let me know.

Thank you!

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

revenue.nebraska.gov/PAD

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From: Hotz, Rob < rob.hotz@nebraska.gov Sent: Wednesday, April 13, 2022 10:26 AM

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

Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph

<joseph.thompson@nebraska.gov>; dawescountyassessor@yahoo.com

Subject: RE: Dawes County Residential VG 16

Ms. Sorensen,

Thank you.

Please provide a What if, adjusting only the 11 sales of \$29,999 or less in VG 16 by a decrease of 33% and showing the result of that adjustment on the 44 sales of VG 16.

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

Sent: Tuesday, April 12, 2022 4:21 PM
To: Hotz, Rob < rob.hotz@nebraska.gov>

Cc: Keetle, Steve <<u>Steve.Keetle@nebraska.gov</u>>; Kuhn, Jim <<u>jim.kuhn@nebraska.gov</u>>; Thompson, Joseph

<joseph.thompson@nebraska.gov>; dawescountyassessor@yahoo.com

Subject: RE: Dawes County Residential VG 16

Commissioners and County Assessor,

Attached is the requested What-if for Dawes County.

Please let me know if you have any further questions.

Thank you!

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

revenue.nebraska.gov/PAD

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From: Hotz, Rob < rob.hotz@nebraska.gov Sent: Tuesday, April 12, 2022 3:44 PM

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

Cc: Keetle, Steve < Steve. Keetle@nebraska.gov >; Kuhn, Jim < jim.kuhn@nebraska.gov >; Thompson, Joseph < joseph.thompson@nebraska.gov >; dawescountyassessor@yahoo.com

Subject: Dawes County Residential VG 16

Ms. Sorensen,

Please provide a What if, adjusting only the 11 sales of \$29,999 or less in VG 16 by a decrease of 50%.

From: Hotz, Rob

Sent: Tuesday, April 12, 2022 3:29 PM

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

Cc: Keetle, Steve (Steve.Keetle@nebraska.gov) < Steve.Keetle@nebraska.gov>; Jim Kuhn < jim.kuhn@nebraska.gov>;

Thompson, Joseph <joseph.thompson@nebraska.gov>; dawescountyassessor@yahoo.com

Subject: RE: Dawes County Residential

Ms. Sorensen,

Thank you. I see that the requested substat has been provided in the R&O.

From: Hotz, Rob

Sent: Tuesday, April 12, 2022 3:21 PM

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

Cc: Keetle, Steve (<u>Steve.Keetle@nebraska.gov</u>) < <u>Steve.Keetle@nebraska.gov</u>>; Jim Kuhn < <u>jim.kuhn@nebraska.gov</u>>;

Thompson, Joseph <joseph.thompson@nebraska.gov>; dawescountyassessor@yahoo.com

Subject: Dawes County Residential

Ms. Sorensen,

Please provide a Substat of the 44 sales of Residential VG 16.

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