

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	70	COV :	36.74	95% Median C.I. :	48.95 to 103.82
Total Sales Price :	152,000	Wgt. Mean :	73	STD :	27.45	95% Wgt. Mean C.I. :	52.07 to 93.28
Total Adj. Sales Price :	152,000	Mean :	75	Avg. Abs. Dev :	24.18	95% Mean C.I. :	56.27 to 93.15
Total Assessed Value :	110,462						
Avg. Adj. Sales Price :	13,818	COD :	34.50	MAX Sales Ratio :	116.35		
Avg. Assessed Value :	10,042	PRD :	102.81	MIN Sales Ratio :	39.60		

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>											
10/01/2019 To 12/31/2019	2	95.31	95.31	95.31	02.87	100.00	92.57	98.05	N/A	15,000	14,297
01/01/2020 To 03/31/2020	2	93.22	93.22	95.79	24.81	97.32	70.09	116.35	N/A	9,000	8,622
04/01/2020 To 06/30/2020	1	103.82	103.82	103.82		100.00	103.82	103.82	N/A	14,000	14,535
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	2	50.97	50.97	51.37	03.96	99.22	48.95	52.98	N/A	12,500	6,422
01/01/2021 To 03/31/2021	2	68.83	68.83	61.52	42.47	111.88	39.60	98.05	N/A	20,000	12,304
04/01/2021 To 06/30/2021	2	50.69	50.69	50.56	00.41	100.26	50.48	50.90	N/A	12,500	6,320
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	5	98.05	96.18	97.37	11.73	98.78	70.09	116.35	N/A	12,400	12,074
10/01/2020 To 09/30/2021	6	50.69	56.83	55.66	20.67	102.10	39.60	98.05	39.60 to 98.05	15,000	8,349
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	5	70.09	78.44	78.28	33.74	100.20	48.95	116.35	N/A	11,400	8,924

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
16	11	70.09	74.71	72.67	34.50	102.81	39.60	116.35	48.95 to 103.82	13,818	10,042



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
SALE PRICE *	Less Than 30,000	Total	Decrease	50%

What IF

**From:** [Sorensen, Ruth](#)  
**To:** [Hotz, Rob](#)  
**Cc:** [Keetle, Steve](#); [Kuhn, Jim](#); [Thompson, Joseph](#); [dawescountyassessor@yahoo.com](mailto:dawescountyassessor@yahoo.com)  
**Subject:** RE: Dawes County Residential VG 16  
**Date:** Tuesday, April 12, 2022 4:20:48 PM  
**Attachments:** [Dawes Res VG 16 11 Sales substat.pdf](#)

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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

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Lincoln, NE 68509

OFFICE 402-471-5962

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

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**From:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>

**Sent:** Tuesday, April 12, 2022 3:44 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)>; Kuhn, Jim <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>; [dawescountyassessor@yahoo.com](mailto: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%.

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**From:** Hotz, Rob  
**Sent:** Tuesday, April 12, 2022 3:29 PM  
**To:** Sorensen, Ruth ([ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)) <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>  
**Cc:** Keetle, Steve ([Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)) <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Jim Kuhn <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>; [dawescountyassessor@yahoo.com](mailto: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.

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**From:** Hotz, Rob  
**Sent:** Tuesday, April 12, 2022 3:21 PM  
**To:** Sorensen, Ruth ([ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)) <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>  
**Cc:** Keetle, Steve ([Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)) <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Jim Kuhn <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>; [dawescountyassessor@yahoo.com](mailto: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  
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Lincoln, Nebraska 68509-5108  
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