

05 - Blaine COUNTY

PAD 2018 TERC R&O Statistics 2018 Values

What IF Stat Page: 1

AGRICULTURAL

Type : Qualified

Number of Sales : 13
 Total Sales Price : 22,611,344
 Total Adj. Sales Price : 22,611,344
 Total Assessed Value : 15,100,126
 Avg. Adj. Sales Price : 1,739,334
 Avg. Assessed Value : 1,161,548
 Median : 72
 Wgt. Mean : 67
 Mean : 69
 COD : 17.82
 PRD : 103.91
 COV : 23.74
 STD : 16.47
 Avg.Abs.Dev : 12.81
 MAX Sales Ratio : 107.64
 MIN Sales Ratio : 48.95
 95% Median C.I. : 53.41 to 79.02
 95% Wgt. Mean C.I. : 56.64 to 76.92
 95% Mean C.I. : 59.44 to 79.34
 Printed : 04/13/2018

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
10/01/2014 To 12/31/2014	1	48.95	48.95	48.95	100.00	100.00	48.95	48.95	N/A	2,352,000	1,151,399
01/01/2015 To 03/31/2015	2	83.94	83.94	75.13	28.23	111.73	60.24	107.64	N/A	1,166,094	876,039
04/01/2015 To 06/30/2015	3	53.41	56.20	54.05	09.25	103.98	50.18	65.00	N/A	1,926,192	1,041,069
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015	1	54.03	54.03	54.03	100.00	100.00	54.03	54.03	N/A	1,568,160	847,300
01/01/2016 To 03/31/2016	1	79.02	79.02	79.02	100.00	100.00	79.02	79.02	N/A	1,795,560	1,418,798
04/01/2016 To 06/30/2016	2	76.61	76.61	78.27	06.17	97.88	71.88	81.34	N/A	1,425,201	1,115,509
07/01/2016 To 09/30/2016											
10/01/2016 To 12/31/2016	1	74.68	74.68	74.68	100.00	100.00	74.68	74.68	N/A	1,056,000	788,638
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	2	77.84	77.84	77.64	00.37	100.26	77.55	78.13	N/A	2,439,229	1,893,844
07/01/2017 To 09/30/2017											
10/01/2014 To 09/30/2015	6	56.83	64.24	57.60	23.56	111.53	48.95	107.64	48.95 to 107.64	1,743,794	1,004,447
10/01/2015 To 09/30/2016	4	75.45	71.57	72.37	11.41	98.89	54.03	81.34	N/A	1,553,530	1,124,279
10/01/2016 To 09/30/2017	3	77.55	76.79	77.11	01.48	99.59	74.68	78.13	N/A	1,978,153	1,525,442
01/01/2015 To 12/31/2015	6	57.14	65.08	59.12	21.95	110.08	50.18	107.64	50.18 to 107.64	1,613,154	953,764
01/01/2016 To 12/31/2016	3	79.02	77.41	78.56	03.99	98.54	71.88	81.34	N/A	1,548,654	1,216,605

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548



AGRICULTURAL

Type : Qualified

Number of Sales :	13	Median :	72	COV :	23.74	95% Median C.I. :	53.41 to 79.02
Total Sales Price :	22,611,344	Wgt. Mean :	67	STD :	16.47	95% Wgt. Mean C.I. :	56.64 to 76.92
Total Adj. Sales Price :	22,611,344	Mean :	69	Avg. Abs. Dev :	12.81	95% Mean C.I. :	59.44 to 79.34
Total Assessed Value :	15,100,126						
Avg. Adj. Sales Price :	1,739,334	COD :	17.82	MAX Sales Ratio :	107.64		
Avg. Assessed Value :	1,161,548	PRD :	103.91	MIN Sales Ratio :	48.95		

Printed : 04/13/2018

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
Grass											
County	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548
1	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548
ALL											
10/01/2014 To 09/30/2017	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
Grass											
County	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548
1	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548
ALL											
10/01/2014 To 09/30/2017	13	71.88	69.39	66.78	17.82	103.91	48.95	107.64	53.41 to 79.02	1,739,334	1,161,548

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Grass_1	Total	Increase	6%

what IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 13, 2018 11:14 AM
To: Keetle, Steve
Cc: Kuhn, Jim; Sopinski, Timothy; Thompson, Joseph; Hotz, Rob
Subject: RE: Blaine Agricultural
Attachments: 05 Blaine 95%Grass+6%.pdf

Commissioner Keetle –

Pursuant to your request, attached is the what-if statistic for Blaine County, Agricultural, using the 12 Mile Comparable Sales (13 sales).

Please let me know if you have any questions.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

PO Box 94919

301 Centennial Mall South

Lincoln, NE 68509

OFFICE 402-471-5962

ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

From: Keetle, Steve
Sent: Friday, April 13, 2018 10:23 AM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Kuhn, Jim <jim.kuhn@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>
Subject: Blaine Agricultural

Ms. Sorenson,

Please provide a what-if statistic for Blaine County, Agricultural, using the 12 Mile Comparable Sales Statistic (16 total sales, 13 sales 95% grass), adjusting the median of the 95% grass MLU from 67.81% to 72%

Thank You.

Sincerely,
Steven A. Keetle,
Commissioner
Tax Equalization and Review Commission

Steve.keetle@nebraska.gov
Phone: (402) 471-2842