

AGRICULTURAL

Type : Qualified

Number of Sales :	30	Median :	72	COV :	24.96	95% Median C.I. :	61.49 to 82.94
Total Sales Price :	50,427,668	Wgt. Mean :	71	STD :	18.95	95% Wgt. Mean C.I. :	62.40 to 79.31
Total Adj. Sales Price :	50,427,668	Mean :	76	Avg.Abs.Dev :	15.66	95% Mean C.I. :	68.84 to 83.00
Total Assessed Value :	35,729,882						
Avg. Adj. Sales Price :	1,680,922	COD :	21.74	MAX Sales Ratio :	113.24		
Avg. Assessed Value :	1,190,996	PRD :	107.16	MIN Sales Ratio :	53.14		

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	4	100.97	93.39	93.88	10.76	99.48	66.82	104.81	N/A	437,875	411,060
01/01/2015 To 03/31/2015	2	54.95	54.95	54.95	00.55	100.00	54.65	55.25	N/A	288,540	158,549
04/01/2015 To 06/30/2015	4	89.39	87.12	71.16	22.19	122.43	61.49	108.19	N/A	1,206,500	858,576
07/01/2015 To 09/30/2015	2	76.06	76.06	74.29	10.14	102.38	68.35	83.76	N/A	877,200	651,636
10/01/2015 To 12/31/2015	1	64.81	64.81	64.81		100.00	64.81	64.81	N/A	6,400,000	4,147,879
01/01/2016 To 03/31/2016	5	55.29	54.93	55.21	01.92	99.49	53.14	56.98	N/A	2,928,010	1,616,693
04/01/2016 To 06/30/2016	2	62.87	62.87	61.19	05.22	102.75	59.59	66.15	N/A	765,750	468,578
07/01/2016 To 09/30/2016	1	61.12	61.12	61.12		100.00	61.12	61.12	N/A	557,855	340,970
10/01/2016 To 12/31/2016	3	78.89	77.61	80.94	05.04	95.89	71.00	82.94	N/A	3,678,921	2,977,745
01/01/2017 To 03/31/2017	1	75.73	75.73	75.73		100.00	75.73	75.73	N/A	882,993	668,712
04/01/2017 To 06/30/2017	4	82.97	89.76	89.22	11.08	100.61	79.88	113.24	N/A	1,267,382	1,130,771
07/01/2017 To 09/30/2017	1	99.75	99.75	99.75		100.00	99.75	99.75	N/A	1,400,000	1,396,469

Study Yrs

10/01/2014 To 09/30/2015	12	78.41	82.00	75.19	23.89	109.06	54.65	108.19	61.49 to 104.81	742,415	558,243
10/01/2015 To 09/30/2016	9	56.98	58.48	58.41	06.63	100.12	53.14	66.15	53.90 to 64.81	2,569,934	1,501,052
10/01/2016 To 09/30/2017	9	81.27	85.26	84.41	10.26	101.01	71.00	113.24	75.73 to 99.75	2,043,254	1,724,611

Calendar Yrs

01/01/2015 To 12/31/2015	9	68.35	75.03	67.88	21.87	110.53	54.65	108.19	55.25 to 105.72	1,506,387	1,022,506
01/01/2016 To 12/31/2016	11	59.59	63.12	65.89	13.04	95.80	53.14	82.94	53.90 to 78.89	2,524,197	1,663,166



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PAD 2018 TERC R&O Statistics 2018 Values

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Avg. Assessed Value :	1,190,996	PRD :	107.16	MIN Sales Ratio :	53.14		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
1	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996
<u>95%MLU By Market Area</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I. <td>Avg. Adj. SalePrice <td>Avg. AssdValue</td> </td>	Avg. Adj. SalePrice <td>Avg. AssdValue</td>	Avg. AssdValue
Grass											
County	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996
1	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996
<u>ALL</u>											
10/01/2014 To 09/30/2017	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
County	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996
1	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996
<u>ALL</u>											
10/01/2014 To 09/30/2017	30	72.03	75.92	70.85	21.74	107.16	53.14	113.24	61.49 to 82.94	1,680,922	1,190,996

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	17%

What IF

CNTY	BOOK	PAGENO	SALEDATE	LOCATIONID	GEO	MARKET	SALEAMT	RECADJ	ADJ SALE PRICE	BASERATIO	LAND
16	100	300	11/9/2016	160250382	35	1	124000	0	124000	60.69	75250
16	100	314	11/16/2016	160130727	879	1	5835841	-87236	5835841	70.89	4158945
16	100	320	11/18/2016	160149096	1063	1	5076923	0	5076923	67.43	3423173
16	100	439	1/27/2017	160071577	1071	1	882993	0	882993	64.73	577399
16	100	540	4/18/2017	160060354	281	1	3600000	0	3600000	69.46	2508050
16	100	604	5/12/2017	160073642	777	1	1249528	0	1249528	96.79	1209380
16	100	632	6/1/2017	160039460	151	1	2420000	70000	2420000	49.44	1203291
16	100	650	6/20/2017	160096928	889	1	142000	0	142000	72.36	102751
16	100	666	6/30/2017	160029376	265	1	78000	0	78000	68.27	53250
16	100	706	7/25/2017	160165148	275	1	1400000	0	1400000	85.25	1193563

IMPROV	TOTAL	NONAG	AGLAND	TOTACRES	LANDUSE95	LANDUSE80
2673	77923	0	75250	158	GRASS	GRASS
249665	4408610	22125	4136820	9178	GRASS	GRASS
0	3423173	0	3423173	7920.4	GRASS	GRASS
11121	588520	5850	571549	1276.7	GRASS	GRASS
49796	2557846	7550	2500500	5508.2	GRASS	GRASS
0	1209380	0	1209380	2845.6	GRASS	GRASS
84146	1287437	6800	1196491	2187.2	GRASS-N/A	GRASS
0	102751	0	102751	240	GRASS	GRASS
0	53250	0	53250	120	GRASS	GRASS
0	1193563	0	1193563	2777.5	GRASS	GRASS

## Thompson, Joseph

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**From:** Kuhn, Jim  
**Sent:** Monday, April 16, 2018 12:01 PM  
**To:** Thompson, Joseph; Sopinski, Timothy  
**Subject:** FW: Cherry County

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 13, 2018 11:53 AM  
**To:** Kuhn, Jim <jim.kuhn@nebraska.gov>  
**Subject:** RE: Cherry County

No worries! Thank you!

Have a great weekend!

### 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](mailto:ruth.sorensen@nebraska.gov)  
[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

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**From:** Kuhn, Jim  
**Sent:** Friday, April 13, 2018 11:51 AM  
**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>  
**Subject:** RE: Cherry County

I'm sorry, I would like them before the adjustment.

James D Kuhn, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7723  
Fax: (402) 471-7720  
Cell: (308) 391-2829  
Email: [jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 13, 2018 11:50 AM  
**To:** Kuhn, Jim <[jim.kuhn@nebraska.gov](mailto:jim.kuhn@nebraska.gov)>  
**Cc:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>  
**Subject:** RE: Cherry County

Commissioner Kuhn –

Can you clarify whether you want the spreadsheet of sales in the new year to reflect the ratios before or after the adjustment to 72%?

Thank you!

**Ruth A. Sorensen**

*Property Tax Administrator/Property Assessment Division*

**Nebraska Department of Revenue**

PO Box 94919

301 Centennial Mall South

Lincoln, NE 68509

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[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)

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

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**From:** Kuhn, Jim  
**Sent:** Friday, April 13, 2018 11:22 AM  
**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>  
**Cc:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>; Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>  
**Subject:** Cherry County

Ms. Sorenson,

Please provide a what-if statistic for Cherry County, Agricultural, 95% MLU Grass, Market Area 1, 30 sales on page 26 of the R&O, adjusting the median from 61.57% to 72%. Also, please provide a spreadsheet of the 10 sales from sales study years 10/01/2016 To 09/30/2017 on page 14 of the R&O's for Cherry county Grassland that are part of the 3 year sales period.

James D Kuhn, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108

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Lincoln, Nebraska 68509-5108  
Office: (402) 471-7723  
Fax: (402) 471-7720  
Cell: (308) 391-2829  
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