

AGRICULTURAL

Type : Qualified

Number of Sales :	34	Median :	72	COV :	23.88	95% Median C.I. :	68.66 to 88.68
Total Sales Price :	7,253,529	Wgt. Mean :	77	STD :	19.00	95% Wgt. Mean C.I. :	69.69 to 85.29
Total Adj. Sales Price :	7,253,529	Mean :	80	Avg. Abs. Dev :	14.96	95% Mean C.I. :	73.19 to 85.97
Total Assessed Value :	5,620,997						
Avg. Adj. Sales Price :	213,339	COD :	20.84	MAX Sales Ratio :	121.78		
Avg. Assessed Value :	165,323	PRD :	102.70	MIN Sales Ratio :	43.34		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10/01/2014 To 12/31/2014	5	65.37	69.11	67.33	16.40	102.64	55.33	94.83	N/A	214,200	144,220
01/01/2015 To 03/31/2015	1	67.72	67.72	67.72	30.70	100.00	67.72	67.72	N/A	210,000	142,222
04/01/2015 To 06/30/2015	2	79.05	79.05	78.89	20.44	100.20	54.78	103.31	N/A	534,500	421,653
07/01/2015 To 09/30/2015	2	80.12	80.12	76.91	09.16	104.17	63.74	96.50	N/A	186,540	143,471
10/01/2015 To 12/31/2015	8	69.01	67.10	64.25	12.03	104.44	43.34	81.91	43.34 to 81.91	181,458	116,586
01/01/2016 To 03/31/2016	7	70.43	78.04	77.37	10.81	100.87	68.06	109.85	68.06 to 109.85	238,143	184,247
04/01/2016 To 06/30/2016	2	88.01	88.01	86.91	101.27	101.27	78.50	97.51	N/A	161,392	140,267
07/01/2016 To 09/30/2016	1	79.48	79.48	79.48	100.00	100.00	79.48	79.48	N/A	90,000	71,536
10/01/2016 To 12/31/2016	1	111.42	111.42	111.42	100.00	100.00	111.42	111.42	N/A	260,000	289,696
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	2	94.15	94.15	94.76	05.81	99.36	88.68	99.62	N/A	180,000	170,561
07/01/2017 To 09/30/2017	3	108.39	111.93	111.38	04.97	100.49	105.61	121.78	N/A	126,333	140,708
-----Study Yrs-----											
10/01/2014 To 09/30/2015	10	66.55	73.16	73.21	20.62	99.93	54.78	103.31	55.33 to 96.50	272,308	199,357
10/01/2015 To 09/30/2016	18	70.68	74.37	72.90	12.28	102.02	43.34	109.85	68.66 to 79.48	196,192	143,027
10/01/2016 To 09/30/2017	6	107.00	105.92	105.40	07.43	100.49	88.68	121.78	88.68 to 121.78	166,500	175,490
-----Calendar Yrs-----											
01/01/2015 To 12/31/2015	13	68.66	70.99	71.05	14.88	99.92	43.34	103.31	63.74 to 81.91	238,750	169,627
01/01/2016 To 12/31/2016	11	78.50	83.02	82.55	14.41	100.57	68.06	111.42	69.88 to 109.85	212,708	175,591



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Avg. Assessed Value :	165,323	PRD :	102.70	MIN Sales Ratio :	43.34		

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
34	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323
<u>95%MLU By Market Area</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
---Dry---											
County	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323
3	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323
<u>ALL</u>											
10/01/2014 To 09/30/2017	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323
<u>80%MLU By Market Area</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
---Dry---											
County	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323
3	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323
<u>ALL</u>											
10/01/2014 To 09/30/2017	34	71.80	79.58	77.49	20.84	102.70	43.34	121.78	68.66 to 88.68	213,339	165,323

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Dry_3	Total	Increase	12%

what IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 13, 2018 8:43 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Sopinski, Timothy; Thompson, Joseph
Subject: RE: Cheyenne Agricultural
Attachments: 17 Cheyenne Area 3 95% Dry +12%.pdf

Commissioner Hotz –

Pursuant to your request, attached is the what-if statistic for 95% MLU agricultural dryland in market area 3 (34 sales) in Cheyenne County.

Please let me know if you have any questions.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

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301 Centennial Mall South
Lincoln, NE 68509
OFFICE 402-471-5962
ruth.sorensen@nebraska.gov
revenue.nebraska.gov/PAD

From: Hotz, Rob
Sent: Thursday, April 12, 2018 12:33 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: Cheyenne Agricultural

Ms. Sorenson,

Please provide a what-if statistic for Cheyenne County, Agricultural, 95% MLU Dry, Market Area 3, 34 sales, adjusting the median from 64.10% to 72%

Thank you.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
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