

**RESIDENTIAL IMPROVED**

Type : Qualified

Number of Sales :	246	Median :	94	COV :	24.76	95% Median C.I. :	91.98 to 95.70
Total Sales Price :	32,190,928	Wgt. Mean :	93	STD :	23.73	95% Wgt. Mean C.I. :	90.37 to 95.08
Total Adj. Sales Price :	32,190,928	Mean :	96	Avg.Abs.Dev :	16.01	95% Mean C.I. :	92.88 to 98.82
Total Assessed Value :	29,849,599						
Avg. Adj. Sales Price :	130,857	COD :	17.03	MAX Sales Ratio :	251.67		
Avg. Assessed Value :	121,340	PRD :	103.36	MIN Sales Ratio :	29.81		

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
10/01/2015 To 12/31/2015	29	82.72	80.59	80.87	11.98	99.65	48.02	100.40	72.24 to 92.06	171,307	138,538
01/01/2016 To 03/31/2016	26	87.15	85.25	85.52	13.40	99.68	42.43	131.28	77.51 to 90.34	122,345	104,633
04/01/2016 To 06/30/2016	47	88.35	90.64	88.22	15.10	102.74	40.02	153.56	86.04 to 93.84	133,150	117,460
07/01/2016 To 09/30/2016	39	94.58	98.23	92.80	13.55	105.85	68.08	142.08	88.92 to 103.71	128,319	119,078
10/01/2016 To 12/31/2016	16	94.28	90.72	96.65	23.61	93.86	29.81	137.23	73.63 to 113.68	124,244	120,084
01/01/2017 To 03/31/2017	21	107.77	106.86	103.59	18.81	103.16	42.06	202.01	99.40 to 112.62	130,879	135,583
04/01/2017 To 06/30/2017	33	96.77	99.76	96.37	09.36	103.52	75.60	134.60	94.11 to 103.99	114,657	110,491
07/01/2017 To 09/30/2017	35	108.31	112.74	106.40	16.16	105.96	78.08	251.67	101.94 to 116.93	121,700	129,490
Study Yrs											
10/01/2015 To 09/30/2016	141	88.35	89.68	87.08	14.53	102.99	40.02	153.56	86.32 to 91.55	137,669	119,877
10/01/2016 To 09/30/2017	105	102.82	104.13	101.31	16.61	102.78	29.81	251.67	98.37 to 107.28	121,710	123,304
Calendar Yrs											
01/01/2016 To 12/31/2016	128	89.74	91.87	90.11	15.96	101.95	29.81	153.56	87.89 to 93.84	128,370	115,675

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
10	164	93.59	94.21	92.51	15.26	101.84	29.81	170.29	89.74 to 96.99	146,322	135,369
11	12	91.95	98.51	89.41	25.96	110.18	59.12	202.01	77.51 to 108.98	55,100	49,264
30	1	62.97	62.97	62.97		100.00	62.97	62.97	N/A	150,000	94,460
40	46	95.76	103.36	100.28	21.87	103.07	33.66	251.67	92.42 to 113.52	61,308	61,478
80	23	93.53	92.54	90.64	14.33	102.10	61.16	126.49	82.79 to 99.12	198,378	179,804



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Avg. Assessed Value :	121,340	PRD :	103.36	MIN Sales Ratio :	29.81		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue	
01	240	94.03	95.98	92.75	16.97	103.48	29.81	251.67	91.98 to 95.89	133,256	123,592	
06												
07	6	91.25	90.71	89.46	19.43	101.40	43.06	115.86	43.06 to 115.86	34,917	31,237	
<b>SALE PRICE *</b>												
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue	
Less Than 5,000	1	77.57	77.57	77.58		99.99	77.57	77.57	N/A	4,000	3,103	
Less Than 15,000	1	77.57	77.57	77.58		99.99	77.57	77.57	N/A	4,000	3,103	
Less Than 30,000	18	125.66	124.98	125.54	28.90	99.55	33.66	251.67	95.55 to 142.08	20,750	26,050	
--Ranges Excl. Low \$--												
Greater Than 4,999	245	94.11	95.92	92.73	17.00	103.44	29.81	251.67	91.98 to 95.89	131,375	121,822	
Greater Than 15,000	245	94.11	95.92	92.73	17.00	103.44	29.81	251.67	91.98 to 95.89	131,375	121,822	
Greater Than 30,000	228	93.49	93.55	92.34	14.68	101.31	29.81	156.89	90.15 to 94.90	139,550	128,863	
--Incremental Ranges--												
0 TO 4,999	1	77.57	77.57	77.58		99.99	77.57	77.57	N/A	4,000	3,103	
5,000 TO 14,999												
15,000 TO 29,999	17	128.78	127.77	126.06	27.52	101.36	33.66	251.67	95.55 to 153.56	21,735	27,399	
30,000 TO 59,999	35	95.03	95.82	94.62	18.84	101.27	40.02	142.64	88.14 to 108.98	42,117	39,852	
60,000 TO 99,999	58	95.31	97.42	97.94	17.00	99.47	46.43	156.89	91.98 to 102.55	80,847	79,184	
100,000 TO 149,999	55	89.74	92.01	91.63	12.95	100.41	29.81	122.86	86.53 to 96.09	124,764	114,326	
150,000 TO 249,999	57	92.44	90.69	90.58	11.70	100.12	61.16	117.81	87.38 to 96.26	195,291	176,889	
250,000 TO 499,999	22	87.17	90.87	91.36	13.16	99.46	68.08	137.23	81.16 to 95.17	325,483	297,369	
500,000 TO 999,999	1	96.11	96.11	96.11		100.00	96.11	96.11	N/A	500,000	480,535	

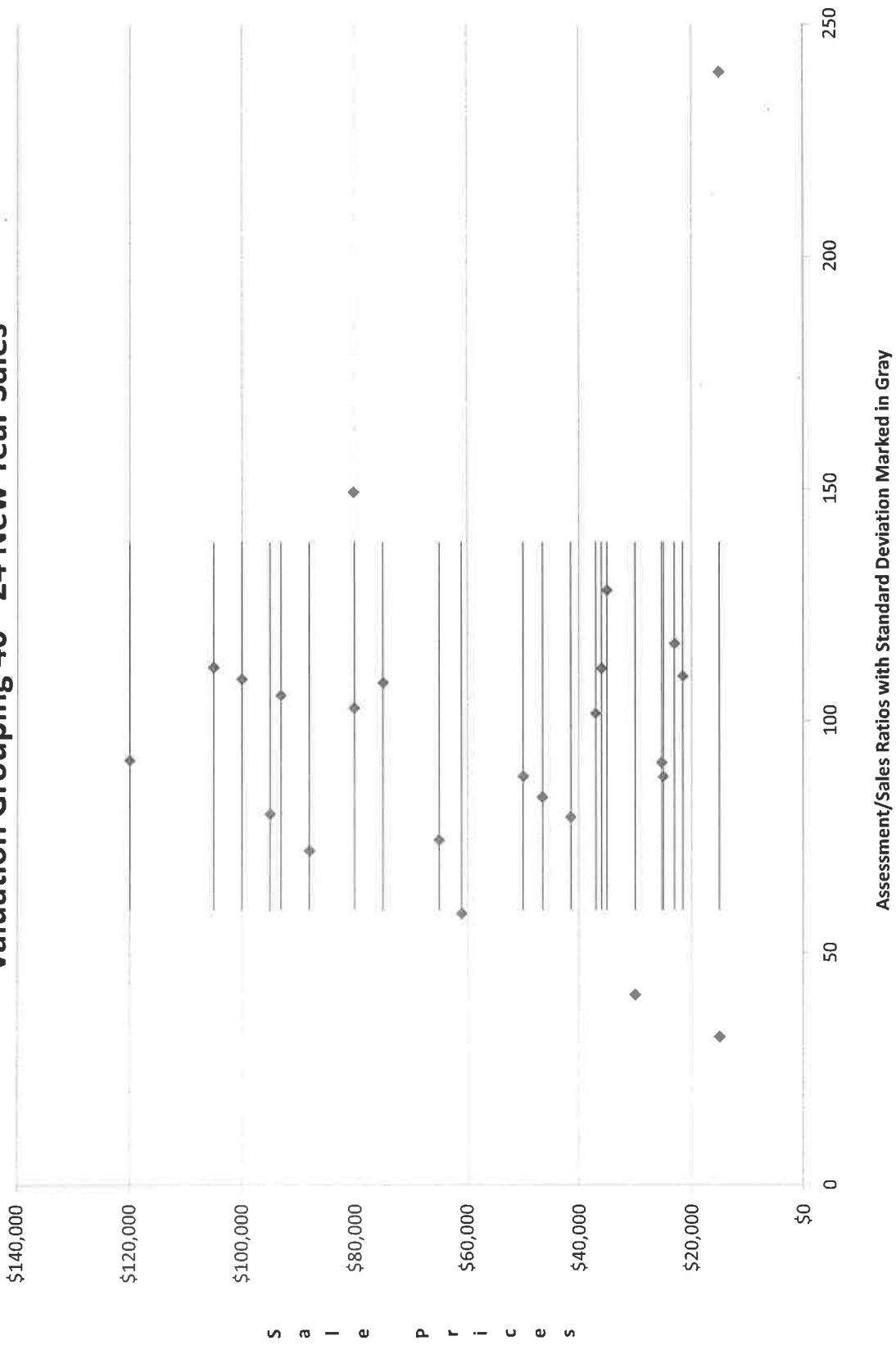
0,000,000 +

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

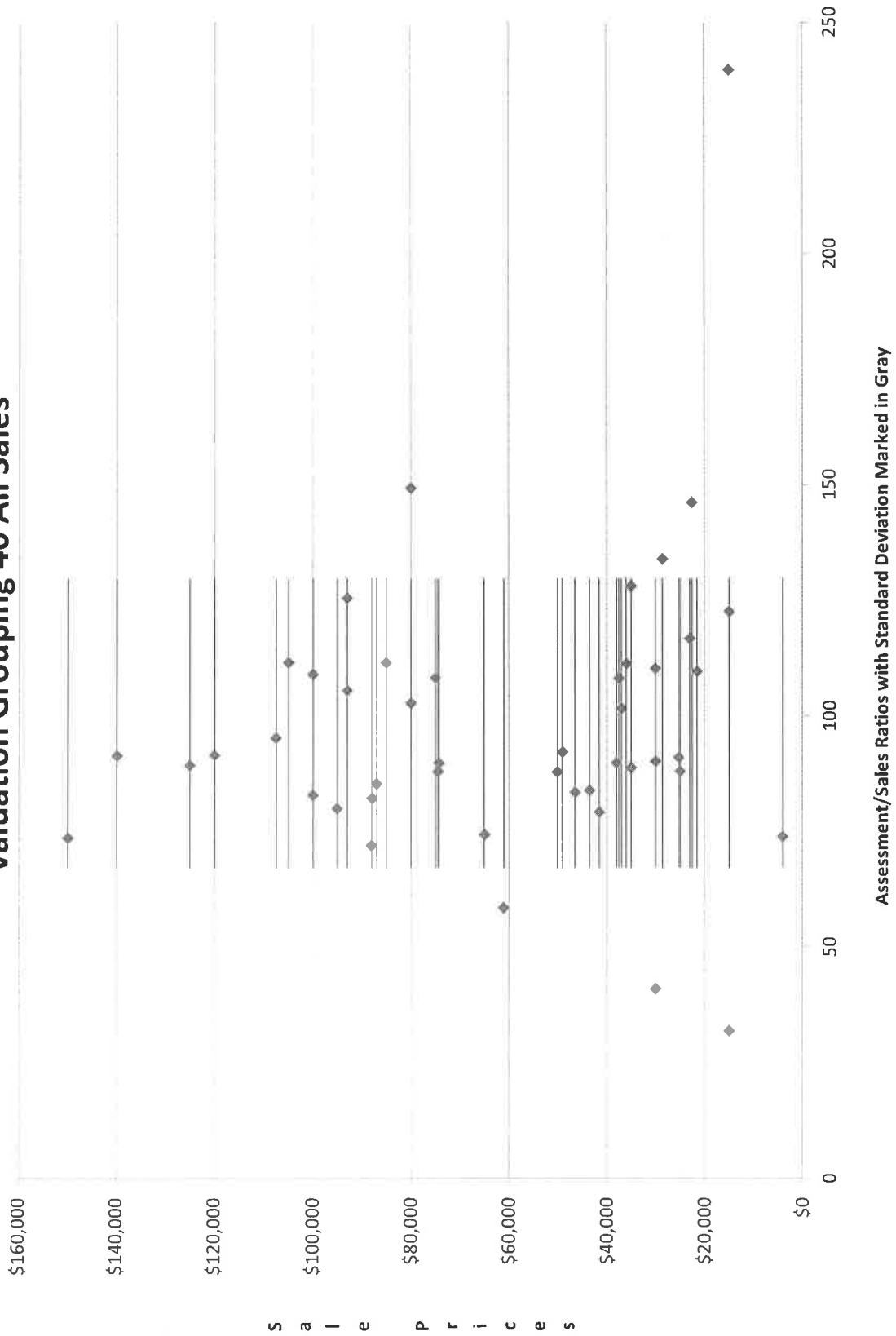
Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	40	Total	Increase	5%

what IF

# 2018 Cheyenne County Residential Valuation Grouping 40 - 24 New Year Sales



# 2018 Cheyenne County Residential Valuation Grouping 40 All Sales



## Thompson, Joseph

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 13, 2018 8:29 AM  
**To:** Hotz, Rob  
**Cc:** Keetle, Steve; Kuhn, Jim; Sopinski, Timothy; Thompson, Joseph  
**Subject:** RE: Cheyenne Residential  
**Attachments:** 17 Cheyenne Scattergram 24 sales.pdf; 17 Cheyenne Scattergram All sales.pdf; 17 Cheyenne All Sales VG 40 +5%.pdf

Commissioner Hotz –

Pursuant to your request, attached are:

1. A scatter diagram showing the 24 sales requested;
2. A scatter diagram showing the 46 sales for Valuation Group 40; and
3. A what-if statistic adjusting the median of 91.20 to 96 for the 46 sales in Valuation Group 40.

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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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)

**From:** Hotz, Rob  
**Sent:** Thursday, April 12, 2018 11:53 AM  
**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)>; Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>; Thompson, Joseph <[joseph.thompson@nebraska.gov](mailto:joseph.thompson@nebraska.gov)>; Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>  
**Subject:** Cheyenne Residential

Ms. Sorenson,

Please provide the following relating to Cheyenne County Residential, Valuation Grouping 40:

1. A scatter diagram showing the 24 sales as indicated on Exhibit 17, page 24.
2. A scatter diagram showing the 46 sales as indicated on Exhibit 17, page 22.

3. A what-if statistic adjusting the median of 91.20 to 96 for the 46 sales indicated on Exhibit 17, page 22.

Thank you.

Robert W. Hotz, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
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