

AGRICULTURAL

Type : Qualified

Number of Sales :	9	Median :	72	COV :	16.17	95% Median C.I. :	56.57 to 77.66
Total Sales Price :	4,712,042	Wgt. Mean :	78	STD :	11.51	95% Wgt. Mean C.I. :	64.87 to 90.54
Total Adj. Sales Price :	4,712,042	Mean :	71	Avg. Abs. Dev :	07.69	95% Mean C.I. :	62.33 to 80.03
Total Assessed Value :	3,661,542						
Avg. Adj. Sales Price :	523,560	COD :	10.67	MAX Sales Ratio :	92.80		
Avg. Assessed Value :	406,838	PRD :	91.60	MIN Sales Ratio :	53.52		

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											
01/01/2015 To 03/31/2015	1	56.57	56.57	56.57	100.00	100.00	56.57	56.57	N/A	346,300	195,898
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	3	74.38	68.52	70.07	10.82	97.79	53.52	77.66	N/A	482,781	338,269
07/01/2016 To 09/30/2016	2	69.79	69.79	70.20	01.58	99.42	68.69	70.89	N/A	114,200	80,165
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	1	92.80	92.80	92.80	100.00	100.00	92.80	92.80	N/A	1,650,000	1,531,157
04/01/2017 To 06/30/2017	1	72.07	72.07	72.07	100.00	100.00	72.07	72.07	N/A	499,000	359,638
07/01/2017 To 09/30/2017	1	74.02	74.02	74.02	100.00	100.00	74.02	74.02	N/A	540,000	399,712
____Study Yrs____											
10/01/2014 To 09/30/2015	1	56.57	56.57	56.57	100.00	100.00	56.57	56.57	N/A	346,300	195,898
10/01/2015 To 09/30/2016	5	70.89	69.03	70.08	08.42	98.50	53.52	77.66	N/A	335,348	235,027
10/01/2016 To 09/30/2017	3	74.02	79.63	85.18	09.34	93.48	72.07	92.80	N/A	896,333	763,502
____Calendar Yrs____											
01/01/2015 To 12/31/2015	1	56.57	56.57	56.57	100.00	100.00	56.57	56.57	N/A	346,300	195,898
01/01/2016 To 12/31/2016	5	70.89	69.03	70.08	08.42	98.50	53.52	77.66	N/A	335,348	235,027



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Total Sales Price :	4,712,042	Wgt. Mean :	78	STD :	11.51	95% Wgt. Mean C.I. :	64.87 to 90.54
Total Adj. Sales Price :	4,712,042	Mean :	71	Avg.Abs.Dev :	07.69	95% Mean C.I. :	62.33 to 80.03
Total Assessed Value :	3,661,542						
Avg. Adj. Sales Price :	523,560	COD :	10.67	MAX Sales Ratio :	92.80		
Avg. Assessed Value :	406,838	PRD :	91.60	MIN Sales Ratio :	53.52		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
<u>95%MLU By Market Area</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD <td>PRD</td> <td>MIN</td> <td>MAX</td> <td>95% Median C.I.</td> <td>Avg.Adj.SalePrice</td> <td>Avg.AssdValue</td>	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____Grass____											
County	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
1	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
____ALL____											
10/01/2014 To 09/30/2017	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838

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	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
1	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
____Grass____											
County	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
1	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838
____ALL____											
10/01/2014 To 09/30/2017	9	72.07	71.18	77.71	10.67	91.60	53.52	92.80	56.57 to 77.66	523,560	406,838

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	22%

what IF

AGRICULTURAL

Type : Qualified

Number of Sales : 16 Median : 72 COV : 42.18 95% Median C.I. : 65.88 to 102.53
 Total Sales Price : 8,217,735 Wgt. Mean : 77 STD : 36.00 95% Wgt. Mean C.I. : 63.62 to 90.76
 Total Adj. Sales Price : 8,217,735 Mean : 85 Avg.Abs.Dev : 21.40 95% Mean C.I. : 66.17 to 104.53
 Total Assessed Value : 6,343,214
 Avg. Adj. Sales Price : 513,608 COD : 29.79 MAX Sales Ratio : 202.08
 Avg. Assessed Value : 396,451 PRD : 110.57 MIN Sales Ratio : 51.32
 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	2	66.53	66.53	68.85	08.73	96.63	60.72	72.34	N/A	1,248,160	859,317
01/01/2015 To 03/31/2015	1	54.25	54.25	54.25		100.00	54.25	54.25	N/A	346,300	187,869
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	4	72.91	99.80	71.70	52.78	139.19	51.32	202.08	N/A	374,586	268,564
07/01/2016 To 09/30/2016	2	66.93	66.93	67.32	01.57	89.42	65.88	67.98	N/A	114,200	76,880
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017	2	95.76	95.76	89.74	07.07	106.71	88.99	102.53	N/A	873,000	783,416
04/01/2017 To 06/30/2017	3	106.86	94.28	91.61	11.77	102.91	69.12	106.86	N/A	411,667	377,123
07/01/2017 To 09/30/2017	2	85.42	85.42	76.49	16.89	111.67	70.99	99.84	N/A	333,687	255,248
Study Yrs											
10/01/2014 To 09/30/2015	3	60.72	62.44	67.07	09.93	93.10	54.25	72.34	N/A	947,540	635,501
10/01/2015 To 09/30/2016	6	69.66	88.85	71.12	38.93	124.93	51.32	202.08	51.32 to 202.08	287,790	204,669
10/01/2016 To 09/30/2017	7	99.84	92.17	87.95	12.47	104.80	69.12	106.86	69.12 to 106.86	521,196	458,385
Calendar Yrs											
01/01/2015 To 12/31/2015	4	54.25	54.25	54.25		100.00	54.25	54.25	N/A	346,300	187,869
01/01/2016 To 12/31/2016	6	69.66	88.85	71.12	38.93	124.93	51.32	202.08	51.32 to 202.08	287,790	204,669
AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. SalePrice	Avg. AssdValue
	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451

AGRICULTURAL

Type : Qualified

Number of Sales :	16	Median :	72	COV :	42.18	95% Median C.I. :	65.88 to 102.53
Total Sales Price :	8,217,735	Wgt. Mean :	77	STD :	36.00	95% Wgt. Mean C.I. :	63.62 to 90.76
Total Adj. Sales Price :	8,217,735	Mean :	85	Avg.Abs.Dev :	21.40	95% Mean C.I. :	66.17 to 104.53
Total Assessed Value :	6,343,214						
Avg. Adj. Sales Price :	513,608	COD :	29.79	MAX Sales Ratio :	202.08		
Avg. Assessed Value :	396,451	PRD :	110.57	MIN Sales Ratio :	51.32		

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
County	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451
1	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451
10/01/2014 To 09/30/2017	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451

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	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451
1	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451
10/01/2014 To 09/30/2017	16	71.84	85.35	77.19	29.79	110.57	51.32	202.08	65.88 to 102.53	513,608	396,451

AGRICULTURAL - ADJUSTED

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 IE

LOGAN COUNTY - 16 SALES

CNTY	BOOK	PAGENO	SALEDATE	LOCATIONID	GEO	MARKET	SALEAMT	RECADJ	ADJ SALE PRICE	BASERATIO	LAND	IMPROV	TOTAL	NONAG	AGLAND	TOTACRES	LANDUSE95	LANDUSE80
56	2014	6028	12/5/2014	110625		2589	1	750000	0	51.9	375395	0	375395	0	389234	758.32	GRASS	GRASS
86	25	469	12/11/2014	860001245		1891	1	1746320	0	61.83	957183	0	957183	0	1079684	2071.58	GRASS	GRASS
57	19	706	1/2/2015	570006635		2459	1	346300	0	46.37	160572	0	160572	0	160572	305.85	GRASS	GRASS
57	20	75	4/4/2016	570014360		2015	1	528342	0	63.66	336341	0	336341	0	336341	640.65	GRASS	GRASS
57	20	7677	4/5/2016	570006597		2459	1	50000	0	172.72	87109	1746	88855	750	86359	25.86	GRASS	GRASS
57	20	78	4/12/2016	570011561		2457	1	382600	0	43.87	167835	0	167835	0	167835	316.19	GRASS	GRASS
57	20	9394	5/20/2016	570014557		2015	1	537400	0	60.97	327633	0	327633	0	327633	624.08	GRASS	GRASS
57	20	107109	7/7/2016	570007798		2461	1	156400	0	58.11	90878	0	90878	0	90878	173.17	GRASS	GRASS
57	20	110111	7/7/2016	570023076		2461	1	72000	0	56.31	40540	0	40540	0	40540	77.22	GRASS	GRASS
57	20	154	1/5/2017	570012651		2171	1	1650000	0	76.06	1255047	0	1255047	0	1255047	2390.58	GRASS	GRASS
60	17	302	1/27/2017	600007871		2179	1	96000	0	87.63	72000	0	72000	0	84126	160	GRASS	GRASS
57	20	183	4/13/2017	570010209		2297	1	499000	0	59.08	294785	0	294785	0	294785	564.1	GRASS	GRASS
56	2017	2834	5/31/2017	68750.5		2751	1	368000	0	91.33	316800	0	316800	0	336098	640	GRASS	GRASS
56	2017	2838	5/31/2017	68745		2751	1	368000	0	91.33	316800	0	316800	0	336098	640	GRASS	GRASS
56	2017	3545	7/6/2017	113205		2587	1	127373	0	85.33	102910	0	102910	0	108687	200.53	GRASS	GRASS
57	20	223	9/15/2017	570014557		2015	1	540000	0	60.67	327633	0	327633	0	327633	624.06	GRASS	GRASS

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 13, 2018 12:48 PM
To: Kuhn, Jim
Cc: Hotz, Rob; Keetle, Steve; Sopinski, Timothy; Thompson, Joseph
Subject: RE: Logan county
Attachments: 57 Logan 95%Grass+22%.pdf; 57 Logan 95%Grass+17% Borrowed.pdf; 57 Logan 16 grass sales.xlsx

Commissioner Kuhn –

Pursuant to your request, attached are the following:

1. What-if statistic - Agricultural, 95% MLU Grass, Market area 1, 9 sales, adjusting the median from 59.08% to 72%;
2. What if statistic for the What If statistics on 95% MLU Grass, using the 16 sales used in the 12 mile comparable sales, adjusting the median from 61.40% to 72%; and
3. A spreadsheet of the 16 sales used in the What If statistics and what county or counties they were borrowed from.

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
revenue.nebraska.gov/PAD

From: Kuhn, Jim
Sent: Friday, April 13, 2018 11:44 AM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: Logan county

Please provide a what-if statistic for Logan county, Agricultural, 95% MLU Grass, Market area 1, 9 sales on page 25 of the R&O, adjusting the median from 59.08% to 72%. Also, please provide a what if statistic for the What If statistics on 95% MLU Grass, using the 16 sales used in the 12 mile comparable sales on page 29 of the R&O, adjusting the median from

61.40% to 72%. Would you also please provide a spreadsheet of the 16 sales used in the What If statistics and what county or counties they were borrowed from.

James D Kuhn, Commissioner
Nebraska Tax Equalization & Review Commission
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