

Sand Hills Grass Regional Analysis: October 2013 to March 2017

% MLU 80%

10/1/2013 9/30/2014
 10/1/2014 9/30/2015
 10/1/2015 9/30/2016
 10/1/2016 9/30/2017

	# sales	Median SP	% Chg	Avg SP	% Chg
Year 1	34	607		639	
Year 2	47	874	44%	841	32%
Year 3	48	844	-3%	849	1%
Year 4	17	651	-23%	735	-13%

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre	Ratio
3	3	896+	1/8/2014	1991	2500000	4442.29	100%	563	67.52
3	7	908	2/10/2014	2477	264000	475.93	100%	555	68.50
3	7	913	4/24/2014	1991	1500000	2565.34	100%	585	64.99
3	7	925+	10/7/2014	2275	400000	528.84	100%	756	50.24
3	7	929+	10/15/2014	1991	2180431	3958.25	100%	551	68.98
3	7	947+	6/2/2015	2273	355200	635.65	100%	559	68.00
3	7	1000	8/16/2016	2277	370533	633.85	100%	585	66.41
3	8	1+	9/22/2016	2479	347105	631.1	100%	550	69.09
3	8	6+	9/27/2016	2195	600000	954.98	100%	628	60.48
5	BB	174	6/30/2014	1453	194040	240	100%	809	71.43
5	CC	4	12/30/2014	1597	2352000	1920	99%	1225	46.18
5	CC	8	1/21/2015	1455	2703600	2245	98%	1204	46.82
5	CC	10	1/30/2015	1877	1600000	1595.36	100%	1003	56.83
5	CC	16	2/27/2015	1733	732188	1314.03	99%	557	101.55
5	CC	24	4/20/2015	1593	1470177	1589.38	99%	925	61.33
5	CC	39	5/5/2015	1735	178000	150.5	100%	1183	50.38
5	CC	36	5/8/2015	1591	4130400	3432	100%	1203	47.34
5	CC	62	10/26/2015	1883	1568160	1410	99%	1112	50.97
5	CC	76	1/14/2016	1461	1795560	2354.08	98%	763	74.54
5	CC	86	4/28/2016	1737	250000	293	94%	853	68.32
9	71	2	10/31/2014	1033	457301	625.88	87%	731	66.96
9	71	7	11/3/2014	1187	322000	525.86	85%	612	79.13
9	71	36	1/15/2015	1035	8734118	10692.67	91%	817	74.36
9	71	69	2/17/2015	1179	677682	742.98	100%	912	57.56
9	71	103	3/27/2015	1035	3715000	3280.8	89%	1132	58.5
9	71	107	4/1/2015	907	1233350	1449.86	100%	851	61.7
9	71	125	4/10/2015	637	209250	372.1	97%	562	106.5
9	71	255	9/1/2015	503	391000	396.4	100%	986	53.63
9	71	408	2/9/2016	1041	4756000	4609.44	94%	1032	52.28
9	71	419	2/23/2016	907	5807772	8044.48	96%	722	72.94
9	71	422	2/23/2016	1035	2040700	2658.64	98%	768	74.95
9	71	445	3/2/2016	503	29000	40.12	100%	723	72.63
9	71	437	3/3/2016	905	1345000	1852.95	99%	726	75.49
9	71	467	4/15/2016	905	1839000	2414.79	92%	762	98.55
9	71	469	4/15/2016	1039	336000	486.33	99%	691	84.74

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre	Ratio
9	71	482	4/29/2016	1037	2000000	2396.98	94%	834	64.39
9	71	589	5/24/2016	1309	422500	649.59	93%	650	79.7
9	71	534	6/21/2016	907	164500	193.7	100%	849	63.47
16	98	43	11/19/2013	147	436278	727.13	100%	600	70.83
16	98	99	12/7/2013	151	115024	192	100%	599	76.05
16	98	101	12/27/2013	151	758024	1303.1	100%	582	76.56
16	98	103	12/27/2013	151	800428	1280	97%	625	66.95
16	98	125	12/27/2013	151	1798144	2842.06	100%	633	67.62
16	98	119	1/6/2014	361	2400000	3745.1	100%	641	67.21
16	98	129	1/10/2014	353	2670000	3041	92%	878	60.78
16	98	130	1/10/2014	155	830000	974.5	93%	852	58.93
16	98	145	1/24/2014	31	192000	316	100%	608	76.96
16	98	252	4/17/2014	261	209300	299	100%	700	60.88
16	98	336	5/30/2014	775	1241800	1767.3	95%	703	60.48
16	98	338	6/2/2014	157	112770	161.1	92%	700	72.52
16	98	556	11/6/2014	31	480000	638	100%	752	57.11
16	98	613	12/15/2014	43	88000	158	100%	557	83.98
16	98	620	12/18/2014	1329	305000	636	100%	480	88.62
16	98	621	12/22/2014	1327	878500	1841.9	100%	477	89.58
16	98	699	2/17/2015	1177	288810	317.4	100%	910	46.71
16	98	701	2/17/2015	1177	288270	320.3	100%	900	47.22
16	99	32	3/20/2015	895	262818	553.3	92%	475	92.37
16	99	421	4/7/2015	533	316000	640	100%	494	90.36
16	99	59	4/28/2015	377	3200000	3564.59	100%	898	52.55
16	99	76	5/1/2015	605	810000	1200	99%	675	62.44
16	99	109	5/28/2015	1319	500000	999.3	99%	500	92.47
16	99	114	6/1/2015	519	968870	1384.1	93%	700	60.24
16	99	221	8/21/2015	635	1078400	1348.1	97%	800	58.42
16	99	168	9/8/2015	1177	676000	1038	99%	651	71.59
16	99	315	12/1/2015	535	6400000	7535.73	98%	849	55.39
16	99	382	1/4/2016	1163	2946357	3193.73	100%	923	46.07
16	99	385	1/4/2016	1059	2900691	3221.99	100%	900	48.7
16	99	388	1/4/2016	1059	6588000	7318	100%	900	47.31
16	99	437	2/10/2016	1323	1100000	1240.8	98%	887	47.25
16	99	439	2/10/2016	1323	1105000	1160	100%	953	45.42
16	99	494	3/24/2016	793	372000	652.46	83%	570	66.18
16	99	509	3/31/2016	143	1350000	1542.79	90%	875	64.46
16	100	27	5/4/2016	147	374000	440	100%	850	56.54
16	100	40	5/12/2016	147	1157500	1347.79	100%	859	50.93
16	100	142	7/18/2016	147	557855	652.3	100%	855	52.24
16	100	148	7/21/2016	145	596178	710.55	100%	839	52.36
16	100	164	7/27/2016	153	190850	190.85	100%	1000	43.45
21	16	2543	5/2/2016	2019	1926743	2568	100%	750	70.64
21	16	2558	5/2/2016	2019	1864455	2022.41	100%	922	57.49
46	14	713	9/26/2014	1715	417761	1114.03	100%	375	120.00

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre	Ratio
46	14	728	9/26/2014	1441	1971405	2311.45	100%	853	52.76
46	15	28	6/26/2015	1437	40150	36.5	100%	1100	41.20
46	15	18	7/13/2015	1437	450000	312.93	100%	1438	31.29
46	15	110	12/2/2015	1439	215600	133	100%	1621	18.83
46	15	97	12/2/2015	1439	3286334	3293.6	100%	998	42.84
46	15	116	1/4/2016	1617	1665000	2080	96%	800	54.10
46	15	140	4/28/2016	1615	848829	1305.89	100%	650	69.23
46	15	154	6/17/2016	1617	1100000	1836	100%	599	75.11
51	2014	51	1/15/2014	2559	153500	240.25	96%	639	71.42
51	2014	174	2/11/2014	2565	320000	587.1	100%	545	82.56
51	2014	1544	9/22/2014	2571	443837	813.78	100%	545	82.51
51	2015	487	4/1/2015	2565	2691398	2832.51	100%	950	47.34
51	2015	488	4/1/2015	2565	299203	314.95	100%	950	47.37
51	2016	676	5/27/2016	2559	248000	310.96	100%	798	56.43
56	2013	6056	10/11/2013	2579	240000	395.29	100%	607	87.77
56	2013	7237	12/19/2013	2757	148880	148.88	100%	1000	52.50
56	2013	7275	12/20/2013	2751	272000	639.36	100%	425	123.41
56	2013	7278	12/20/2013	2751	544000	1281.9	100%	424	123.71
56	2014	693	2/14/2014	2765	404053	845	100%	478	108.73
56	2014	1490	2/14/2014	2757	458465	908.91	93%	504	100.30
56	2014	1437	4/1/2014	2763	228000	480	100%	475	110.53
56	2014	2486	5/27/2014	2757	195800	179.1	100%	1093	48.02
56	2015	167	8/1/2014	3047	168863	314.32	100%	537	98.34
56	2014	5904	10/4/2014	2877	346500	322.07	100%	1076	48.80
56	2014	5959	12/2/2014	2579	6414825	6126.19	99%	1047	49.93
56	2014	6028	12/5/2014	2589	750000	758.32	100%	989	53.09
56	2014	6410	12/29/2014	2755	1000000	1108.19	100%	902	58.18
56	2015	437	1/30/2015	2751	240000	238.5	100%	1006	52.17
56	2015	4561	9/10/2015	2885	500000	480	100%	1042	50.40
56	2015	5936	12/2/2015	2753	368000	320	84%	1150	56.58
56	2016	1980	4/29/2016	3047	212000	186.05	100%	1139	46.81
56	2016	2827	6/10/2016	2583	593000	620.29	100%	956	55.22
57	20	75	4/4/2016	2015	528342	640.65	100%	825	63.66
57	20	93-94	5/20/2016	2015	537400	624.08	100%	861	60.97
60	16	344	10/18/2013	2281	932500	1363.5	99%	684	53.64
60	16	367	4/10/2014	2475	47943	106.54	100%	450	82.22
60	17	97	12/23/2014	2473	208000	636	97%	327	110.02
60	17	67	2/4/2015	2289	2816000	2523	98%	1116	32.36
60	17	240	6/7/2016	2475	156636	164.88	100%	950	38.95
86	25	403	8/2/2014	1727	400000	640	100%	625	74.4
86	25	525	7/29/2015	1447	52500	75	100%	700	54.40
86	25	438	9/26/2014	1443	103700	122	100%	850	54.40
86	25	469	12/11/2014	1891	1746320	2104.16	100%	830	55.67
86	25	504	4/29/2015	1451	520000	510.66	100%	1018	47.95
86	25	577	3/30/2016	1891	1024000	1276	100%	803	57.94

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre	Ratio
86	25	578	3/30/2016	1891	512000	640	100%	800	57.86
86	25	579	3/30/2016	1891	512000	640	100%	800	57.20
86	25	580	4/4/2016	1885	923658	1120	100%	825	56.29
86	25	615	8/26/2016	1893	1081470	1081.47	100%	1000	46.26

Sand Hills Grass Regional Analysis: October 2013 to March 2017

% MLU 80%

10/1/2013 9/30/2014
 10/1/2014 9/30/2015
 10/1/2015 9/30/2016
 10/1/2016 9/30/2017

	# sales	Median SP	% Chg	Avg SP	% Chg
Year 1	34	607		639	
Year 2	47	874	44%	841	32%
Year 3	48	844	-3%	849	1%
Year 4	17	651	-23%	735	-13%

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre	Ratio
3	8	9	11/7/2016		2130025	3438.71	100	605	65.73
16	100	300	11/9/2016	35	124000	158	97%	785	60.69
16	100	314	11/16/2016	879	5923077	9178	100%	645	69.84
16	100	318	11/18/2016	1065	68000	80	100%	850	52.13
16	100	320	11/18/2016	1063	5076923	7920.4	100%	641	67.43
60	17	281	12/1/2016	2473	608000	640	96%	950	64.73
60	17	280	12/1/2016	2281	912000	960	100%	950	43.75
57	20	154	1/5/2017	2171	1650000	2390.58	100%	690	83.21
56	2017	370	1/24/2017	2767	1921750	3063.88	99%	627	83.51
56	2017	373	1/24/2017	2767	5605750	8941.78	100%	627	79.45
56	2017	377	1/24/2017	2573	828256	1271.63	97%	651	80.59
56	2017	389	1/24/2017	2767	416000	640	100%	650	83.66
56	2017	406	1/24/2017	2765	896012	1427.78	100%	628	76.06
16	100	439	1/27/2017	1071	882993	1276.7	100%	692	45.56
46	15	254	1/27/2017	1895	320000	320	100%	1000	47.37
60	17	302	1/27/2017	2179	96000	160	100%	600	65.78
60	17	326	3/21/2017	2177	423000	466.88	100%	906	49.67

Pursuant to your request, attached are the listings of the sales from the three year study period, along with a listing of the sales after the study period.

Please let me know if you have any questions.

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION

Nebraska Department of Revenue

PO Box 98919

301 Centennial Mall South

Lincoln, Nebraska 68509

PHONE 402-471-5962 / FAX 402-471-5993

ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

From: Hotz, Rob

Sent: Wednesday, April 19, 2017 4:37 PM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>;

Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: RE: Cherry

I am requesting the assessment-to-sale ratio for each sale using the value of the county in which each sale occurred.

Thank you for the clarification.

From: Sorensen, Ruth

Sent: Wednesday, April 19, 2017 4:02 PM

To: Hotz, Rob

Cc: Salmon, Nancy; Keetle, Steve; Sopinski, Timothy

Subject: RE: Cherry

Commissioner Hotz –

I am requesting clarification. The sandhills regional analysis was a display of selling prices of all the counties in the region – it was not a ratio study.

Are you asking for the assessment to sale ratio using the value of the county in which the sale occurred? Or are you asking for the assessment to sale ratio using Cherry County's values against each of the sales?

Thank you!

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION

Nebraska Department of Revenue

PO Box 98919

301 Centennial Mall South

Lincoln, Nebraska 68509

PHONE 402-471-5962 / FAX 402-471-5993

ruth.sorensen@nebraska.gov

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From: Hotz, Rob

Sent: Wednesday, April 19, 2017 2:59 PM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>;

Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Cherry

Ms. Sorensen,

Regarding the Sand Hills Grass Regional Analysis, please provide the following separately:

1. The assessed-to-sale ratio of each of the sales listed in the first three years of the analysis.
2. The assessed-to-sale ratio of each of the sales listed in the fourth year of the analysis.

Thank you.

Robert W. Hotz, Commissioner

Nebraska Tax Equalization & Review Commission

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