

## 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  |
|------|------|--------|------------|------|---------|-----------|---------|------------|--------|
| 56   | 2013 | 6056   | 10/11/2013 | 2579 | 240000  | 395.29    | 100%    | 607        | 87.77  |
| 60   | 16   | 344    | 10/18/2013 | 2281 | 932500  | 1363.5    | 99%     | 684        | 53.64  |
| 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  |
| 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 |
| 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  |
| 3    | 3    | 896+   | 1/8/2014   | 1991 | 2500000 | 4442.29   | 100%    | 563        | 67.52  |
| 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  |
| 51   | 2014 | 51     | 1/15/2014  | 2559 | 153500  | 240.25    | 96%     | 639        | 71.42  |
| 16   | 98   | 145    | 1/24/2014  | 31   | 192000  | 316       | 100%    | 608        | 76.96  |
| 3    | 7    | 908    | 2/10/2014  | 2477 | 264000  | 475.93    | 100%    | 555        | 68.50  |
| 51   | 2014 | 174    | 2/11/2014  | 2565 | 320000  | 587.1     | 100%    | 545        | 82.56  |
| 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 |
| 60   | 16   | 367    | 4/10/2014  | 2475 | 47943   | 106.54    | 100%    | 450        | 82.22  |
| 16   | 98   | 252    | 4/17/2014  | 261  | 209300  | 299       | 100%    | 700        | 60.88  |
| 3    | 7    | 913    | 4/24/2014  | 1991 | 1500000 | 2565.34   | 100%    | 585        | 64.99  |
| 56   | 2014 | 2486   | 5/27/2014  | 2757 | 195800  | 179.1     | 100%    | 1093       | 48.02  |
| 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  |
| 5    | BB   | 174    | 6/30/2014  | 1453 | 194040  | 240       | 100%    | 809        | 71.43  |
| 56   | 2015 | 167    | 8/1/2014   | 3047 | 168863  | 314.32    | 100%    | 537        | 98.34  |
| 86   | 25   | 403    | 8/2/2014   | 1727 | 400000  | 640       | 100%    | 625        | 74.4   |
| 51   | 2014 | 1544   | 9/22/2014  | 2571 | 443837  | 813.78    | 100%    | 545        | 82.51  |
| 46   | 14   | 713    | 9/26/2014  | 1715 | 417761  | 1114.03   | 100%    | 375        | 120.00 |
| 46   | 14   | 728    | 9/26/2014  | 1441 | 1971405 | 2311.45   | 100%    | 853        | 52.76  |
| 86   | 25   | 438    | 9/26/2014  | 1443 | 103700  | 122       | 100%    | 850        | 54.40  |
| 56   | 2014 | 5904   | 10/4/2014  | 2877 | 346500  | 322.07    | 100%    | 1076       | 48.80  |

| Cnty | Book | Pageno | Saledate   | Geo  | Adj Sp  | tot acres | % grass | SP \$/acre | Ratio  |
|------|------|--------|------------|------|---------|-----------|---------|------------|--------|
| 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  |
| 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  |
| 16   | 98   | 556    | 11/6/2014  | 31   | 480000  | 638       | 100%    | 752        | 57.11  |
| 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  |
| 86   | 25   | 469    | 12/11/2014 | 1891 | 1746320 | 2104.16   | 100%    | 830        | 55.67  |
| 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  |
| 60   | 17   | 97     | 12/23/2014 | 2473 | 208000  | 636       | 97%     | 327        | 110.02 |
| 56   | 2014 | 6410   | 12/29/2014 | 2755 | 1000000 | 1108.19   | 100%    | 902        | 58.18  |
| 5    | CC   | 4      | 12/30/2014 | 1597 | 2352000 | 1920      | 99%     | 1225       | 46.18  |
| 9    | 71   | 36     | 1/15/2015  | 1035 | 8734118 | 10692.67  | 91%     | 817        | 74.36  |
| 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  |
| 56   | 2015 | 437    | 1/30/2015  | 2751 | 240000  | 238.5     | 100%    | 1006       | 52.17  |
| 60   | 17   | 67     | 2/4/2015   | 2289 | 2816000 | 2523      | 98%     | 1116       | 32.36  |
| 9    | 71   | 69     | 2/17/2015  | 1179 | 677682  | 742.98    | 100%    | 912        | 57.56  |
| 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  |
| 5    | CC   | 16     | 2/27/2015  | 1733 | 732188  | 1314.03   | 99%     | 557        | 101.55 |
| 16   | 99   | 32     | 3/20/2015  | 895  | 262818  | 553.3     | 92%     | 475        | 92.37  |
| 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   |
| 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  |
| 16   | 99   | 421    | 4/7/2015   | 533  | 316000  | 640       | 100%    | 494        | 90.36  |
| 9    | 71   | 125    | 4/10/2015  | 637  | 209250  | 372.1     | 97%     | 562        | 106.5  |
| 5    | CC   | 24     | 4/20/2015  | 1593 | 1470177 | 1589.38   | 99%     | 925        | 61.33  |
| 16   | 99   | 59     | 4/28/2015  | 377  | 3200000 | 3564.59   | 100%    | 898        | 52.55  |
| 86   | 25   | 504    | 4/29/2015  | 1451 | 520000  | 510.66    | 100%    | 1018       | 47.95  |
| 16   | 99   | 76     | 5/1/2015   | 605  | 810000  | 1200      | 99%     | 675        | 62.44  |
| 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  |
| 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  |
| 3    | 7    | 947+   | 6/2/2015   | 2273 | 355200  | 635.65    | 100%    | 559        | 68.00  |
| 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  |
| 86   | 25   | 525    | 7/29/2015  | 1447 | 52500   | 75        | 100%    | 700        | 54.40  |
| 16   | 99   | 221    | 8/21/2015  | 635  | 1078400 | 1348.1    | 97%     | 800        | 58.42  |
| 9    | 71   | 255    | 9/1/2015   | 503  | 391000  | 396.4     | 100%    | 986        | 53.63  |
| 16   | 99   | 168    | 9/8/2015   | 1177 | 676000  | 1038      | 99%     | 651        | 71.59  |

| Cnty | Book | Pageno | Saledate   | Geo  | Adj Sp  | tot acres | % grass | SP \$/acre | Ratio |
|------|------|--------|------------|------|---------|-----------|---------|------------|-------|
| 56   | 2015 | 4561   | 9/10/2015  | 2885 | 500000  | 480       | 100%    | 1042       | 50.40 |
| 5    | CC   | 62     | 10/26/2015 | 1883 | 1568160 | 1410      | 99%     | 1112       | 50.97 |
| 16   | 99   | 315    | 12/1/2015  | 535  | 6400000 | 7535.73   | 98%     | 849        | 55.39 |
| 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 |
| 56   | 2015 | 5936   | 12/2/2015  | 2753 | 368000  | 320       | 84%     | 1150       | 56.58 |
| 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 |
| 46   | 15   | 116    | 1/4/2016   | 1617 | 1665000 | 2080      | 96%     | 800        | 54.10 |
| 5    | CC   | 76     | 1/14/2016  | 1461 | 1795560 | 2354.08   | 98%     | 763        | 74.54 |
| 9    | 71   | 408    | 2/9/2016   | 1041 | 4756000 | 4609.44   | 94%     | 1032       | 52.28 |
| 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 |
| 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 |
| 16   | 99   | 494    | 3/24/2016  | 793  | 372000  | 652.46    | 83%     | 570        | 66.18 |
| 86   | 25   | 577    | 3/30/2016  | 1891 | 1024000 | 1276      | 100%    | 803        | 57.94 |
| 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 |
| 16   | 99   | 509    | 3/31/2016  | 143  | 1350000 | 1542.79   | 90%     | 875        | 64.46 |
| 57   | 20   | 75     | 4/4/2016   | 2015 | 528342  | 640.65    | 100%    | 825        | 63.66 |
| 86   | 25   | 580    | 4/4/2016   | 1885 | 923658  | 1120      | 100%    | 825        | 56.29 |
| 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 |
| 5    | CC   | 86     | 4/28/2016  | 1737 | 250000  | 293       | 94%     | 853        | 68.32 |
| 46   | 15   | 140    | 4/28/2016  | 1615 | 848829  | 1305.89   | 100%    | 650        | 69.23 |
| 9    | 71   | 482    | 4/29/2016  | 1037 | 2000000 | 2396.98   | 94%     | 834        | 64.39 |
| 56   | 2016 | 1980   | 4/29/2016  | 3047 | 212000  | 186.05    | 100%    | 1139       | 46.81 |
| 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 |
| 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 |
| 57   | 20   | 93-94  | 5/20/2016  | 2015 | 537400  | 624.08    | 100%    | 861        | 60.97 |
| 9    | 71   | 589    | 5/24/2016  | 1309 | 422500  | 649.59    | 93%     | 650        | 79.7  |
| 51   | 2016 | 676    | 5/27/2016  | 2559 | 248000  | 310.96    | 100%    | 798        | 56.43 |
| 60   | 17   | 240    | 6/7/2016   | 2475 | 156636  | 164.88    | 100%    | 950        | 38.95 |
| 56   | 2016 | 2827   | 6/10/2016  | 2583 | 593000  | 620.29    | 100%    | 956        | 55.22 |
| 46   | 15   | 154    | 6/17/2016  | 1617 | 1100000 | 1836      | 100%    | 599        | 75.11 |
| 9    | 71   | 534    | 6/21/2016  | 907  | 164500  | 193.7     | 100%    | 849        | 63.47 |
| 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 |

| Cnty | Book | Pageno | Saledate  | Geo  | Adj Sp  | tot acres | % grass | SP \$/acre | Ratio |
|------|------|--------|-----------|------|---------|-----------|---------|------------|-------|
| 3    | 7    | 1000   | 8/16/2016 | 2277 | 370533  | 633.85    | 100%    | 585        | 66.41 |
| 86   | 25   | 615    | 8/26/2016 | 1893 | 1081470 | 1081.47   | 100%    | 1000       | 46.26 |
| 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 |

Commissioner Hotz –

Pursuant to your request, attached is the list of sales arrayed chronologically by sale date.

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

**From:** Hotz, Rob

**Sent:** Friday, April 21, 2017 4:26 PM

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>

**Cc:** Salmon, Nancy <[nancy.salmon@nebraska.gov](mailto:nancy.salmon@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>;

Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>

**Subject:** RE: Cherry

Ms. Sorenson,

Thank you.

For the Sandhills Analysis for the three study period years, would you please provide an array of the data chronologically by sale dates?

Thank you.

Commissioner Hotz

**From:** Sorensen, Ruth

**Sent:** Friday, April 21, 2017 2:54 PM

**To:** Hotz, Rob

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

**Subject:** RE: Cherry

Commissioner Hotz –

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**

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

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**From:** Hotz, Rob

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

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>

**Cc:** Salmon, Nancy <[nancy.salmon@nebraska.gov](mailto:nancy.salmon@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>;  
Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto: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

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**From:** Hotz, Rob

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

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>

**Cc:** Salmon, Nancy <[nancy.salmon@nebraska.gov](mailto:nancy.salmon@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>;

Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto: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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