

RESIDENTIAL IMPROVED

Type : Qualified

| | | | | | | | |
|--------------------------|-----------|-------------|--------|-------------------|--------|----------------------|-----------------|
| Number of Sales : | 17 | Median : | 96 | COV : | 28.47 | 95% Median C.I. : | 93.62 to 98.54 |
| Total Sales Price : | 1,239,000 | Wgt. Mean : | 85 | STD : | 26.55 | 95% Wgt. Mean C.I. : | 68.07 to 101.97 |
| Total Adj. Sales Price : | 1,239,000 | Mean : | 93 | Avg. Abs. Dev : | 14.40 | 95% Mean C.I. : | 79.61 to 106.91 |
| Total Assessed Value : | 1,053,390 | | | | | | |
| Avg. Adj. Sales Price : | 72,882 | COD : | 15.00 | MAX Sales Ratio : | 156.18 | | |
| Avg. Assessed Value : | 61,964 | PRD : | 109.69 | MIN Sales Ratio : | 35.52 | | |

What IF

DATE OF SALE *

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|--------------------------|-------|--------|--------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| <u>Qrtrs</u> | | | | | | | | | | | |
| 10/01/2019 To 12/31/2019 | 6 | 96.46 | 100.90 | 99.74 | 06.14 | 101.16 | 94.23 | 126.23 | 94.23 to 126.23 | 59,500 | 59,347 |
| 01/01/2020 To 03/31/2020 | 1 | 98.65 | 98.65 | 98.65 | | 100.00 | 98.65 | 98.65 | N/A | 40,000 | 39,460 |
| 04/01/2020 To 06/30/2020 | | | | | | | | | | | |
| 07/01/2020 To 09/30/2020 | 1 | 70.04 | 70.04 | 70.04 | | 100.00 | 70.04 | 70.04 | N/A | 82,500 | 57,780 |
| 10/01/2020 To 12/31/2020 | 3 | 94.60 | 95.16 | 95.22 | 01.11 | 99.94 | 93.86 | 97.01 | N/A | 97,333 | 92,682 |
| 01/01/2021 To 03/31/2021 | 2 | 124.90 | 124.90 | 110.08 | 25.04 | 113.46 | 93.62 | 156.18 | N/A | 47,500 | 52,290 |
| 04/01/2021 To 06/30/2021 | 1 | 98.54 | 98.54 | 98.54 | | 100.00 | 98.54 | 98.54 | N/A | 38,000 | 37,445 |
| 07/01/2021 To 09/30/2021 | 3 | 45.94 | 59.16 | 53.81 | 43.91 | 109.94 | 35.52 | 96.03 | N/A | 111,500 | 60,000 |
| <u>Study Yrs</u> | | | | | | | | | | | |
| 10/01/2019 To 09/30/2020 | 8 | 96.46 | 96.76 | 94.54 | 08.31 | 102.35 | 70.04 | 126.23 | 70.04 to 126.23 | 59,938 | 56,665 |
| 10/01/2020 To 09/30/2021 | 9 | 94.60 | 90.14 | 79.01 | 21.00 | 114.09 | 35.52 | 156.18 | 45.94 to 98.54 | 84,389 | 66,674 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/2020 To 12/31/2020 | 5 | 94.60 | 90.83 | 90.54 | 06.71 | 100.32 | 70.04 | 98.65 | N/A | 82,900 | 75,057 |

VALUATION GROUP

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Value |
|-------|-------|--------|-------|----------|-------|--------|-------|--------|-----------------|----------------------|-----------------|
| 5 | 17 | 96.03 | 93.26 | 85.02 | 15.00 | 109.69 | 35.52 | 156.18 | 93.62 to 98.54 | 72,882 | 61,964 |

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

| Strata Heading | Strata | Change Value | Change Type | Percent Change |
|-----------------|--------|--------------|-------------|----------------|
| VALUATION GROUP | 5 | Total | Increase | 0% |

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Thursday, April 14, 2022 7:56 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; lynn.mussman@fillmorecountyne.gov
Subject: RE: Fillmore Residential VG 5
Attachments: Fillmore Res Val Group 5 Sub Stats.pdf

Commissioner Hotz,

Attached is the requested Substat.

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, NE 68509
OFFICE 402-471-5962
ruth.sorensen@nebraska.gov
revenue.nebraska.gov/PAD

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Wednesday, April 13, 2022 4:26 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; lynn.mussman@fillmorecountyne.gov
Subject: Fillmore Residential VG 5

Ms. Sorensen,

Please provide a Substat of the 17 sales of Residential VG 5.

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