

AGRICULTURAL

Type : Qualified

Number of Sales :	75	Median :	74	COV :	35.28	95% Median C.I. :	71.98 to 79.33
Total Sales Price :	50,031,253	Wgt. Mean :	74	STD :	28.39	95% Wgt. Mean C.I. :	70.76 to 77.93
Total Adj. Sales Price :	50,121,253	Mean :	80	Avg. Abs. Dev :	14.85	95% Mean C.I. :	74.04 to 86.90
Total Assessed Value :	37,264,391						
Avg. Adj. Sales Price :	668,283	COD :	19.99	MAX Sales Ratio :	271.19		
Avg. Assessed Value :	496,859	PRD :	108.23	MIN Sales Ratio :	53.59		

Printed : 04/12/2017

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>											
10/01/2013 To 12/31/2013	10	71.75	90.07	71.44	33.91	126.08	58.57	271.19	62.88 to 79.69	458,690	327,685
01/01/2014 To 03/31/2014	7	60.82	65.09	62.19	13.79	104.66	53.66	79.61	53.66 to 79.61	650,321	404,457
04/01/2014 To 06/30/2014	3	65.18	69.78	78.73	14.64	88.63	57.78	86.39	N/A	653,533	514,538
07/01/2014 To 09/30/2014	6	75.41	74.74	75.61	15.22	98.85	55.43	102.23	55.43 to 102.23	576,089	435,581
10/01/2014 To 12/31/2014	6	78.44	85.45	81.06	15.74	105.42	68.35	111.73	68.35 to 111.73	634,158	514,079
01/01/2015 To 03/31/2015	8	79.47	78.17	71.89	11.54	108.74	60.48	97.14	60.48 to 97.14	657,273	472,541
04/01/2015 To 06/30/2015	7	86.32	90.64	89.67	21.12	101.08	63.27	130.55	63.27 to 130.55	581,434	521,383
07/01/2015 To 09/30/2015	2	86.40	86.40	85.42	08.18	101.15	79.33	93.46	N/A	415,168	354,637
10/01/2015 To 12/31/2015	4	80.78	77.72	75.89	10.58	102.41	58.39	90.91	N/A	398,750	302,599
01/01/2016 To 03/31/2016	9	71.20	70.40	69.80	08.99	100.86	56.49	93.79	60.53 to 72.13	1,176,533	821,170
04/01/2016 To 06/30/2016	12	86.67	88.11	76.23	20.39	115.58	53.59	150.94	69.84 to 100.22	764,806	583,022
07/01/2016 To 09/30/2016	1	74.29	74.29	74.29		100.00	74.29	74.29	N/A	240,000	178,290
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	26	71.72	77.47	70.52	22.53	109.86	53.66	271.19	61.02 to 76.72	559,857	394,813
10/01/2014 To 09/30/2015	23	80.06	84.58	80.38	16.05	105.23	60.48	130.55	73.50 to 87.34	607,109	487,990
10/01/2015 To 09/30/2016	26	74.64	79.85	73.03	18.37	109.34	53.59	150.94	70.99 to 90.29	830,826	606,749
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	22	73.74	73.91	73.13	16.16	101.07	53.66	111.73	60.82 to 79.61	626,106	457,854
01/01/2015 To 12/31/2015	21	81.61	83.02	79.55	14.81	104.36	58.39	130.55	73.50 to 87.34	559,693	445,223

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	12	66.42	75.83	67.02	24.25	113.15	53.59	150.94	60.48 to 86.41	1,001,893	671,462
2	63	76.72	81.36	76.66	18.55	106.13	53.66	271.19	72.13 to 79.69	604,739	463,601

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	3	79.33	85.45	83.42	09.83	102.43	76.81	100.22	N/A	946,070	789,218
2	3	79.33	85.45	83.42	09.83	102.43	76.81	100.22	N/A	946,070	789,218
<u>Dry</u>											
County	15	69.96	69.82	67.54	12.86	103.38	53.66	93.79	60.82 to 75.18	450,408	304,225
2	15	69.96	69.82	67.54	12.86	103.38	53.66	93.79	60.82 to 75.18	450,408	304,225
<u>Grass</u>											
County	7	74.29	78.31	67.12	23.68	116.67	56.49	111.73	56.49 to 111.73	754,101	506,168
1	4	73.45	75.94	66.01	23.77	115.04	56.49	100.38	N/A	1,107,176	730,841
2	3	74.29	81.47	72.92	23.93	111.73	58.39	111.73	N/A	283,333	206,605
<u>ALL</u>											
10/01/2013 To 09/30/2016	75	74.29	80.47	74.35	19.99	108.23	53.59	271.19	71.98 to 79.33	668,283	496,859

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	15	72.11	78.65	74.46	16.88	105.63	56.09	130.55	69.84 to 86.32	1,131,661	842,691
1	1	72.11	72.11	72.11		100.00	72.11	72.11	N/A	1,227,000	884,740
2	14	72.06	79.12	74.65	18.10	105.99	56.09	130.55	63.88 to 99.75	1,124,852	839,688
<u>Dry</u>											
County	19	72.02	82.41	71.40	26.87	115.42	53.66	271.19	61.02 to 79.95	422,308	301,510
2	19	72.02	82.41	71.40	26.87	115.42	53.66	271.19	61.02 to 79.95	422,308	301,510
<u>Grass</u>											
County	12	74.64	75.50	66.07	19.32	114.27	53.59	111.73	58.39 to 86.41	896,508	592,355
1	5	60.48	71.47	60.93	25.36	117.30	53.59	100.38	N/A	1,499,083	913,341
2	7	74.99	78.38	77.90	15.58	100.62	58.39	111.73	58.39 to 111.73	466,096	363,079
<u>ALL</u>											
10/01/2013 To 09/30/2016	75	74.29	80.47	74.35	19.99	108.23	53.59	271.19	71.98 to 79.33	668,283	496,859

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_County	Land	Decrease	12%
80%MLU By Market Area	Irrigated_2	Land	Increase	19%

What IF

Commissioner Hotz –

Pursuant to your request, attached is the requested what-if for Franklin County.

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

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ruth.sorensen@nebraska.gov

revenue.nebraska.gov/PAD

From: Hotz, Rob

Sent: Wednesday, April 12, 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: Franklin (additional request)

Ms. Sorenson,

Please provide a combined what-if statistic using the “PAD 2017 12 Mile Comparable Sales Statistics” showing the adjustments to the 80% MLU Irrigated, Market Area 2, subclass from the assessed-to-sale ratio of 60.56% to 72% and the 80% MLU Dry subclass from the assessed-to-sale ratio of 81.84% to 72%.

Thank you.

Robert W. Hotz, Commissioner
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