

AGRICULTURAL

Type : Qualified

Number of Sales :	83	Median :	75	COV :	34.19	95% Median C.I. :	71.98 to 79.69
Total Sales Price :	53,101,453	Wgt. Mean :	77	STD :	28.06	95% Wgt. Mean C.I. :	73.36 to 80.63
Total Adj. Sales Price :	53,191,453	Mean :	82	Avg. Abs. Dev :	15.59	95% Mean C.I. :	76.03 to 88.11
Total Assessed Value :	40,954,034						
Avg. Adj. Sales Price :	640,861	COD :	20.74	MAX Sales Ratio :	271.19		
Avg. Assessed Value :	493,422	PRD :	106.60	MIN Sales Ratio :	52.91		

Printed : 04/19/2017

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	8	66.39	73.19	65.70	24.07	111.40	53.66	114.81	53.66 to 114.81	599,031	393,543
04/01/2014 To 06/30/2014	4	65.57	72.93	86.73	17.46	84.09	57.78	102.81	N/A	570,150	494,471
07/01/2014 To 09/30/2014	8	75.41	75.70	75.72	14.02	99.97	55.43	102.23	55.43 to 102.23	469,567	355,560
10/01/2014 To 12/31/2014	6	78.44	88.99	81.96	20.26	108.58	68.35	132.96	68.35 to 132.96	634,158	519,740
01/01/2015 To 03/31/2015	9	77.12	79.81	79.06	13.02	100.95	65.03	102.83	68.44 to 97.14	619,798	489,983
04/01/2015 To 06/30/2015	7	86.32	92.35	91.07	19.13	101.41	73.50	130.55	73.50 to 130.55	581,434	529,487
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	80.49	79.02	07.14	101.86	69.49	90.91	N/A	398,750	315,080
01/01/2016 To 03/31/2016	12	70.63	70.49	71.35	10.14	98.79	52.91	93.79	64.40 to 72.13	1,039,917	741,971
04/01/2016 To 06/30/2016	12	89.76	91.74	80.48	19.18	113.99	63.77	150.94	69.84 to 100.22	764,806	615,531
07/01/2016 To 09/30/2016	1	88.40	88.40	88.40		100.00	88.40	88.40	N/A	240,000	212,165
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	30	71.72	79.45	72.96	24.00	108.90	53.66	271.19	65.18 to 76.72	513,876	374,918
10/01/2014 To 09/30/2015	24	79.70	86.31	83.62	16.98	103.22	65.03	132.96	73.50 to 93.46	595,146	497,666
10/01/2015 To 09/30/2016	29	77.34	81.28	75.61	18.43	107.50	52.91	150.94	69.84 to 89.23	810,058	612,500
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	26	73.74	77.57	75.77	19.80	102.38	53.66	132.96	65.18 to 80.06	562,859	426,506
01/01/2015 To 12/31/2015	22	80.78	84.52	83.54	14.20	101.17	65.03	130.55	73.50 to 90.91	548,798	458,448

AGRICULTURAL

Type : Qualified

Number of Sales :	83	Median :	75	COV :	34.19	95% Median C.I. :	71.98 to 79.69
Total Sales Price :	53,101,453	Wgt. Mean :	77	STD :	28.06	95% Wgt. Mean C.I. :	73.36 to 80.63
Total Adj. Sales Price :	53,191,453	Mean :	82	Avg. Abs. Dev :	15.59	95% Mean C.I. :	76.03 to 88.11
Total Assessed Value :	40,954,034						
Avg. Adj. Sales Price :	640,861	COD :	20.74	MAX Sales Ratio :	271.19		
Avg. Assessed Value :	493,422	PRD :	106.60	MIN Sales Ratio :	52.91		

Printed : 04/19/2017

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	16	69.36	80.97	75.02	25.53	107.93	52.91	150.94	63.77 to 102.83	884,857	663,848
2	67	76.81	82.34	77.71	19.15	105.96	53.66	271.19	72.02 to 81.61	582,593	452,723

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	13	70.27	81.35	75.48	23.74	107.78	52.91	132.96	65.03 to 102.83	609,916	460,349
1	7	70.27	78.66	74.82	21.99	105.13	52.91	119.45	52.91 to 119.45	903,386	675,932
2	6	77.96	84.49	78.06	23.23	108.24	64.61	132.96	64.61 to 132.96	267,533	208,836
<u>ALL</u>											
10/01/2013 To 09/30/2016	83	75.18	82.07	76.99	20.74	106.60	52.91	271.19	71.98 to 79.69	640,861	493,422

AGRICULTURAL

Type : Qualified

Number of Sales :	83	Median :	75	COV :	34.19	95% Median C.I. :	71.98 to 79.69
Total Sales Price :	53,101,453	Wgt. Mean :	77	STD :	28.06	95% Wgt. Mean C.I. :	73.36 to 80.63
Total Adj. Sales Price :	53,191,453	Mean :	82	Avg. Abs. Dev :	15.59	95% Mean C.I. :	76.03 to 88.11
Total Assessed Value :	40,954,034						
Avg. Adj. Sales Price :	640,861	COD :	20.74	MAX Sales Ratio :	271.19		
Avg. Assessed Value :	493,422	PRD :	106.60	MIN Sales Ratio :	52.91		

Printed : 04/19/2017

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	15	72.13	79.56	75.46	18.13	105.43	56.09	130.55	69.84 to 86.32	1,131,661	853,898
1	1	85.81	85.81	85.81		100.00	85.81	85.81	N/A	1,227,000	1,052,841
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	19	71.98	81.79	76.20	22.09	107.34	52.91	132.96	65.95 to 94.74	715,173	544,961
1	8	68.75	76.80	71.21	20.84	107.85	52.91	119.45	52.91 to 119.45	1,173,802	835,887
2	11	86.43	85.43	87.36	17.15	97.79	64.61	132.96	65.03 to 102.81	381,625	333,379
<u>ALL</u>											
10/01/2013 To 09/30/2016	83	75.18	82.07	76.99	20.74	106.60	52.91	271.19	71.98 to 79.69	640,861	493,422

**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_County	Land	Increase	19%
80%MLU By Market Area	Grass_County	Land	Increase	19%

What IF

**From:** Sorensen, Ruth  
**Sent:** Wednesday, April 19, 2017 8:34 AM  
**To:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@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)>  
**Subject:** RE: Franklin

I forgot to send the attachment. Attached is the what-if.

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

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

**From:** Sorensen, Ruth  
**Sent:** Wednesday, April 19, 2017 8:32 AM  
**To:** Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@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)>  
**Subject:** RE: Franklin

Commissioner Hotz –

Pursuant to your request, attached is the 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  
PHONE 402-471-5962 / FAX 402-471-5993  
[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)

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

**From:** Hotz, Rob  
**Sent:** Tuesday, April 18, 2017 5:23 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)>  
**Subject:** Franklin

Ms. Sorensen,

Please provide one what-if statistic combining the following using the 18 Mile Comparable Sales 80% MLU Statistics:

1. Showing an adjustment to the Irrigated subclass from the assessed-to-sale ratio of 60.62% to 72%.
2. Showing an adjustment to the Dry subclass from the assessed-to-sale ratio of 81.84% to 72%.
3. Showing an adjustment to the Grass subclass from the assessed-to-sale ratio of 60.48% to 72%.

Thank you.

Robert W. Hotz, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7724  
Fax: (402) 471-7720  
Cell: (402) 802-7551  
Email: [rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)