

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	97	COV :	16.63	95% Median C.I. :	76.51 to 105.50
Total Sales Price :	1,516,500	Wgt. Mean :	88	STD :	15.47	95% Wgt. Mean C.I. :	78.42 to 96.78
Total Adj. Sales Price :	1,516,500	Mean :	93	Avg. Abs. Dev :	12.27	95% Mean C.I. :	83.66 to 102.36
Total Assessed Value :	1,328,521						
Avg. Adj. Sales Price :	116,654	COD :	12.61	MAX Sales Ratio :	118.78		
Avg. Assessed Value :	102,194	PRD :	106.18	MIN Sales Ratio :	66.55		

What IF

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	1	76.51	76.51	76.51		100.00	76.51	76.51	N/A	175,000	133,900
07/01/2020 To 09/30/2020	3	98.89	100.57	99.36	02.76	101.22	97.32	105.50	N/A	163,167	162,126
10/01/2020 To 12/31/2020	1	94.44	94.44	94.44		100.00	94.44	94.44	N/A	86,000	81,217
01/01/2021 To 03/31/2021	2	88.66	88.66	81.21	17.83	109.17	72.85	104.47	N/A	94,500	76,747
04/01/2021 To 06/30/2021	2	92.67	92.67	69.62	28.19	133.11	66.55	118.78	N/A	85,000	59,177
07/01/2021 To 09/30/2021	4	93.64	93.45	87.27	11.27	107.08	79.51	107.00	N/A	101,750	88,795
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	4	98.11	94.56	93.35	07.79	101.30	76.51	105.50	N/A	166,125	155,070
10/01/2020 To 09/30/2021	9	94.44	92.32	83.13	14.83	111.05	66.55	118.78	72.85 to 107.00	94,667	78,694
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	5	97.32	94.53	93.47	06.87	101.13	76.51	105.50	N/A	150,100	140,299

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	13	97.32	93.01	87.60	12.61	106.18	66.55	118.78	76.51 to 105.50	116,654	102,194

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Decrease	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Wednesday, April 13, 2022 5:25 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; fcassess@curtis-ne.com; Scott, Sarah
Subject: RE: Frontier Residential VG 2
Attachments: Frontier Res VG2 Substat.pdf

Commissioner Hotz,

The substat you requested is attached.

Please let me know if you have any further questions.

Thank you!

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 4:34 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>; fcassess@curtis-ne.com
Subject: Frontier Residential VG 2

Ms. Sorensen,

Please provide a Substat for the 13 sales of Residential VG 2.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South

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