

AGRICULTURAL

Type : Qualified

Number of Sales :	24	Median :	70	COV :	27.73	95% Median C.I. :	60.40 to 82.10
Total Sales Price :	17,761,918	Wgt. Mean :	69	STD :	19.54	95% Wgt. Mean C.I. :	60.70 to 77.67
Total Adj. Sales Price :	17,561,918	Mean :	70	Avg. Abs.Dev :	15.02	95% Mean C.I. :	62.22 to 78.72
Total Assessed Value :	12,149,517						
Avg. Adj. Sales Price :	731,747	COD :	21.37	MAX Sales Ratio :	116.71		
Avg. Assessed Value :	506,230	PRD :	101.86	MIN Sales Ratio :	40.67		

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>											
10/01/2020 To 12/31/2020	2	89.00	89.00	81.33	31.13	109.43	61.29	116.71	N/A	604,195	491,388
01/01/2021 To 03/31/2021	4	72.41	70.66	71.81	05.95	98.40	60.40	77.43	N/A	534,250	383,626
04/01/2021 To 06/30/2021	3	82.10	79.97	78.74	05.92	101.56	71.62	86.19	N/A	455,333	358,525
07/01/2021 To 09/30/2021	3	89.49	84.55	85.36	10.73	99.05	67.68	96.47	N/A	760,060	648,768
10/01/2021 To 12/31/2021	2	56.29	56.29	48.92	20.41	115.07	44.80	67.78	N/A	670,000	327,736
01/01/2022 To 03/31/2022	2	79.90	79.90	81.67	04.21	97.83	76.54	83.26	N/A	933,450	762,379
04/01/2022 To 06/30/2022	1	45.38	45.38	45.38		100.00	45.38	45.38	N/A	640,000	290,454
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	5	61.39	63.81	63.12	26.98	101.09	40.67	101.27	N/A	1,113,750	702,957
01/01/2023 To 03/31/2023	2	50.13	50.13	54.12	18.07	92.63	41.07	59.19	N/A	577,350	312,445
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	12	74.97	79.52	79.23	15.85	100.37	60.40	116.71	67.68 to 89.49	582,631	461,597
10/01/2021 To 09/30/2022	5	67.78	63.55	64.23	20.54	98.94	44.80	83.26	N/A	769,380	494,137
10/01/2022 To 09/30/2023	7	59.19	59.90	61.57	24.89	97.29	40.67	101.27	40.67 to 101.27	960,493	591,382
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	12	72.41	74.07	73.17	13.77	101.23	44.80	96.47	67.68 to 86.19	593,598	434,321
01/01/2022 To 12/31/2022	8	65.17	65.53	66.00	26.05	99.29	40.67	101.27	40.67 to 101.27	1,009,456	666,250

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What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	24	70.29	70.47	69.18	21.37	101.86	40.67	116.71	60.40 to 82.10	731,747	506,230

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
_____ Grass _____											
County	12	76.99	75.81	77.20	18.90	98.20	41.07	116.71	60.40 to 86.19	574,627	443,593
1	12	76.99	75.81	77.20	18.90	98.20	41.07	116.71	60.40 to 86.19	574,627	443,593
_____ ALL _____											
10/01/2020 To 09/30/2023	24	70.29	70.47	69.18	21.37	101.86	40.67	116.71	60.40 to 82.10	731,747	506,230

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
_____ Irrigated _____											
County	2	60.24	60.24	60.20	01.74	100.07	59.19	61.29	N/A	801,503	482,514
1	2	60.24	60.24	60.20	01.74	100.07	59.19	61.29	N/A	801,503	482,514
_____ Grass _____											
County	18	71.97	69.07	66.84	21.90	103.34	40.67	116.71	46.75 to 82.10	686,051	458,567
1	18	71.97	69.07	66.84	21.90	103.34	40.67	116.71	46.75 to 82.10	686,051	458,567
_____ ALL _____											
10/01/2020 To 09/30/2023	24	70.29	70.47	69.18	21.37	101.86	40.67	116.71	60.40 to 82.10	731,747	506,230

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Decrease	6.5%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	18	Median :	72	COV :	29.82	95% Median C.I. :	46.75 to 82.10
Total Sales Price :	12,348,913	Wgt. Mean :	67	STD :	20.60	95% Wgt. Mean C.I. :	55.71 to 77.97
Total Adj. Sales Price :	12,348,913	Mean :	69	Avg. Abs.Dev :	15.76	95% Mean C.I. :	58.82 to 79.32
Total Assessed Value :	8,254,200						
Avg. Adj. Sales Price :	686,051	COD :	21.90	MAX Sales Ratio :	116.71		
Avg. Assessed Value :	458,567	PRD :	103.34	MIN Sales Ratio :	40.67		

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>											
10/01/2020 To 12/31/2020	1	116.71	116.71	116.71		100.00	116.71	116.71	N/A	436,884	509,906
01/01/2021 To 03/31/2021	4	72.41	70.66	71.81	05.95	98.40	60.40	77.43	N/A	534,250	383,626
04/01/2021 To 06/30/2021	3	82.10	79.97	78.74	05.92	101.56	71.62	86.19	N/A	455,333	358,525
07/01/2021 To 09/30/2021	2	82.08	82.08	82.41	17.54	99.60	67.68	96.47	N/A	665,090	548,099
10/01/2021 To 12/31/2021	1	44.80	44.80	44.80		100.00	44.80	44.80	N/A	1,100,000	492,807
01/01/2022 To 03/31/2022	2	79.90	79.90	81.67	04.21	97.83	76.54	83.26	N/A	933,450	762,379
04/01/2022 To 06/30/2022	1	45.38	45.38	45.38		100.00	45.38	45.38	N/A	640,000	290,454
07/01/2022 To 09/30/2022											
10/01/2022 To 12/31/2022	3	46.75	49.60	50.73	14.78	97.77	40.67	61.39	N/A	1,049,583	532,423
01/01/2023 To 03/31/2023	1	41.07	41.07	41.07		100.00	41.07	41.07	N/A	323,200	132,732
04/01/2023 To 06/30/2023											
07/01/2023 To 09/30/2023											
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	10	74.97	80.34	80.00	15.26	100.43	60.40	116.71	67.68 to 96.47	527,006	421,618
10/01/2021 To 09/30/2022	4	60.96	62.50	63.99	28.56	97.67	44.80	83.26	N/A	901,725	577,005
10/01/2022 To 09/30/2023	4	43.91	47.47	49.83	15.03	95.26	40.67	61.39	N/A	867,988	432,500
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	10	72.41	73.15	70.77	13.52	103.36	44.80	96.47	60.40 to 86.19	593,318	419,908
01/01/2022 To 12/31/2022	6	54.07	59.00	60.34	27.24	97.78	40.67	83.26	40.67 to 83.26	942,608	568,747

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What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	18	71.97	69.07	66.84	21.90	103.34	40.67	116.71	46.75 to 82.10	686,051	458,567

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
____ Grass ____											
County	12	76.99	75.81	77.20	18.90	98.20	41.07	116.71	60.40 to 86.19	574,627	443,593
1	12	76.99	75.81	77.20	18.90	98.20	41.07	116.71	60.40 to 86.19	574,627	443,593
____ ALL ____											
10/01/2020 To 09/30/2023	18	71.97	69.07	66.84	21.90	103.34	40.67	116.71	46.75 to 82.10	686,051	458,567

80%MLU By Market Area

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1	18	71.97	69.07	66.84	21.90	103.34	40.67	116.71	46.75 to 82.10	686,051	458,567
____ ALL ____											
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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Decrease	6.5%

What IF

Loukota, Joe

From: Scott, Sarah
Sent: Monday, April 15, 2024 4:08 PM
To: Kuhn, Jim
Cc: Hotz, Rob; Keetle, Steve; Russell, Jacqueline; Loukota, Joe; assessor@garfieldcountyne.gov
Subject: RE: Garfield
Attachments: 36 Garfield Min Ag query 34471 overall with adjustment 4-15-24.pdf; 36 Garfield Min Ag query 34471 substat of 18 grass sales at 80% 4-15-24 .pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Kuhn,

The requested information is attached.

Thank you,

Sarah Scott

Property Tax Administrator

Nebraska Department of Revenue

200 S Silber

North Platte, NE 69101

OFFICE 402-471-5962

sarah.scott@nebraska.gov

revenue.nebraska.gov

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From: Kuhn, Jim <jim.kuhn@nebraska.gov>
Sent: Monday, April 15, 2024 3:15 PM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>; assessor@garfieldcountyne.gov
Subject: Garfield

Ms. Scott,

Please provide a What If statistic for the 80% MLU Grassland lowering the median to the midpoint of 72%. Please provide a new overall statistic with the What If results as well please.

James D. Kuhn Commissioner
Nebraska Tax Equalization & Review Commission

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Lincoln, Nebraska 68509-5108
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Cell: (308) 391-2829
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