

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	58	Median :	92	COV :	56.41	95% Median C.I. :	84.55 to 99.35
Total Sales Price :	6,215,713	Wgt. Mean :	92	STD :	61.82	95% Wgt. Mean C.I. :	83.73 to 99.33
Total Adj. Sales Price :	6,215,713	Mean :	110	Avg. Abs. Dev :	34.14	95% Mean C.I. :	93.68 to 125.50
Total Assessed Value :	5,689,247						
Avg. Adj. Sales Price :	107,167	COD :	36.92	MAX Sales Ratio :	428.57		
Avg. Assessed Value :	98,090	PRD :	119.73	MIN Sales Ratio :	51.29		

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	5	115.73	136.91	118.77	26.92	115.27	96.75	234.18	N/A	64,000	76,012
01/01/2020 To 03/31/2020	4	99.02	118.56	108.59	41.04	109.18	73.44	202.76	N/A	73,750	80,086
04/01/2020 To 06/30/2020	11	96.55	98.17	89.02	16.21	110.28	60.26	143.17	69.07 to 126.08	141,000	125,513
07/01/2020 To 09/30/2020	9	94.79	113.42	105.37	32.91	107.64	72.64	192.03	81.37 to 153.94	81,529	85,903
10/01/2020 To 12/31/2020	8	89.42	124.79	98.55	56.79	126.63	53.45	301.06	53.45 to 301.06	115,438	113,767
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	29	97.74	112.39	98.43	28.84	114.18	60.26	234.18	87.10 to 116.13	99,992	98,420
10/01/2020 To 09/30/2021	29	84.55	106.78	85.50	43.94	124.89	51.29	428.57	71.21 to 98.23	114,343	97,761
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	32	95.23	111.66	96.60	33.95	115.59	53.45	301.06	84.07 to 116.13	109,477	105,758

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	58	92.46	109.59	91.53	36.92	119.73	51.29	428.57	84.55 to 99.35	107,167	98,090

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 9:10 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@garfieldcountyne.gov
Subject: RE: Garfield Residential
Attachments: Garfield Res VG1 Substat.pdf; Garfield Res VG3 Substat.pdf

Commissioner Hotz,

Attached are the two requested substats.

Please let me know if you have any 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: Thursday, April 14, 2022 3:36 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>; assessor@garfieldcountyne.gov
Subject: Garfield Residential

Ms. Sorensen,

Please provide the following:

1. A substat for the 58 sales of Garfield Residential VG 1.
2. A substat for the 11 sales of Garfield Residential VG 3.

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