

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	92	COV :	51.38	95% Median C.I. :	78.60 to 153.33
Total Sales Price :	2,816,340	Wgt. Mean :	93	STD :	58.11	95% Wgt. Mean C.I. :	82.34 to 103.04
Total Adj. Sales Price :	2,816,340	Mean :	113	Avg. Abs. Dev :	28.55	95% Mean C.I. :	74.06 to 152.14
Total Assessed Value :	2,610,401						
Avg. Adj. Sales Price :	256,031	COD :	31.01	MAX Sales Ratio :	276.52		
Avg. Assessed Value :	237,309	PRD :	122.02	MIN Sales Ratio :	73.88		

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											
01/01/2020 To 03/31/2020											
04/01/2020 To 06/30/2020	3	96.48	96.06	95.42	02.62	100.67	92.06	99.65	N/A	356,147	339,825
07/01/2020 To 09/30/2020	1	107.06	107.06	107.06		100.00	107.06	107.06	N/A	230,000	246,234
10/01/2020 To 12/31/2020	2	115.97	115.97	91.72	32.22	126.44	78.60	153.33	N/A	279,000	255,912
01/01/2021 To 03/31/2021	1	276.52	276.52	276.52		100.00	276.52	276.52	N/A	20,000	55,303
04/01/2021 To 06/30/2021	3	87.06	82.90	81.78	05.32	101.37	73.88	87.76	N/A	283,300	231,693
07/01/2021 To 09/30/2021	1	91.65	91.65	91.65		100.00	91.65	91.65	N/A	90,000	82,486
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	4	98.07	98.81	97.48	04.63	101.36	92.06	107.06	N/A	324,610	316,427
10/01/2020 To 09/30/2021	7	87.76	121.26	88.59	45.90	136.88	73.88	276.52	73.88 to 276.52	216,843	192,099
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	6	98.07	104.53	95.75	15.78	109.17	78.60	153.33	78.60 to 153.33	309,407	296,255

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	11	92.06	113.10	92.69	31.01	122.02	73.88	276.52	78.60 to 153.33	256,031	237,309



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	3	Total	Increase	0%

What IF

## Thompson, Joseph

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**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

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301 Centennial Mall South  
Lincoln, NE 68509  
OFFICE 402-471-5962  
[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)  
[revenue.nebraska.gov/PAD](http://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

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