

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	273	Median :	95	COV :	20.00	95% Median C.I. :	92.97 to 96.85
Total Sales Price :	49,040,962	Wgt. Mean :	94	STD :	19.34	95% Wgt. Mean C.I. :	92.36 to 96.45
Total Adj. Sales Price :	49,040,962	Mean :	97	Avg. Abs. Dev :	12.00	95% Mean C.I. :	94.43 to 99.01
Total Assessed Value :	46,298,111						
Avg. Adj. Sales Price :	179,637	COD :	12.64	MAX Sales Ratio :	256.95		
Avg. Assessed Value :	169,590	PRD :	102.45	MIN Sales Ratio :	53.98		

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>											
10/01/2017 To 12/31/2017	35	100.33	103.24	103.87	10.44	99.39	75.54	145.59	97.33 to 105.63	186,237	193,441
01/01/2018 To 03/31/2018	27	101.14	106.38	102.77	12.83	103.51	82.38	184.96	96.34 to 107.91	147,337	151,412
04/01/2018 To 06/30/2018	47	94.06	94.49	94.47	09.80	100.02	72.01	136.22	91.21 to 98.74	168,279	158,973
07/01/2018 To 09/30/2018	39	92.49	95.29	91.34	14.83	104.32	53.98	256.95	88.98 to 96.76	166,705	152,260
10/01/2018 To 12/31/2018	33	98.48	98.36	94.21	13.31	104.41	67.40	180.13	88.37 to 103.32	186,218	175,438
01/01/2019 To 03/31/2019	26	91.32	92.72	87.40	12.88	106.09	74.56	148.98	81.74 to 95.90	198,304	173,317
04/01/2019 To 06/30/2019	39	88.84	92.36	90.37	10.28	102.20	72.81	132.01	86.45 to 96.62	185,910	168,002
07/01/2019 To 09/30/2019	27	90.99	92.68	92.83	11.63	99.84	67.40	127.53	83.79 to 98.90	206,756	191,922
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	148	96.94	98.94	97.44	12.47	101.54	53.98	256.95	94.63 to 98.68	168,290	163,976
10/01/2018 To 09/30/2019	125	91.60	94.09	91.28	12.45	103.08	67.40	180.13	88.84 to 94.93	193,072	176,237
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	146	95.76	97.78	94.92	13.05	103.01	53.98	256.95	92.94 to 98.26	168,040	159,503

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	Total	Decrease	6%
VALUATION GROUP	6	Total	Increase	6%
VALUATION GROUP	1	Total	Increase	6%


What IF

RE: Hamilton County

Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Thu 4/16/2020 1:04 PM

To: Kuhn, Jim <jim.kuhn@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

 1 attachments (26 KB)

Hamilton All Sales+VG 1 VG 5 VG 6.pdf;

Commissioner Kuhn,

Attached is the requested what-if for Hamilton County residential.

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, NE 68509

OFFICE 402-471-5962

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revenue.nebraska.gov/PAD

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From: Kuhn, Jim <jim.kuhn@nebraska.gov>

Sent: Thursday, April 16, 2020 11:15 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>; Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: Hamilton County

Ms. Sorensen:

Please provide a What If stat showing an adjustment to the residential subclasses VG1, VG5 and VG6 in Hamilton County resulting in a median at the midpoint of 96%. Please provide an overall What If stat for all Residential with these three subclasses adjusted to the median midpoint of 96%.

Thank you,

James D Kuhn, Commissioner
Nebraska Tax Equalization & Review Commission
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