

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	273	Median :	96	COV :	20.30	95% Median C.I. :	93.28 to 97.58
Total Sales Price :	49,040,962	Wgt. Mean :	95	STD :	19.72	95% Wgt. Mean C.I. :	92.52 to 96.62
Total Adj. Sales Price :	49,040,962	Mean :	97	Avg. Abs. Dev :	12.20	95% Mean C.I. :	94.78 to 99.46
Total Assessed Value :	46,378,052						
Avg. Adj. Sales Price :	179,637	COD :	12.71	MAX Sales Ratio :	256.95		
Avg. Assessed Value :	169,883	PRD :	102.70	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. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2017 To 12/31/2017	35	100.43	104.04	104.30	10.71	99.75	75.26	147.01	97.33 to 106.04	186,237	194,245
01/01/2018 To 03/31/2018	27	101.08	107.18	103.09	13.00	103.97	83.08	187.03	96.42 to 107.17	147,337	151,895
04/01/2018 To 06/30/2018	47	95.84	94.78	94.67	09.40	100.12	72.01	136.88	91.24 to 98.50	168,279	159,306
07/01/2018 To 09/30/2018	39	92.49	95.42	91.35	15.60	104.46	53.98	256.95	86.24 to 97.52	166,705	152,284
10/01/2018 To 12/31/2018	33	97.77	98.99	94.46	13.90	104.80	67.40	191.63	89.16 to 103.32	186,218	175,903
01/01/2019 To 03/31/2019	26	91.27	93.64	88.12	13.72	106.26	74.56	150.40	81.88 to 99.74	198,304	174,754
04/01/2019 To 06/30/2019	39	89.40	92.28	90.11	10.62	102.41	70.73	132.12	86.10 to 96.06	185,910	167,518
07/01/2019 To 09/30/2019	27	90.99	92.63	92.62	11.33	100.01	67.56	127.53	83.75 to 98.33	206,756	191,490
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	148	97.52	99.40	97.67	12.50	101.77	53.98	256.95	95.90 to 98.80	168,290	164,366
10/01/2018 To 09/30/2019	125	92.12	94.41	91.37	12.71	103.33	67.40	191.63	89.40 to 95.99	193,072	176,415
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	146	96.18	98.20	95.10	13.16	103.26	53.98	256.95	93.82 to 98.50	168,040	159,811





RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Improvmt	Increase	8%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	169	Median :	96	COV :	17.56	95% Median C.I. :	92.29 to 98.78
Total Sales Price :	28,247,906	Wgt. Mean :	94	STD :	16.92	95% Wgt. Mean C.I. :	92.16 to 96.65
Total Adj. Sales Price :	28,247,906	Mean :	96	Avg. Abs. Dev :	11.83	95% Mean C.I. :	93.83 to 98.93
Total Assessed Value :	26,667,707						
Avg. Adj. Sales Price :	167,147	COD :	12.31	MAX Sales Ratio :	187.03		
Avg. Assessed Value :	157,797	PRD :	102.09	MIN Sales Ratio :	67.56		

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>											
10/01/2017 To 12/31/2017	20	104.21	103.35	102.78	11.04	100.55	75.26	147.01	96.14 to 106.51	148,094	152,210
01/01/2018 To 03/31/2018	21	100.73	107.51	103.46	14.33	103.91	83.08	187.03	96.42 to 107.17	143,390	148,346
04/01/2018 To 06/30/2018	33	96.00	95.11	94.68	10.11	100.45	75.14	136.88	87.96 to 99.70	164,662	155,899
07/01/2018 To 09/30/2018	17	93.82	92.19	93.40	09.56	98.70	72.58	114.14	81.99 to 99.78	168,418	157,303
10/01/2018 To 12/31/2018	19	97.77	94.68	94.48	10.23	100.21	69.52	115.63	85.49 to 104.91	201,600	190,479
01/01/2019 To 03/31/2019	14	91.62	94.27	88.87	13.34	106.08	76.15	150.40	80.33 to 105.13	201,036	178,662
04/01/2019 To 06/30/2019	27	89.40	93.10	90.62	11.72	102.74	73.56	132.12	83.74 to 99.75	167,944	152,184
07/01/2019 To 09/30/2019	18	88.44	90.29	87.91	13.51	102.71	67.56	114.39	82.14 to 103.95	155,472	136,672
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	91	98.78	99.24	97.96	11.68	101.31	72.58	187.03	95.92 to 100.73	156,813	153,607
10/01/2018 To 09/30/2019	78	90.75	93.05	90.78	12.42	102.50	67.56	150.40	86.34 to 96.81	179,204	162,685
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	90	97.82	97.36	96.13	11.21	101.28	69.52	187.03	93.82 to 99.08	168,206	161,702

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	169	96.07	96.38	94.41	12.31	102.09	67.56	187.03	92.29 to 98.78	167,147	157,797



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Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Improvmt	Increase	8%

What IF


## Hamilton County - What-if for improvements only

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

Tue 4/28/2020 2:40 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>

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 2 attachments (49 KB)

Hamilton VG1 Improv +8% ALL Sales.pdf; Hamilton VG1 Improv +8% Substat.pdf;

Commissioners and Ms. Sandberg,

As discussed during the hearing, attached are the following:

1. What-if for improvements only - Hamilton County VG1 (Aurora) – reflecting an increase of 8%;  
and
2. What-if substat for improvements only - Hamilton County VG1 (Aurora).

Please let me know if you have any questions.

**Ruth A. Sorensen**

*Property Tax Administrator/Property Assessment Division*

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