

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	17	Median :	96	COV :	60.08	95% Median C.I. :	77.90 to 153.64
Total Sales Price :	1,015,000	Wgt. Mean :	108	STD :	79.74	95% Wgt. Mean C.I. :	88.00 to 128.87
Total Adj. Sales Price :	1,015,000	Mean :	133	Avg. Abs. Dev :	53.83	95% Mean C.I. :	91.72 to 173.72
Total Assessed Value :	1,100,628						
Avg. Adj. Sales Price :	59,706	COD :	56.21	MAX Sales Ratio :	359.73		
Avg. Assessed Value :	64,743	PRD :	122.39	MIN Sales Ratio :	49.18		

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											
01/01/2018 To 03/31/2018	1	141.56	141.56	141.56		100.00	141.56	141.56	N/A	40,000	56,623
04/01/2018 To 06/30/2018	3	94.25	105.89	110.57	44.23	95.77	49.18	174.24	N/A	100,333	110,940
07/01/2018 To 09/30/2018	4	111.58	112.25	114.18	26.24	98.31	77.90	147.93	N/A	62,125	70,936
10/01/2018 To 12/31/2018	3	150.46	173.26	126.95	40.09	136.48	94.18	275.13	N/A	61,667	78,285
01/01/2019 To 03/31/2019	1	95.76	95.76	95.76		100.00	95.76	95.76	N/A	25,000	23,941
04/01/2019 To 06/30/2019	4	118.12	166.01	81.96	76.76	202.55	68.09	359.73	N/A	39,125	32,065
07/01/2019 To 09/30/2019	1	68.45	68.45	68.45		100.00	68.45	68.45	N/A	59,000	40,385
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	8	114.69	113.53	114.20	31.55	99.41	49.18	174.24	49.18 to 174.24	73,688	84,148
10/01/2018 To 09/30/2019	9	95.76	149.78	100.46	72.60	149.09	68.09	359.73	68.45 to 275.13	47,278	47,493
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	11	135.13	129.82	117.24	32.68	110.73	49.18	275.13	77.90 to 174.24	70,409	82,549

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
2	17	95.76	132.72	108.44	56.21	122.39	49.18	359.73	77.90 to 153.64	59,706	64,743

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	42%

What IF

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	92	Median :	95	COV :	45.76	95% Median C.I. :	90.90 to 101.81
Total Sales Price :	5,965,749	Wgt. Mean :	97	STD :	51.30	95% Wgt. Mean C.I. :	91.19 to 103.00
Total Adj. Sales Price :	5,965,749	Mean :	112	Avg. Abs. Dev :	32.86	95% Mean C.I. :	101.62 to 122.58
Total Assessed Value :	5,792,518						
Avg. Adj. Sales Price :	64,845	COD :	34.48	MAX Sales Ratio :	359.73		
Avg. Assessed Value :	62,962	PRD :	115.45	MIN Sales Ratio :	49.18		

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	92.25	99.62	96.71	16.85	103.01	68.90	146.71	88.93 to 100.15	84,475	81,698
01/01/2018 To 03/31/2018	5	98.47	113.77	96.99	24.92	117.30	84.60	155.00	N/A	80,000	77,593
04/01/2018 To 06/30/2018	11	93.94	104.69	96.34	30.79	108.67	49.18	202.91	75.17 to 174.24	87,727	84,519
07/01/2018 To 09/30/2018	13	113.26	122.06	118.22	28.29	103.25	52.38	228.40	88.03 to 149.04	50,462	59,653
10/01/2018 To 12/31/2018	15	102.25	126.56	102.67	41.03	123.27	62.48	275.13	87.85 to 150.46	57,930	59,477
01/01/2019 To 03/31/2019	8	89.68	112.10	78.08	48.56	143.57	55.17	229.63	55.17 to 229.63	38,563	30,110
04/01/2019 To 06/30/2019	8	123.45	142.78	87.57	52.17	163.05	68.09	359.73	68.09 to 359.73	39,613	34,688
07/01/2019 To 09/30/2019	12	79.55	89.70	86.06	19.55	104.23	67.53	179.80	73.85 to 98.25	63,408	54,570
<u>Study Yrs</u>											
10/01/2017 To 09/30/2018	49	96.19	108.16	100.45	26.46	107.68	49.18	228.40	91.59 to 105.99	75,724	76,064
10/01/2018 To 09/30/2019	43	94.18	116.60	91.58	43.81	127.32	55.17	359.73	80.53 to 104.02	52,448	48,032
<u>Calendar Yrs</u>											
01/01/2018 To 12/31/2018	44	102.01	118.31	103.30	34.45	114.53	49.18	275.13	93.94 to 120.06	65,681	67,848

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	20	93.68	104.52	91.56	27.44	114.15	52.38	229.63	81.60 to 108.60	56,719	51,930
2	17	95.76	132.72	108.44	56.21	122.39	49.18	359.73	77.90 to 153.64	59,706	64,743
3	38	95.47	108.49	93.37	33.36	116.19	55.17	245.30	80.53 to 117.39	45,759	42,726
4	10	93.00	102.20	92.81	20.18	110.12	75.17	202.91	83.24 to 105.99	161,550	149,939
5	7	104.02	117.46	114.79	25.48	102.33	87.59	228.40	87.59 to 228.40	66,000	75,759

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SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	2	Total	Increase	42%


What IF

RE: Hitchcock County

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

Thu 4/16/2020 1:14 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>

 2 attachments (47 KB)

Hitchcock Res VG 2 + 42%.pdf; Hitchcock Res VG 2 + 42% All sales.pdf;

Commissioner Kuhn,

Attached are the requested what ifs for Hitchcock 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 11:27 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: Hitchcock County

Ms. Sorensen

Please provide a What If stat adjusting residential VG2 to the median midpoint of 96%. Please provide a What If stat to show the impact on the entire residential class with the adjustment to VG2 as well.

Thank you,

James D Kuhn, Commissioner
Nebraska Tax Equalization & Review Commission
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Lincoln, Nebraska 68509-5108
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Fax: (402) 471-7720
Cell: (308) 391-2829
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