

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	50	Median :	93	COV :	34.27	95% Median C.I. :	84.67 to 102.56
Total Sales Price :	5,534,460	Wgt. Mean :	89	STD :	34.08	95% Wgt. Mean C.I. :	83.00 to 94.77
Total Adj. Sales Price :	5,534,460	Mean :	99	Avg. Abs. Dev :	21.98	95% Mean C.I. :	90.00 to 108.90
Total Assessed Value :	4,919,266						
Avg. Adj. Sales Price :	110,689	COD :	23.67	MAX Sales Ratio :	238.91		
Avg. Assessed Value :	98,385	PRD :	111.89	MIN Sales Ratio :	47.24		

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	8	91.52	97.83	95.18	19.10	102.78	74.52	128.19	74.52 to 128.19	77,450	73,720
01/01/2020 To 03/31/2020	4	94.06	93.89	90.08	09.66	104.23	80.33	107.11	N/A	75,000	67,564
04/01/2020 To 06/30/2020	7	99.62	103.44	97.28	11.35	106.33	83.44	138.49	83.44 to 138.49	103,157	100,353
07/01/2020 To 09/30/2020	8	92.07	107.80	89.70	29.79	120.18	64.76	238.91	64.76 to 238.91	118,670	106,449
10/01/2020 To 12/31/2020	7	122.11	130.08	115.23	25.11	112.89	85.08	209.14	85.08 to 209.14	78,143	90,047
01/01/2021 To 03/31/2021	3	103.15	98.70	99.31	06.96	99.39	85.71	107.25	N/A	55,900	55,513
04/01/2021 To 06/30/2021	5	88.36	89.28	83.64	28.70	106.74	47.24	129.81	N/A	127,940	107,007
07/01/2021 To 09/30/2021	8	72.11	71.84	73.84	15.50	97.29	56.64	87.72	56.64 to 87.72	198,625	146,660
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	27	97.84	101.65	93.17	18.31	109.10	64.76	238.91	83.72 to 105.16	95,965	89,410
10/01/2020 To 09/30/2021	23	87.72	96.86	85.11	29.40	113.81	47.24	209.14	78.09 to 107.25	127,974	108,921
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	26	99.23	110.48	97.47	22.98	113.35	64.76	238.91	89.77 to 107.11	96,864	94,410

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	50	92.87	99.45	88.88	23.67	111.89	47.24	238.91	84.67 to 102.56	110,689	98,385

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	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 11:49 AM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; holtassessor.tim@holtcountyne.gov
Subject: RE: Holt Residential VG 2
Attachments: Holt Res VG2 Substat.pdf

Commissioner Hotz,

Attached is the requested substat.

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: Friday, April 15, 2022 11:01 AM
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>; holtassessor.tim@holtcountyne.gov
Subject: Holt Residential VG 2

Ms. Sorensen,

Please provide a substat for Holt Residential VG 2, 50 sales

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108

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Lincoln, Nebraska 68509-5108
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