

PAD 2017 TERC R&O Statistics 2017 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	7	Median :	63	COV :	39.83	95% Median C.I. :	50.13 to 140.40
Total Sales Price :	9,896,695	Wgt. Mean :	66	STD :	30.81	95% Wgt. Mean C.I. :	41.98 to 89.24
Total Adj. Sales Price :	9,896,695	Mean :	77	Avg. Abs. Dev :	20.06	95% Mean C.I. :	48.85 to 105.85
Total Assessed Value :	6,493,243						
Avg. Adj. Sales Price :	1,413,814	COD :	31.69	MAX Sales Ratio :	140.40		
Avg. Assessed Value :	927,606	PRD :	117.89	MIN Sales Ratio :	50.13		

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>											
10/01/2013 To 12/31/2013											
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	2	101.07	101.07	75.49	38.92	133.89	61.73	140.40	N/A	1,194,583	901,759
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015											
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015	2	53.56	53.56	50.89	06.40	105.25	50.13	56.98	N/A	1,946,850	990,792
01/01/2016 To 03/31/2016	1	63.30	63.30	63.30	100.00	63.30	63.30	63.30	N/A	1,665,000	1,053,936
04/01/2016 To 06/30/2016	2	84.44	84.44	84.88	04.07	99.48	81.00	87.88	N/A	974,415	827,103
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	2	101.07	101.07	75.49	38.92	133.89	61.73	140.40	N/A	1,194,583	901,759
10/01/2014 To 09/30/2015											
10/01/2015 To 09/30/2016	5	63.30	67.86	62.47	19.51	108.63	50.13	87.88	N/A	1,501,506	937,945
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	2	101.07	101.07	75.49	38.92	133.89	61.73	140.40	N/A	1,194,583	901,759
01/01/2015 To 12/31/2015	2	53.56	53.56	50.89	06.40	105.25	50.13	56.98	N/A	1,946,850	990,792

What IF

AGRICULTURAL

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Total Assessed Value :	6,493,243						
Avg. Adj. Sales Price :	1,413,814	COD :	31.69	MAX Sales Ratio :	140.40		
Avg. Assessed Value :	927,606	PRD :	117.89	MIN Sales Ratio :	50.13		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	7	63.30	77.35	65.61	31.69	117.89	50.13	140.40	50.13 to 140.40	1,413,814	927,606

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____ Grass ____											
County	6	72.15	80.74	66.01	30.98	122.31	50.13	140.40	50.13 to 140.40	1,577,049	1,040,957
1	6	72.15	80.74	66.01	30.98	122.31	50.13	140.40	50.13 to 140.40	1,577,049	1,040,957
____ ALL ____											
10/01/2013 To 09/30/2016	7	63.30	77.35	65.61	31.69	117.89	50.13	140.40	50.13 to 140.40	1,413,814	927,606

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
____ Irrigated ____											
County	1	56.98	56.98	56.98		100.00	56.98	56.98	N/A	434,400	247,500
1	1	56.98	56.98	56.98		100.00	56.98	56.98	N/A	434,400	247,500
____ Grass ____											
County	6	72.15	80.74	66.01	30.98	122.31	50.13	140.40	50.13 to 140.40	1,577,049	1,040,957
1	6	72.15	80.74	66.01	30.98	122.31	50.13	140.40	50.13 to 140.40	1,577,049	1,040,957
____ ALL ____											
10/01/2013 To 09/30/2016	7	63.30	77.35	65.61	31.69	117.89	50.13	140.40	50.13 to 140.40	1,413,814	927,606

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_County	Total	Increase	17%

What IF

Commissioner Hotz:

Pursuant to your request – attached is the what-if for Hooker County.

Please let me know if you have any questions.

Ruth A. Sorensen

PROPERTY TAX ADMINISTRATOR
PROPERTY ASSESSMENT DIVISION

Nebraska Department of Revenue

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Lincoln, Nebraska 68509

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From: Hotz, Rob

Sent: Tuesday, April 11, 2017 3:56 PM

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

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Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Hooker County

Ms. Sorenson,

Please provide a what-If statistic showing an adjustment to the 80% MLU grass subclass from the assessed-to-sale ratio of 61.67% to 72%.

Thank you.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
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