

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	36	Median :	97	COV :	35.05	95% Median C.I. :	91.78 to 99.80
Total Sales Price :	7,056,900	Wgt. Mean :	95	STD :	35.54	95% Wgt. Mean C.I. :	89.97 to 100.17
Total Adj. Sales Price :	7,056,900	Mean :	101	Avg. Abs. Dev :	14.35	95% Mean C.I. :	89.79 to 113.01
Total Assessed Value :	6,708,970						
Avg. Adj. Sales Price :	196,025	COD :	14.80	MAX Sales Ratio :	295.90		
Avg. Assessed Value :	186,360	PRD :	106.66	MIN Sales Ratio :	66.12		

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	3	99.80	98.61	98.50	01.32	100.11	96.04	99.99	N/A	196,333	193,382
01/01/2020 To 03/31/2020	2	106.08	106.08	107.76	08.50	98.44	97.06	115.10	N/A	201,000	216,605
04/01/2020 To 06/30/2020	3	99.91	100.52	101.67	05.13	98.87	93.14	108.52	N/A	119,300	121,290
07/01/2020 To 09/30/2020	3	99.56	96.73	100.63	08.08	96.12	83.26	107.37	N/A	197,467	198,710
10/01/2020 To 12/31/2020	10	98.46	102.81	101.18	07.81	101.61	90.08	127.14	94.45 to 122.08	159,810	161,704
01/01/2021 To 03/31/2021	2	101.22	101.22	103.08	07.54	98.20	93.59	108.84	N/A	192,000	197,910
04/01/2021 To 06/30/2021	4	84.52	86.63	84.32	12.43	102.74	74.98	102.49	N/A	209,250	176,450
07/01/2021 To 09/30/2021	9	84.70	108.18	87.83	33.35	123.17	66.12	295.90	83.18 to 98.69	255,167	224,107
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	11	99.80	99.98	101.65	05.63	98.36	83.26	115.10	93.14 to 108.52	176,482	179,396
10/01/2020 To 09/30/2021	25	94.45	102.03	92.57	18.75	110.22	66.12	295.90	88.13 to 99.06	204,624	189,425
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	18	99.11	101.78	102.03	07.61	99.75	83.26	127.14	96.42 to 107.37	163,911	167,236

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	36	96.95	101.40	95.07	14.80	106.66	66.12	295.90	91.78 to 99.80	196,025	186,360

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 1:43 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; kca207@outlook.com
Subject: RE: Kearney County Residential VG 2
Attachments: Kearney VG2 Substat.pdf

Commissioner Hotz,

Attached is the request 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 1:22 PM
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>; kca207@outlook.com
Subject: Kearney County Residential VG 2

Ms. Sorensen,

Please provide a substat for the 36 sales of Kearney County Residential VG 2.

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

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