

AGRICULTURAL

Type : Qualified

Number of Sales :	100	Median :	72	COV :	31.91	95% Median C.I. :	68.07 to 74.86
Total Sales Price :	67,741,546	Wgt. Mean :	75	STD :	25.32	95% Wgt. Mean C.I. :	68.18 to 81.20
Total Adj. Sales Price :	67,511,546	Mean :	79	Avg. Abs.Dev :	16.05	95% Mean C.I. :	74.38 to 84.30
Total Assessed Value :	50,424,453						
Avg. Adj. Sales Price :	675,115	COD :	22.36	MAX Sales Ratio :	168.08		
Avg. Assessed Value :	504,245	PRD :	106.23	MIN Sales Ratio :	34.82		

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>											
10/01/2013 To 12/31/2013	13	80.48	96.39	96.86	35.82	99.51	49.42	158.35	66.96 to 150.10	623,009	603,453
01/01/2014 To 03/31/2014	6	98.46	99.59	70.20	37.76	141.87	51.30	142.75	51.30 to 142.75	891,253	625,697
04/01/2014 To 06/30/2014	8	83.05	83.94	76.58	25.70	109.61	47.75	141.47	47.75 to 141.47	931,100	713,053
07/01/2014 To 09/30/2014	4	86.71	93.47	86.05	20.72	108.62	74.58	125.88	N/A	382,260	328,945
10/01/2014 To 12/31/2014	15	74.47	82.42	68.77	22.73	119.85	51.70	168.08	63.92 to 86.35	1,035,462	712,061
01/01/2015 To 03/31/2015	13	67.35	69.83	71.36	05.94	97.86	61.47	87.40	65.94 to 75.43	712,416	508,374
04/01/2015 To 06/30/2015	9	72.46	74.13	72.92	12.70	101.66	58.54	92.24	64.10 to 92.16	494,699	360,714
07/01/2015 To 09/30/2015	4	63.07	63.43	65.02	09.48	97.55	53.28	74.29	N/A	396,750	257,953
10/01/2015 To 12/31/2015	4	67.13	65.03	61.74	07.39	105.33	53.44	72.42	N/A	400,933	247,535
01/01/2016 To 03/31/2016	8	71.84	73.68	73.19	06.78	100.67	65.80	86.92	65.80 to 86.92	563,560	412,447
04/01/2016 To 06/30/2016	12	66.32	66.97	69.20	15.58	96.78	34.82	92.75	60.43 to 77.02	422,082	292,072
07/01/2016 To 09/30/2016	4	73.57	79.96	79.38	15.75	100.73	65.79	106.89	N/A	769,313	610,649
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	31	81.99	93.42	83.03	33.13	112.51	47.75	158.35	68.54 to 110.44	723,370	600,622
10/01/2014 To 09/30/2015	41	68.71	74.76	69.95	16.08	106.88	51.70	168.08	66.67 to 74.86	752,015	526,049
10/01/2015 To 09/30/2016	28	70.68	70.46	71.82	11.97	98.11	34.82	106.89	65.80 to 73.00	509,087	365,613
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	33	76.42	87.25	71.86	29.18	121.42	47.75	168.08	68.54 to 88.14	904,766	650,161
01/01/2015 To 12/31/2015	30	67.33	69.62	70.26	09.37	99.09	53.28	92.24	66.67 to 72.42	563,481	395,908

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	21	71.13	76.70	73.27	19.67	104.68	34.82	168.08	67.40 to 76.69	594,401	435,491
2	22	71.55	88.40	72.52	36.44	121.90	49.42	158.35	63.92 to 125.88	842,877	611,268
3	31	72.49	76.25	79.82	15.89	95.53	47.75	110.44	66.76 to 84.11	755,460	602,978
4	26	71.71	77.48	69.94	20.32	110.78	51.70	150.10	65.79 to 80.43	502,560	351,497

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	5	71.13	76.30	74.93	10.16	101.83	67.40	86.92	N/A	652,331	488,800
1	4	70.42	73.79	71.81	07.44	102.76	67.40	86.92	N/A	640,414	459,894
3	1	86.35	86.35	86.35		100.00	86.35	86.35	N/A	700,000	604,425
<u>Dry</u>											
County	5	66.76	74.45	74.74	16.51	99.61	58.54	92.16	N/A	282,400	211,078
1	1	88.14	88.14	88.14		100.00	88.14	88.14	N/A	122,000	107,530
3	4	66.72	71.03	73.48	12.63	96.67	58.54	92.16	N/A	322,500	236,965
<u>Grass</u>											
County	48	70.68	79.62	74.24	21.70	107.25	53.44	158.35	66.78 to 74.47	552,548	410,189
1	2	70.28	70.28	70.30	03.88	99.97	67.55	73.00	N/A	145,439	102,243
2	16	69.32	93.41	77.32	42.02	120.81	59.92	158.35	63.92 to 139.17	766,120	592,398
3	11	72.49	74.81	74.92	09.82	99.85	63.72	92.75	66.67 to 86.19	401,101	300,487
4	19	67.31	71.78	70.08	14.16	102.43	53.44	104.17	61.72 to 80.43	503,230	352,677
<u>ALL</u>											
10/01/2013 To 09/30/2016	100	71.78	79.34	74.69	22.36	106.23	34.82	168.08	68.07 to 74.86	675,115	504,245

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	21	73.94	75.69	79.20	12.43	95.57	47.75	110.44	68.54 to 84.11	1,129,396	894,518
1	9	71.13	72.84	72.64	06.34	100.28	64.10	86.92	67.40 to 76.19	964,029	700,240
2	1	73.94	73.94	73.94		100.00	73.94	73.94	N/A	788,912	583,360
3	11	81.99	78.17	83.49	15.68	93.63	47.75	110.44	65.90 to 91.38	1,295,650	1,081,760
<u>Dry</u>											
County	6	77.45	81.84	77.93	23.05	105.02	58.54	118.77	58.54 to 118.77	253,667	197,673
1	2	103.46	103.46	102.66	14.81	100.78	88.14	118.77	N/A	116,000	119,088
3	4	66.72	71.03	73.48	12.63	96.67	58.54	92.16	N/A	322,500	236,965
<u>Grass</u>											
County	56	71.69	81.79	75.41	24.94	108.46	34.82	158.35	67.31 to 75.43	517,035	389,893
1	3	67.55	58.46	54.82	18.85	106.64	34.82	73.00	N/A	171,959	94,273
2	18	71.55	94.19	78.98	40.81	119.26	59.92	158.35	64.51 to 128.38	726,910	574,080
3	11	72.49	74.81	74.92	09.82	99.85	63.72	92.75	66.67 to 86.19	401,101	300,487
4	24	71.71	78.61	72.31	20.60	108.71	53.44	150.10	65.79 to 80.48	455,899	329,682
<u>ALL</u>											
10/01/2013 To 09/30/2016	100	71.78	79.34	74.69	22.36	106.23	34.82	168.08	68.07 to 74.86	675,115	504,245

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_2	Total	Increase	28%
80%MLU By Market Area	Grass_3	Total	Increase	12%

What IF

Commissioner Hotz –

Pursuant to your request, attached is the requested what-if for Lincoln 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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From: Hotz, Rob

Sent: Tuesday, April 11, 2017 4:50 PM

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

Cc: Salmon, Nancy <nancy.salmon@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>;

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

Subject: Lincoln County

Ms. Sorenson,

Please provide a what-if statistic showing the combined adjustment of 80% MLU grass in market areas 2 and 3:

Market Area 2 assessed-to-sale ratio from 55.90% to 72%

Market Area 3 assessed-to-sale ratio from 64.72% to 72%

Thank you,

Robert W. Hotz, Commissioner

Nebraska Tax Equalization & Review Commission

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