

AGRICULTURAL

Type : Qualified

Number of Sales :	100	Median :	71	COV :	32.43	95% Median C.I. :	68.54 to 75.43
Total Sales Price :	67,741,546	Wgt. Mean :	75	STD :	25.75	95% Wgt. Mean C.I. :	68.38 to 81.46
Total Adj. Sales Price :	67,511,546	Mean :	79	Avg. Abs.Dev :	16.06	95% Mean C.I. :	74.36 to 84.46
Total Assessed Value :	50,578,145						
Avg. Adj. Sales Price :	675,115	COD :	22.46	MAX Sales Ratio :	168.08		
Avg. Assessed Value :	505,781	PRD :	105.99	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	97.83	97.65	37.23	100.18	49.42	164.54	66.96 to 150.10	623,009	608,375
01/01/2014 To 03/31/2014	6	84.42	95.82	68.21	39.56	140.48	51.30	144.61	51.30 to 144.61	891,253	607,899
04/01/2014 To 06/30/2014	8	83.05	84.93	76.81	26.16	110.57	47.75	147.00	47.75 to 147.00	931,100	715,216
07/01/2014 To 09/30/2014	4	86.37	94.53	86.56	22.43	109.21	74.58	130.79	N/A	382,260	330,901
10/01/2014 To 12/31/2014	15	74.86	83.07	70.14	22.09	118.43	51.70	168.08	66.41 to 86.35	1,035,462	726,301
01/01/2015 To 03/31/2015	13	67.67	69.98	71.41	05.98	98.00	61.47	87.40	65.94 to 75.43	712,416	508,706
04/01/2015 To 06/30/2015	9	72.46	73.99	72.74	12.68	101.72	58.54	92.24	64.10 to 92.16	494,699	359,838
07/01/2015 To 09/30/2015	4	64.33	64.06	65.81	10.28	97.34	53.28	74.29	N/A	396,750	261,103
10/01/2015 To 12/31/2015	4	61.35	60.92	57.98	09.63	105.07	53.44	67.55	N/A	400,933	232,479
01/01/2016 To 03/31/2016	8	71.84	73.60	73.14	06.89	100.63	65.80	86.92	65.80 to 86.92	563,560	412,194
04/01/2016 To 06/30/2016	12	66.32	67.21	69.41	15.35	96.83	34.82	91.92	60.47 to 77.02	422,082	292,985
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	93.69	82.95	33.16	112.95	47.75	164.54	69.82 to 104.17	723,370	600,052
10/01/2014 To 09/30/2015	41	69.71	75.07	70.67	15.59	106.23	51.70	168.08	66.76 to 75.43	752,015	531,479
10/01/2015 To 09/30/2016	28	70.09	69.96	71.46	12.61	97.90	34.82	106.89	65.79 to 73.44	509,087	363,782
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	33	77.38	87.23	72.30	27.86	120.65	47.75	168.08	70.61 to 88.14	904,766	654,159
01/01/2015 To 12/31/2015	30	67.33	69.18	69.96	09.59	98.89	53.28	92.24	66.07 to 69.71	563,481	394,202

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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	72.03	89.06	73.51	36.36	121.15	49.42	164.54	64.90 to 116.74	842,877	619,595
3	31	71.84	76.02	79.69	16.01	95.39	47.75	110.44	66.76 to 84.11	755,460	602,026
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	70.78	80.68	75.52	22.17	106.83	53.44	164.54	67.03 to 75.73	552,548	417,288
1	2	70.28	70.28	70.30	03.88	99.97	67.55	73.00	N/A	145,439	102,243
2	16	72.03	97.06	80.34	42.02	120.81	62.26	164.54	66.41 to 144.61	766,120	615,538
3	11	71.84	74.14	74.25	09.81	99.85	63.15	91.92	66.07 to 85.42	401,101	297,805
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	71.49	79.41	74.92	22.46	105.99	34.82	168.08	68.54 to 75.43	675,115	505,781

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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	71.40	81.92	75.94	25.08	107.87	34.82	164.54	67.55 to 75.73	517,035	392,637
1	3	67.55	58.46	54.82	18.85	106.64	34.82	73.00	N/A	171,959	94,273
2	18	72.03	94.99	80.38	40.73	118.18	56.58	164.54	66.41 to 130.79	726,910	584,258
3	11	71.84	74.14	74.25	09.81	99.85	63.15	91.92	66.07 to 85.42	401,101	297,805
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	71.49	79.41	74.92	22.46	105.99	34.82	168.08	68.54 to 75.43	675,115	505,781

**SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE**

Strata Heading	Strata	Change Value	Change Type	Percent Change
95%MLU By Market Area	Grass_2	Land	Increase	33%
95%MLU By Market Area	Grass_3	Land	Increase	11%

What IF

Commissioner Hotz –

Pursuant to your request, attached is the what-if for Lincoln County.

Please let me know if you have any questions.

**Ruth A. Sorensen**

PROPERTY TAX ADMINISTRATOR  
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**From:** Hotz, Rob

**Sent:** Monday, April 17, 2017 5:07 PM

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>

**Cc:** Salmon, Nancy <[nancy.salmon@nebraska.gov](mailto:nancy.salmon@nebraska.gov)>; Keetle, Steve <[Steve.Keetle@nebraska.gov](mailto:Steve.Keetle@nebraska.gov)>;

Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>

**Subject:** Lincoln

Ms. Sorenson,

Please provide a what-if statistic showing the combined adjustment of 95% MLU grass in market areas 2 and 3:

Market Area 2 assessed-to-sale ratio from 54.16% 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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