

AGRICULTURAL

Type : Qualified

Number of Sales :	18	Median :	56	COV :	39.55	95% Median C.I. :	50.40 to 100.30
Total Sales Price :	13,084,386	Wgt. Mean :	62	STD :	29.10	95% Wgt. Mean C.I. :	47.73 to 75.67
Total Adj. Sales Price :	13,084,386	Mean :	74	Avg. Abs. Dev :	22.81	95% Mean C.I. :	59.11 to 88.05
Total Assessed Value :	8,072,995						
Avg. Adj. Sales Price :	726,910	COD :	40.81	MAX Sales Ratio :	123.71		
Avg. Assessed Value :	448,500	PRD :	119.25	MIN Sales Ratio :	46.81		

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	4	105.59	96.85	107.68	25.30	89.94	52.50	123.71	N/A	301,220	324,368
01/01/2014 To 03/31/2014	2	104.52	104.52	104.25	04.04	100.26	100.30	108.73	N/A	431,259	449,570
04/01/2014 To 06/30/2014	2	79.28	79.28	81.65	39.43	97.10	48.02	110.53	N/A	211,900	173,015
07/01/2014 To 09/30/2014	1	98.34	98.34	98.34		100.00	98.34	98.34	N/A	168,863	166,060
10/01/2014 To 12/31/2014	4	51.51	52.50	51.13	06.10	102.68	48.80	58.18	N/A	2,127,831	1,088,055
01/01/2015 To 03/31/2015	1	52.17	52.17	52.17		100.00	52.17	52.17	N/A	240,000	125,210
04/01/2015 To 06/30/2015											
07/01/2015 To 09/30/2015	1	50.40	50.40	50.40		100.00	50.40	50.40	N/A	500,000	252,000
10/01/2015 To 12/31/2015	1	56.58	56.58	56.58		100.00	56.58	56.58	N/A	368,000	208,200
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	2	51.02	51.02	53.00	08.25	96.26	46.81	55.22	N/A	402,500	213,333
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	9	100.30	94.81	101.83	19.91	93.11	48.02	123.71	52.50 to 123.41	295,562	300,967
10/01/2014 To 09/30/2015	6	51.29	52.10	51.12	04.66	101.92	48.80	58.18	48.80 to 58.18	1,541,888	788,238
10/01/2015 To 09/30/2016	3	55.22	52.87	54.12	05.90	97.69	46.81	56.58	N/A	391,000	211,622
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	9	58.18	75.10	57.83	41.65	129.86	48.02	110.53	48.80 to 108.73	1,107,390	640,383
01/01/2015 To 12/31/2015	3	52.17	53.05	52.83	03.95	100.42	50.40	56.58	N/A	369,333	195,137

AGRICULTURAL

Type : Qualified

Number of Sales :	18	Median :	56	COV :	39.55	95% Median C.I. :	50.40 to 100.30
Total Sales Price :	13,084,386	Wgt. Mean :	62	STD :	29.10	95% Wgt. Mean C.I. :	47.73 to 75.67
Total Adj. Sales Price :	13,084,386	Mean :	74	Avg. Abs. Dev :	22.81	95% Mean C.I. :	59.11 to 88.05
Total Assessed Value :	8,072,995						
Avg. Adj. Sales Price :	726,910	COD :	40.81	MAX Sales Ratio :	123.71		
Avg. Assessed Value :	448,500	PRD :	119.25	MIN Sales Ratio :	46.81		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
2	18	55.90	73.58	61.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500

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
____ Grass ____											
County	16	54.16	72.98	60.41	42.02	120.81	46.81	123.71	49.93 to 108.73	766,120	462,811
2	16	54.16	72.98	60.41	42.02	120.81	46.81	123.71	49.93 to 108.73	766,120	462,811
____ ALL ____											
10/01/2013 To 09/30/2016	18	55.90	73.58	61.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500

80%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
____ Grass ____											
County	18	55.90	73.58	61.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500
2	18	55.90	73.58	61.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500
____ ALL ____											
10/01/2013 To 09/30/2016	18	55.90	73.58	61.70	40.81	119.25	46.81	123.71	50.40 to 100.30	726,910	448,500

**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	Land	Increase	0%

What IF

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	65	COV :	12.11	95% Median C.I. :	59.53 to 76.96
Total Sales Price :	4,412,111	Wgt. Mean :	67	STD :	08.09	95% Wgt. Mean C.I. :	62.58 to 71.20
Total Adj. Sales Price :	4,412,111	Mean :	67	Avg. Abs.Dev :	06.35	95% Mean C.I. :	61.36 to 72.22
Total Assessed Value :	2,951,215						
Avg. Adj. Sales Price :	401,101	COD :	09.81	MAX Sales Ratio :	82.81		
Avg. Assessed Value :	268,292	PRD :	99.85	MIN Sales Ratio :	56.89		

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	1	56.89	56.89	56.89	100.00	56.89	56.89		N/A	155,000	88,185
01/01/2014 To 03/31/2014											
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	1	68.23	68.23	68.23	100.00	68.23	68.23		N/A	70,000	47,760
10/01/2014 To 12/31/2014	1	76.96	76.96	76.96	100.00	76.96	76.96		N/A	521,523	401,345
01/01/2015 To 03/31/2015	1	60.97	60.97	60.97	100.00	60.97	60.97		N/A	317,509	193,580
04/01/2015 To 06/30/2015	2	64.72	64.72	67.07	08.02	96.50	59.53	69.90	N/A	587,145	393,823
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015	1	59.56	59.56	59.56	100.00	59.56	59.56		N/A	323,790	192,835
01/01/2016 To 03/31/2016	1	63.11	63.11	63.11	100.00	63.11	63.11		N/A	320,000	201,945
04/01/2016 To 06/30/2016	3	72.05	73.19	67.84	08.37	107.89	64.72	82.81	N/A	510,000	345,973
07/01/2016 To 09/30/2016											
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	2	62.56	62.56	60.42	09.06	103.54	56.89	68.23	N/A	112,500	67,973
10/01/2014 To 09/30/2015	4	65.44	66.84	68.67	10.07	97.34	59.53	76.96	N/A	503,330	345,643
10/01/2015 To 09/30/2016	5	64.72	68.45	65.91	09.95	103.85	59.56	82.81	N/A	434,758	286,540
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	2	72.60	72.60	75.92	06.02	95.63	68.23	76.96	N/A	295,762	224,553
01/01/2015 To 12/31/2015	4	60.27	62.49	64.67	04.89	96.63	59.53	69.90	N/A	453,897	293,515

AGRICULTURAL

Type : Qualified

Number of Sales :	11	Median :	65	COV :	12.11	95% Median C.I. :	59.53 to 76.96
Total Sales Price :	4,412,111	Wgt. Mean :	67	STD :	08.09	95% Wgt. Mean C.I. :	62.58 to 71.20
Total Adj. Sales Price :	4,412,111	Mean :	67	Avg. Abs. Dev :	06.35	95% Mean C.I. :	61.36 to 72.22
Total Assessed Value :	2,951,215						
Avg. Adj. Sales Price :	401,101	COD :	09.81	MAX Sales Ratio :	82.81		
Avg. Assessed Value :	268,292	PRD :	99.85	MIN Sales Ratio :	56.89		

AREA (MARKET)

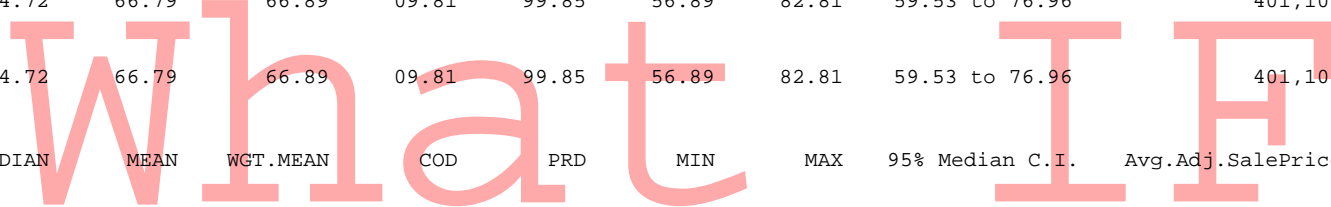
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
3	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292

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
____ Grass ____											
County	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292
3	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292
____ ALL ____											
10/01/2013 To 09/30/2016	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292

80%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
____ Grass ____											
County	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292
3	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292
____ ALL ____											
10/01/2013 To 09/30/2016	11	64.72	66.79	66.89	09.81	99.85	56.89	82.81	59.53 to 76.96	401,101	268,292



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_3	Land	Increase	0%

What IF

Commissioner Hotz –

Pursuant to your request, attached are the two what-ifs 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**

PO Box 98919

301 Centennial Mall South

Lincoln, Nebraska 68509

PHONE 402-471-5962 / FAX 402-471-5993

[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)

[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

**From:** Hotz, Rob

**Sent:** Tuesday, April 18, 2017 10:24 AM

**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. Sorensen,

Please provide two separate substats:

1. Agricultural 80% MLU Market Area 2, 18 sales
2. Agricultural 80% MLU Market Area 3, 11 sales

Thank you.

Robert W. Hotz, Commissioner  
Nebraska Tax Equalization & Review Commission  
P.O. Box 95108  
301 Centennial Mall South  
Lincoln, Nebraska 68509-5108  
Office: (402) 471-7724  
Fax: (402) 471-7720  
Cell: (402) 802-7551  
Email: [rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)