

PAD 2017 TERC R&O Statistics 2017 Values

AGRICULTURAL

Type : Qualified

Number of Sales :	16	Median :	68	COV :	17.98	95% Median C.I. :	54.40 to 73.32
Total Sales Price :	6,815,770	Wgt. Mean :	66	STD :	11.58	95% Wgt. Mean C.I. :	58.10 to 73.77
Total Adj. Sales Price :	6,815,770	Mean :	64	Avg. Abs. Dev :	09.92	95% Mean C.I. :	58.22 to 70.56
Total Assessed Value :	4,494,224						
Avg. Adj. Sales Price :	425,986	COD :	14.61	MAX Sales Ratio :	80.87		
Avg. Assessed Value :	280,889	PRD :	97.65	MIN Sales Ratio :	43.35		

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											
01/01/2014 To 03/31/2014	3	71.40	63.72	56.49	11.75	112.80	47.30	72.47	N/A	564,000	318,592
04/01/2014 To 06/30/2014											
07/01/2014 To 09/30/2014	1	53.21	53.21	53.21		100.00	53.21	53.21	N/A	247,680	131,802
10/01/2014 To 12/31/2014											
01/01/2015 To 03/31/2015	1	57.50	57.50	57.50		100.00	57.50	57.50	N/A	346,300	199,109
04/01/2015 To 06/30/2015	3	57.31	60.51	72.33	21.83	83.66	43.35	80.87	N/A	711,667	514,748
07/01/2015 To 09/30/2015	1	73.32	73.32	73.32		100.00	73.32	73.32	N/A	51,048	37,428
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016	1	56.71	56.71	56.71		100.00	56.71	56.71	N/A	92,000	52,177
04/01/2016 To 06/30/2016	3	75.60	69.65	71.22	10.82	97.80	54.40	78.94	N/A	482,781	343,814
07/01/2016 To 09/30/2016	3	69.82	69.28	67.49	02.91	102.65	65.96	72.05	N/A	267,800	180,748
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	4	62.31	61.10	56.07	17.40	108.97	47.30	72.47	N/A	484,920	271,895
10/01/2014 To 09/30/2015	5	57.50	62.47	70.32	18.63	88.84	43.35	80.87	N/A	506,470	356,156
10/01/2015 To 09/30/2016	7	69.82	67.64	69.37	10.13	97.51	54.40	78.94	54.40 to 78.94	334,820	232,266
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	4	62.31	61.10	56.07	17.40	108.97	47.30	72.47	N/A	484,920	271,895
01/01/2015 To 12/31/2015	5	57.50	62.47	70.32	18.63	88.84	43.35	80.87	N/A	506,470	356,156

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	16	67.89	64.39	65.94	14.61	97.65	43.35	80.87	54.40 to 73.32	425,986	280,889

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	10	71.73	68.22	69.17	08.73	98.63	54.40	78.94	56.71 to 75.60	280,809	194,229
1	10	71.73	68.22	69.17	08.73	98.63	54.40	78.94	56.71 to 75.60	280,809	194,229
____ ALL ____											
10/01/2013 To 09/30/2016	16	67.89	64.39	65.94	14.61	97.65	43.35	80.87	54.40 to 73.32	425,986	280,889

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	2	52.31	52.31	50.06	09.58	104.49	47.30	57.31	N/A	725,000	362,930
1	2	52.31	52.31	50.06	09.58	104.49	47.30	57.31	N/A	725,000	362,930
____ Dry ____											
County	1	43.35	43.35	43.35		100.00	43.35	43.35	N/A	235,000	101,877
1	1	43.35	43.35	43.35		100.00	43.35	43.35	N/A	235,000	101,877
____ Grass ____											
County	11	72.05	69.37	73.24	09.01	94.72	54.40	80.87	56.71 to 78.94	391,645	286,855
1	11	72.05	69.37	73.24	09.01	94.72	54.40	80.87	56.71 to 78.94	391,645	286,855
____ ALL ____											
10/01/2013 To 09/30/2016	16	67.89	64.39	65.94	14.61	97.65	43.35	80.87	54.40 to 73.32	425,986	280,889

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
MAJORITY LAND USE > 80%	GRASS	Total	Increase	24%

What IF

Commissioner Salmon –

Pursuant to your request, attached is the requested what-if for Logan 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

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From: Salmon, Nancy

Sent: Wednesday, April 12, 2017 11:38 AM

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

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Sopinski, Timothy <Timothy.Sopinski@nebraska.gov>

Subject: Logan County Grassland

Ms. Sorenson,

Please provide a what-if statistic for Logan County 80% MLU grassland assessed-to-sale ratio from 58.11% to 72%.

Thank you,

Nancy J. Salmon, Commissioner
Nebraska Tax Equalization & Review Commission
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