58 - Loup COUNTY			PAD	2022 TE	RC R&O S	tatistic	cs 2022	Values	What :	IF Stat Page: 1	
- RESIDENTIAL IMPROVED						Type : Q				-	
Number of Sales :		13	Med	ian :	95		COV :	42.06	95% Media	an C.T. : 51.	18 to 138.00
Total Sales Price :	611	.,700	Wgt. M		86		STD :	40.68	95% Wgt. Mea		24 to 105.42
Total Adj. Sales Price :			-	lean :	97	Avq.Abs.		31.28			15 to 121.31
Total Assessed Value :	611,700 525,020		near ·		51	Avg.Abb.Dev		51.20			
Avg. Adj. Sales Price :	47,054		COD: 32.91		32.91 M	MAX Sales Ratio :		183.19	What LF		1 14'
Avg. Assessed Value :	40,386		PRD : 112.70			MAX Sales Ratio : MIN Sales Ratio :		49.43			T T
AVG. ASSESSED VALUE .	40	7,380		PRD ·	112.70 M.	IN SALES Ka	at10 •	49.43			
<u>DATE OF SALE *</u>											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019											
01/01/2020 To 03/31/2020	3	99.47	91.83	90.27	18.49	101.73	60.42	115.60	N/A	37,067	33,460
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020											
10/01/2020 To 12/31/2020	1	50.68	50.68	50.68		100.00	50.68	50.68	N/A	65,000	32,945
01/01/2021 To 03/31/2021	2	122.40	122.40	112.23	12.75	109.06	106.80	138.00	N/A	28,750	32,265
04/01/2021 To 06/30/2021	1	89.60	89.60	89.60		100.00	89.60	89.60	N/A	87,000	77,955
07/01/2021 To 09/30/2021	6	85.83	99.49	85.64	47.09	116.17	49.43	183.19	49.43 to 183.19	48,500	41,535
Study Yrs											
10/01/2019 To 09/30/2020	3	99.47	91.83	90.27	18.49	101.73	60.42	115.60	N/A	37,067	33,460
10/01/2020 To 09/30/2021	10	92.32	98.20	84.84	37.59	115.75	49.43	183.19	50.68 to 141.50	50,050	42,464
Calendar Yrs											
01/01/2020 To 12/31/2020	4	79.95	81.54	75.67	32.51	107.76	50.68	115.60	N/A	44,050	33,331
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
6	13	95.04	96.73	85.83	32.91	112.70	49.43	183.19	51.18 to 138.00	47,054	40,386

58 - Loup COUNTY		PAD 2022 TI	ERC R&O S	Statistics 20	22 Values	What	IF Stat Page: 2	
RESIDENTIAL IMPROVED Type : Qualified								
Number of Sales :	13	Median :	95	COV :	42.06	95% Medi	an C.I. : 51.2	18 to 138.00
Total Sales Price :	611,700	Wgt. Mean :	86	STD :	40.68	95% Wgt. Me	an C.I. : 66.2	24 to 105.42
Total Adj. Sales Price :	611,700	Mean :	97 Avg.Abs.Dev :		31.28	95% Mean C.I. : 72.15 to 121.3		15 to 121.31
Total Assessed Value :	525,020					What TF		T T
Avg. Adj. Sales Price :	47,054	COD :	32.91 M	32.91 MAX Sales Ratio :				1 14
Avg. Assessed Value :	40,386	PRD :	112.70 M	IN Sales Ratio :	49.43			
PROPERTY TYPE *								
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	I COD	PRD M	IN MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	13 95.04	96.73 85.83	3 32.91	112.70 49.	43 183.19	51.18 to 138.00	47,054	40,386
06								
07								
SALE PRICE *								
RANGE	COUNT MEDIAN	MEAN WGT.MEAN	I COD	PRD M	IN MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000								
Less Than 15,000	4 126.80	122.54 120.12	13.58	102.01 95.	04 141.50	N/A	10,800	12,973
Less Than 30,000	4 126.80	122.54 120.12	13.58	102.01 95.	04 141.50	N/A	10,800	12,973
Ranges Excl. Low \$								
Greater Than 4,999	13 95.04	96.73 85.83	3 32.91	112.70 49.	43 183.19	51.18 to 138.00	47,054	40,386
Greater Than 15,000	9 76.61	85.26 83.22	2 38.78	102.45 49.	43 183.19	50.68 to 106.80	63,167	52,570
Greater Than 30,000	9 76.61	85.26 83.22	2 38.78	102.45 49.	43 183.19	50.68 to 106.80	63,167	52,570
Incremental Ranges								
0 TO 4,999								
5,000 TO 14,999	4 126.80	122.54 120.12	13.58	102.01 95.	04 141.50	N/A	10,800	12,973
15,000 TO 29,999								
30,000 TO 59,999	5 60.42	90.20 89.99	62.69	100.23 49.	43 183.19	N/A	39,900	35,905
60,000 TO 99,999	3 89.60	79.92 81.48	18.15	98.09 50.	68 99.47	N/A	74,667	60,840
100,000 TO 149,999	1 76.61	76.61 76.61	L	100.00 76.	61 76.61	N/A	145,000	111,085
150,000 TO 249,999								
250,000 TO 499,999								
500,000 TO 999,999								
1,000,000 +								

58 - Loup COUNTY

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	б	Total	Increase	J B L &	TE

Thompson, Joseph

From:Sorensen, RuthSent:Friday, April 15, 2022 1:45 PMTo:Hotz, RobCc:Ruzicka, Jessica; Keetle, Steve; Kuhn, Jim; Thompson, JosephSubject:RE: Loup Residential VG 6Attachments:Loup Res VG6 Substat.pdf

Commissioner Hotz,

Attached is the requested 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 1:28 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Ruzicka, Jessica <jessica.ruzicka@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim
<jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>
Subject: Loup Residential VG 6

Ms. Sorensen,

Please provide a substat for the 13 sales in Loup County Residential VG 6.

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: <u>rob.hotz@nebraska.gov</u>