

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	13	Median :	95	COV :	42.06	95% Median C.I. :	51.18 to 138.00
Total Sales Price :	611,700	Wgt. Mean :	86	STD :	40.68	95% Wgt. Mean C.I. :	66.24 to 105.42
Total Adj. Sales Price :	611,700	Mean :	97	Avg. Abs. Dev :	31.28	95% Mean C.I. :	72.15 to 121.31
Total Assessed Value :	525,020						
Avg. Adj. Sales Price :	47,054	COD :	32.91	MAX Sales Ratio :	183.19		
Avg. Assessed Value :	40,386	PRD :	112.70	MIN Sales Ratio :	49.43		

What IF

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>											
10/01/2019 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
<u>Study Yrs</u>											
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
<u>Calendar Yrs</u>											
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. Sale Price	Avg. Assd Value
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

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	6	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 1:45 PM
To: Hotz, Rob
Cc: Ruzicka, Jessica; Keetle, Steve; Kuhn, Jim; Thompson, Joseph
Subject: RE: Loup Residential VG 6
Attachments: 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

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OFFICE 402-471-5962
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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

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