

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	96	Median :	97	COV :	31.51	95% Median C.I. :	92.16 to 100.00
Total Sales Price :	46,976,574	Wgt. Mean :	93	STD :	32.05	95% Wgt. Mean C.I. :	80.58 to 104.67
Total Adj. Sales Price :	46,976,574	Mean :	102	Avg. Abs. Dev :	21.24	95% Mean C.I. :	95.30 to 108.12
Total Assessed Value :	43,513,125						
Avg. Adj. Sales Price :	489,339	COD :	22.01	MAX Sales Ratio :	232.51		
Avg. Assessed Value :	453,262	PRD :	109.80	MIN Sales Ratio :	34.81		

What IF

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>											
10/01/2018 To 12/31/2018	11	96.68	99.04	97.39	08.22	101.69	86.32	117.51	88.73 to 115.34	315,877	307,634
01/01/2019 To 03/31/2019	7	100.00	108.98	104.82	14.30	103.97	91.16	138.49	91.16 to 138.49	435,500	456,473
04/01/2019 To 06/30/2019	7	106.09	103.58	103.23	12.96	100.34	79.61	123.48	79.61 to 123.48	226,071	233,379
07/01/2019 To 09/30/2019	13	99.04	111.22	96.13	32.70	115.70	41.49	222.83	88.54 to 145.34	741,800	713,080
10/01/2019 To 12/31/2019	11	95.30	106.87	77.63	27.62	137.67	47.17	185.24	82.60 to 162.69	772,545	599,742
01/01/2020 To 03/31/2020	7	90.31	95.72	96.05	16.97	99.66	77.71	135.44	77.71 to 135.44	250,929	241,005
04/01/2020 To 06/30/2020	5	100.00	109.92	121.47	13.33	90.49	92.86	145.40	N/A	284,758	345,910
07/01/2020 To 09/30/2020	8	81.43	99.39	59.73	50.13	166.40	34.81	232.51	34.81 to 232.51	438,563	261,951
10/01/2020 To 12/31/2020	5	99.59	95.12	96.25	11.75	98.83	75.98	115.77	N/A	223,160	214,798
01/01/2021 To 03/31/2021	4	89.43	96.51	88.77	19.28	108.72	74.73	132.46	N/A	202,297	179,587
04/01/2021 To 06/30/2021	10	92.40	93.94	99.30	24.20	94.60	50.36	140.00	66.43 to 134.15	893,200	886,935
07/01/2021 To 09/30/2021	8	95.66	93.69	102.37	15.92	91.52	50.87	125.17	50.87 to 125.17	397,968	407,388
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	38	99.20	105.87	98.50	18.98	107.48	41.49	222.83	92.27 to 108.23	467,080	460,078
10/01/2019 To 09/30/2020	31	95.30	102.91	79.74	28.00	129.06	34.81	232.51	84.23 to 100.92	489,897	390,624
10/01/2020 To 09/30/2021	27	92.63	94.46	99.15	19.18	95.27	50.36	140.00	82.76 to 104.73	520,027	515,585
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	38	97.56	108.14	90.88	24.97	118.99	41.49	222.83	92.27 to 111.32	599,274	544,636
01/01/2020 To 12/31/2020	25	98.62	99.61	84.39	24.22	118.04	34.81	232.51	80.63 to 101.48	312,184	263,447

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VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
30	96	96.52	101.71	92.63	22.01	109.80	34.81	232.51	92.16 to 100.00	489,339	453,262

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	21	91.55	105.37	96.47	26.11	109.23	66.43	222.83	83.81 to 117.51	350,376	338,003
03	74	98.27	100.84	91.96	20.79	109.66	34.81	232.51	92.86 to 100.00	527,225	484,853
04	1	88.73	88.73	88.73		100.00	88.73	88.73	N/A	604,000	535,915

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What IF

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
304	1	134.15	134.15	134.15		100.00	134.15	134.15	N/A	689,000	924,262
309	1	95.05	95.05	95.05		100.00	95.05	95.05	N/A	209,000	198,653
311	1	91.16	91.16	91.16		100.00	91.16	91.16	N/A	425,000	387,437
318	2	92.80	92.80	96.77	33.73	95.90	61.50	124.10	N/A	3,550,000	3,435,297
319	1	67.01	67.01	67.01		100.00	67.01	67.01	N/A	57,000	38,195
341	3	125.17	112.39	113.33	15.99	99.17	75.98	136.02	N/A	316,667	358,889
344	23	96.35	100.48	106.14	20.20	94.67	41.49	185.24	86.66 to 101.48	289,211	306,975
346	1	104.73	104.73	104.73		100.00	104.73	104.73	N/A	1,050,000	1,099,625
350	1	135.44	135.44	135.44		100.00	135.44	135.44	N/A	400,000	541,758
352	20	92.64	106.76	98.06	26.34	108.87	66.43	222.83	84.23 to 117.51	339,144	332,561
353	12	96.16	98.20	91.47	14.38	107.36	77.71	132.46	80.63 to 112.71	252,442	230,911
386	2	90.82	90.82	91.22	00.56	99.56	90.31	91.32	N/A	158,750	144,811
406	9	97.19	111.92	95.57	27.68	117.11	67.42	232.51	82.76 to 144.22	274,475	262,316
410	6	97.30	106.29	108.22	13.82	98.22	89.67	162.69	89.67 to 162.69	389,799	421,840
412	2	69.72	69.72	58.42	32.34	119.34	47.17	92.27	N/A	2,665,000	1,556,920
414	1	100.00	100.00	100.00		100.00	100.00	100.00	N/A	4,500,000	4,500,000
419	1	99.27	99.27	99.27		100.00	99.27	99.27	N/A	800,000	794,147
434	1	114.71	114.71	114.71		100.00	114.71	114.71	N/A	130,000	149,118
442	3	111.32	113.98	118.35	04.90	96.31	107.14	123.48	N/A	180,000	213,031
494	1	115.77	115.77	115.77		100.00	115.77	115.77	N/A	200,000	231,538
528	1	115.34	115.34	115.34		100.00	115.34	115.34	N/A	125,000	144,169
530	1	50.36	50.36	50.36		100.00	50.36	50.36	N/A	840,000	422,986
851	2	42.84	42.84	35.13	18.74	121.95	34.81	50.87	N/A	1,020,483	358,485

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	30	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 2:58 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@madisoncountyne.com
Subject: RE: Madison County Commercial
Attachments: Madison Comm VG 5 Substat.pdf; Madison Comm VG 30 Substat.pdf

Commissioner Hotz,

Attached are the two requested substats for Madison County.

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

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 15, 2022 2:42 PM
To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Cc: Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>; assessor@madisoncountyne.com
Subject: Madison County Commercial

Ms. Sorensen,

Please provide substats for each of the following:

1. Commercial VG 5, 11 sales.
2. Commercial VG 30, 96 sales.

Robert W. Hotz, Commissioner

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Cell: (402) 802-7551
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