

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	11	Median :	94	COV :	31.08	95% Median C.I. :	67.20 to 135.99
Total Sales Price :	644,500	Wgt. Mean :	71	STD :	29.01	95% Wgt. Mean C.I. :	48.30 to 94.58
Total Adj. Sales Price :	644,500	Mean :	93	Avg. Abs. Dev :	20.58	95% Mean C.I. :	73.85 to 112.83
Total Assessed Value :	460,413						
Avg. Adj. Sales Price :	58,591	COD :	21.94	MAX Sales Ratio :	149.79		
Avg. Assessed Value :	41,856	PRD :	130.66	MIN Sales Ratio :	49.92		

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>											
10/01/2018 To 12/31/2018											
01/01/2019 To 03/31/2019	1	93.87	93.87	93.87		100.00	93.87	93.87	N/A	25,000	23,467
04/01/2019 To 06/30/2019	2	77.02	77.02	58.39	35.19	131.91	49.92	104.12	N/A	160,000	93,418
07/01/2019 To 09/30/2019	1	95.87	95.87	95.87		100.00	95.87	95.87	N/A	42,500	40,746
10/01/2019 To 12/31/2019	1	85.89	85.89	85.89		100.00	85.89	85.89	N/A	62,000	53,251
01/01/2020 To 03/31/2020	2	84.58	84.58	79.24	10.90	106.74	75.36	93.79	N/A	19,000	15,056
04/01/2020 To 06/30/2020											
07/01/2020 To 09/30/2020	1	135.99	135.99	135.99		100.00	135.99	135.99	N/A	8,000	10,879
10/01/2020 To 12/31/2020	1	149.79	149.79	149.79		100.00	149.79	149.79	N/A	16,000	23,966
01/01/2021 To 03/31/2021											
04/01/2021 To 06/30/2021	2	71.06	71.06	68.54	05.43	103.68	67.20	74.92	N/A	66,500	45,579
07/01/2021 To 09/30/2021											
<u>Study Yrs</u>											
10/01/2018 To 09/30/2019	4	94.87	85.95	64.79	14.81	132.66	49.92	104.12	N/A	96,875	62,762
10/01/2019 To 09/30/2020	4	89.84	97.76	87.26	19.07	112.03	75.36	135.99	N/A	27,000	23,560
10/01/2020 To 09/30/2021	3	74.92	97.30	77.26	36.75	125.94	67.20	149.79	N/A	49,667	38,374
<u>Calendar Yrs</u>											
01/01/2019 To 12/31/2019	5	93.87	85.93	67.70	13.68	126.93	49.92	104.12	N/A	89,900	60,860
01/01/2020 To 12/31/2020	4	114.89	113.73	104.77	25.38	108.55	75.36	149.79	N/A	15,500	16,239

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Avg. Assessed Value :	41,856	PRD :	130.66	MIN Sales Ratio :	49.92		

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
303	1	49.92	49.92	49.92		100.00	49.92	49.92	N/A	270,000	134,775
341	2	81.54	81.54	75.19	17.59	108.45	67.20	95.87	N/A	76,250	57,336
344	3	104.12	105.01	98.98	19.55	106.09	74.92	135.99	N/A	27,000	26,724
406	3	93.87	112.48	112.11	19.89	100.33	93.79	149.79	N/A	16,333	18,312
410	1	75.36	75.36	75.36		100.00	75.36	75.36	N/A	30,000	22,608
442	1	85.89	85.89	85.89		100.00	85.89	85.89	N/A	62,000	53,251

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	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

Nebraska Tax Equalization & Review Commission
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Lincoln, Nebraska 68509-5108
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Fax: (402) 471-7720
Cell: (402) 802-7551
Email: rob.hotz@nebraska.gov