

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	1,001	Median :	95	COV :	30.88	95% Median C.I. :	93.94 to 96.29
Total Sales Price :	215,858,186	Wgt. Mean :	94	STD :	30.69	95% Wgt. Mean C.I. :	93.34 to 95.45
Total Adj. Sales Price :	216,282,186	Mean :	99	Avg. Abs. Dev :	17.70	95% Mean C.I. :	97.50 to 101.30
Total Assessed Value :	204,162,027						
Avg. Adj. Sales Price :	216,066	COD :	18.66	MAX Sales Ratio :	389.42		
Avg. Assessed Value :	203,958	PRD :	105.30	MIN Sales Ratio :	21.60		

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>											
10/01/2020 To 12/31/2020	103	107.00	112.25	106.83	14.00	105.07	71.93	249.04	104.38 to 110.95	205,405	219,431
01/01/2021 To 03/31/2021	103	99.77	108.63	101.38	18.84	107.15	51.46	309.16	98.22 to 103.92	213,169	216,105
04/01/2021 To 06/30/2021	191	97.05	101.53	97.19	15.72	104.47	50.69	389.42	94.74 to 99.45	224,557	218,245
07/01/2021 To 09/30/2021	136	95.22	100.50	94.91	17.88	105.89	41.87	289.18	92.72 to 97.55	199,687	189,528
10/01/2021 To 12/31/2021	113	93.07	95.55	93.29	14.92	102.42	53.43	166.92	88.70 to 97.61	229,092	213,721
01/01/2022 To 03/31/2022	102	93.39	95.46	92.55	18.17	103.14	51.14	232.33	88.37 to 97.32	205,249	189,958
04/01/2022 To 06/30/2022	137	84.99	91.43	84.88	20.97	107.72	21.60	294.19	80.72 to 87.32	233,381	198,104
07/01/2022 To 09/30/2022	116	84.54	91.59	87.05	19.10	105.22	42.29	212.04	82.34 to 87.13	209,701	182,541
<u>Study Yrs</u>											
10/01/2020 To 09/30/2021	533	99.33	104.71	99.26	17.08	105.49	41.87	389.42	98.27 to 101.08	212,310	210,733
10/01/2021 To 09/30/2022	468	87.81	93.34	89.06	19.06	104.81	21.60	294.19	86.49 to 89.77	220,344	196,242
<u>Calendar Yrs</u>											
01/01/2021 To 12/31/2021	543	96.73	101.37	96.59	16.83	104.95	41.87	389.42	95.33 to 98.41	217,112	209,705

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
30	1,001	94.88	99.40	94.40	18.66	105.30	21.60	389.42	93.94 to 96.29	216,066	203,958

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Total Assessed Value :	204,162,027						
Avg. Adj. Sales Price :	216,066	COD :	18.66	MAX Sales Ratio :	389.42		
Avg. Assessed Value :	203,958	PRD :	105.30	MIN Sales Ratio :	21.60		

What IF

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	995	94.79	99.24	94.38	18.55	105.15	21.60	389.42	93.80 to 96.19	217,110	204,910
06											
07	6	108.17	124.93	107.32	30.72	116.41	71.93	249.04	71.93 to 249.04	42,917	46,059

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	1	151.64	151.64	151.64		100.00	151.64	151.64	N/A	4,001	6,067
Less Than 15,000	2	213.47	213.47	247.96	28.96	86.09	151.64	275.29	N/A	9,051	22,442
Less Than 30,000	8	134.24	169.66	163.26	51.07	103.92	71.44	276.91	71.44 to 276.91	19,575	31,958
__Ranges Excl. Low \$__											
Greater Than 4,999	1,000	94.87	99.34	94.40	18.61	105.23	21.60	389.42	93.94 to 96.27	216,278	204,156
Greater Than 15,000	999	94.86	99.17	94.38	18.45	105.08	21.60	389.42	93.94 to 96.23	216,481	204,321
Greater Than 30,000	993	94.76	98.83	94.35	18.14	104.75	21.60	389.42	93.73 to 96.18	217,649	205,344
__Incremental Ranges__											
0 TO 4,999	1	151.64	151.64	151.64		100.00	151.64	151.64	N/A	4,001	6,067
5,000 TO 14,999	1	275.29	275.29	275.29		100.00	275.29	275.29	N/A	14,100	38,816
15,000 TO 29,999	6	115.79	155.06	152.19	51.13	101.89	71.44	276.91	71.44 to 276.91	23,083	35,130
30,000 TO 59,999	25	110.07	170.61	164.42	72.13	103.76	58.52	389.42	100.64 to 261.97	43,174	70,987
60,000 TO 99,999	68	119.80	126.34	126.01	27.46	100.26	50.69	212.04	105.65 to 135.36	78,374	98,758
100,000 TO 149,999	183	99.56	100.14	99.72	23.13	100.42	21.60	217.34	92.72 to 104.94	125,556	125,198
150,000 TO 249,999	419	95.64	95.15	94.82	13.03	100.35	35.72	160.41	93.46 to 97.75	194,237	184,176
250,000 TO 499,999	275	91.27	91.25	91.04	10.12	100.23	61.76	122.01	89.63 to 93.23	336,652	306,502
500,000 TO 999,999	23	86.96	86.67	86.47	06.96	100.23	61.15	98.94	82.59 to 92.67	555,457	480,302
1,000,000 +											

RESIDENTIAL 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

From: [Sorensen, Ruth](#)
To: [Hotz, Rob](#); [Scott, Sarah](#); assessor@madisoncountyne.com
Cc: [Kuhn, Jim](#); [Keetle, Steve](#); [Loukota, Joe](#)
Subject: RE: Madison County Residential
Date: Monday, April 24, 2023 12:23:50 PM
Attachments: [Madison County substat Residential VG 30.pdf](#)

Commissioner Hotz,

Thank you for the clarification.

Attached is the requested substat for Madison County Residential VG30.

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, NE 68509

OFFICE 402-471-5962

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From: Hotz, Rob <rob.hotz@nebraska.gov>

Sent: Monday, April 24, 2023 12:13 PM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>; Scott, Sarah <sarah.scott@nebraska.gov>;
assessor@madisoncountyne.com

Cc: Kuhn, Jim <jim.kuhn@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Loukota, Joe
<Joe.Loukota@nebraska.gov>

Subject: RE: Madison County Residential

Yes, VG30. Thank you for already providing the VG5 substat at pages 25-27.

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: rob.hotz@nebraska.gov

From: Sorensen, Ruth <ruth.sorensen@nebraska.gov>
Sent: Monday, April 24, 2023 12:05 PM
To: Hotz, Rob <rob.hotz@nebraska.gov>; Scott, Sarah <sarah.scott@nebraska.gov>;
assessor@madisoncountyne.com
Cc: Kuhn, Jim <jim.kuhn@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Loukota, Joe
<Joe.Loukota@nebraska.gov>
Subject: RE: Madison County Residential

Commissioner Hotz,

In reviewing the 2023 Report and Opinion for Madison County, the residential valuation group 5 (VG5) contains 63 sales; and the residential valuation group 30 (VG30) contains 1,001 sales.

Please clarify. Are you requesting a substat of Residential VG30?

Thank you.

Ruth A. Sorensen

Property Tax Administrator/Property Assessment Division

Nebraska Department of Revenue

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301 Centennial Mall South

Lincoln, NE 68509

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From: Hotz, Rob <rob.hotz@nebraska.gov>

Sent: Monday, April 24, 2023 11:41 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>; Scott, Sarah <sarah.scott@nebraska.gov>;
assessor@madisoncountyne.com

Cc: Kuhn, Jim <jim.kuhn@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Loukota, Joe
<Joe.Loukota@nebraska.gov>

Subject: Madison County Residential

Ms. Sorensen,

Please provide a substat for Residential VG5, 1,001 sales.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
P.O. Box 95108
301 Centennial Mall South
Lincoln, Nebraska 68509-5108
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