

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	112	Median :	95	COV :	47.96	95% Median C.I. :	83.69 to 102.29
Total Sales Price :	31,015,796	Wgt. Mean :	91	STD :	48.67	95% Wgt. Mean C.I. :	82.36 to 99.25
Total Adj. Sales Price :	31,015,796	Mean :	101	Avg. Abs. Dev :	32.66	95% Mean C.I. :	92.47 to 110.49
Total Assessed Value :	28,163,064						
Avg. Adj. Sales Price :	276,927	COD :	34.41	MAX Sales Ratio :	304.45		
Avg. Assessed Value :	251,456	PRD :	111.76	MIN Sales Ratio :	39.16		

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>											
10/01/2013 To 12/31/2013	5	107.88	94.19	101.04	16.86	93.22	39.31	117.34	N/A	352,098	355,751
01/01/2014 To 03/31/2014	7	96.19	90.13	94.04	17.37	95.84	56.21	123.74	56.21 to 123.74	373,750	351,456
04/01/2014 To 06/30/2014	9	103.13	105.47	109.09	29.02	96.68	39.16	201.62	69.34 to 134.21	461,142	503,077
07/01/2014 To 09/30/2014	11	100.95	112.23	94.84	42.46	118.34	51.04	220.30	53.51 to 163.31	162,182	153,808
10/01/2014 To 12/31/2014	9	104.23	115.58	95.97	39.99	120.43	48.96	245.97	50.34 to 181.52	171,596	164,673
01/01/2015 To 03/31/2015	5	102.29	100.31	99.95	22.57	100.36	69.26	153.23	N/A	787,300	786,945
04/01/2015 To 06/30/2015	17	83.69	97.65	83.17	33.46	117.41	41.11	304.45	68.50 to 107.07	137,959	114,740
07/01/2015 To 09/30/2015	6	91.95	90.39	102.62	21.36	88.08	54.48	120.11	54.48 to 120.11	250,356	256,923
10/01/2015 To 12/31/2015	11	123.19	110.21	97.02	25.36	113.60	48.25	160.11	70.78 to 147.98	164,427	159,524
01/01/2016 To 03/31/2016	9	92.82	115.12	81.94	45.78	140.49	53.69	291.22	73.81 to 175.33	258,386	211,733
04/01/2016 To 06/30/2016	11	68.10	93.34	61.38	59.02	152.07	39.64	265.98	43.19 to 127.55	271,625	166,736
07/01/2016 To 09/30/2016	12	84.75	88.44	77.59	26.69	113.98	41.27	127.86	67.74 to 110.71	354,536	275,099
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	32	98.86	102.68	101.43	30.72	101.23	39.16	220.30	86.22 to 116.94	322,219	326,829
10/01/2014 To 09/30/2015	37	93.28	101.19	95.50	33.20	105.96	41.11	304.45	79.92 to 104.12	252,116	240,781
10/01/2015 To 09/30/2016	43	92.82	100.85	77.31	38.10	130.45	39.64	291.22	73.81 to 107.25	264,569	204,550
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	36	101.78	107.08	100.66	34.27	106.38	39.16	245.97	86.22 to 116.94	280,414	282,273
01/01/2015 To 12/31/2015	39	93.28	100.41	95.72	31.01	104.90	41.11	304.45	78.48 to 106.47	245,965	235,426

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VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
05	6	100.00	95.92	98.99	08.68	96.90	68.10	109.67	68.10 to 109.67	77,020	76,240
10	8	100.48	112.25	75.61	40.51	148.46	54.75	304.45	54.75 to 304.45	69,129	52,271
15	1	77.39	77.39	77.39		100.00	77.39	77.39	N/A	37,000	28,635
20	8	94.85	107.69	97.36	32.43	110.61	54.48	220.30	54.48 to 220.30	47,946	46,678
25	3	80.18	103.52	73.26	38.13	141.30	69.34	161.04	N/A	42,500	31,137
30	74	94.51	100.04	89.55	35.16	111.71	39.31	291.22	78.55 to 104.23	342,997	307,168
70	12	91.60	103.35	99.77	38.86	103.59	39.16	201.62	63.80 to 147.98	339,233	338,463

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
02	18	95.67	115.04	90.14	41.44	127.62	43.19	291.22	78.48 to 122.14	500,148	450,846
03	92	94.92	98.40	89.41	31.88	110.05	39.16	304.45	81.60 to 102.29	231,991	207,416
04	2	121.37	121.37	144.12	66.13	84.21	41.11	201.62	N/A	335,000	482,803

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SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	3	161.04	160.45	141.77	24.90	113.18	100.00	220.30	N/A	3,138	4,449
Less Than 15,000	4	131.21	145.68	120.01	34.29	121.39	100.00	220.30	N/A	5,104	6,125
Less Than 30,000	16	101.17	126.06	122.63	34.49	102.80	68.10	304.45	93.41 to 161.04	18,092	22,187
<u>__ Ranges Excl. Low \$__</u>											
Greater Than 4,999	109	93.41	99.86	90.79	33.96	109.99	39.16	304.45	80.37 to 102.29	284,462	258,254
Greater Than 15,000	108	93.35	99.85	90.78	34.22	109.99	39.16	304.45	80.37 to 102.29	286,994	260,542
Greater Than 30,000	96	89.49	97.39	90.50	35.50	107.61	39.16	291.22	78.40 to 102.60	320,066	289,667
<u>__ Incremental Ranges__</u>											
0 TO 4,999	3	161.04	160.45	141.77	24.90	113.18	100.00	220.30	N/A	3,138	4,449
5,000 TO 14,999	1	101.38	101.38	101.38		100.00	101.38	101.38	N/A	11,000	11,152
15,000 TO 29,999	12	100.48	119.52	122.83	31.30	97.31	68.10	304.45	93.11 to 109.67	22,422	27,541
30,000 TO 59,999	15	107.88	128.40	133.02	37.78	96.53	54.01	291.22	96.29 to 134.21	43,228	57,502
60,000 TO 99,999	17	103.52	107.28	106.67	37.99	100.57	50.34	245.97	54.48 to 147.98	78,865	84,121
100,000 TO 149,999	10	79.39	91.28	89.77	27.76	101.68	54.75	140.92	68.50 to 134.05	113,800	102,156
150,000 TO 249,999	15	86.51	83.78	83.57	34.53	100.25	39.31	137.18	48.25 to 120.11	199,292	166,544
250,000 TO 499,999	19	76.70	82.49	83.43	26.09	98.87	39.16	201.62	67.74 to 96.32	337,970	281,978
500,000 TO 999,999	14	96.48	97.08	96.77	23.39	100.32	41.27	153.23	72.66 to 123.05	673,633	651,895
1,000,000 +	6	81.90	83.90	85.77	22.20	97.82	43.19	117.72	43.19 to 117.72	1,459,589	1,251,943

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	1	51.04	51.04	51.04		100.00	51.04	51.04	N/A	85,000	43,381
297	1	96.19	96.19	96.19		100.00	96.19	96.19	N/A	660,000	634,843
300	3	265.98	219.83	110.26	23.68	199.37	102.29	291.22	N/A	698,333	769,963
303	1	123.05	123.05	123.05		100.00	123.05	123.05	N/A	525,000	646,008
311	1	117.34	117.34	117.34		100.00	117.34	117.34	N/A	750,490	880,635
326	1	104.23	104.23	104.23		100.00	104.23	104.23	N/A	27,000	28,143
336	1	93.64	93.64	93.64		100.00	93.64	93.64	N/A	25,000	23,410
341	3	96.77	84.66	85.10	17.16	99.48	53.69	103.52	N/A	413,333	351,738
343	2	81.31	81.31	81.55	06.05	99.71	76.39	86.22	N/A	1,157,500	943,967
344	16	98.15	94.76	90.71	23.92	104.46	48.25	160.11	69.34 to 116.94	266,280	241,556
346	1	103.13	103.13	103.13		100.00	103.13	103.13	N/A	99,000	102,100
349	1	70.78	70.78	70.78		100.00	70.78	70.78	N/A	305,000	215,864
350	4	129.13	130.06	150.33	20.96	86.52	100.95	161.04	N/A	159,717	240,109
351	3	127.55	132.56	131.87	06.75	100.52	122.14	147.98	N/A	88,667	116,922
352	13	80.37	89.35	82.86	22.58	107.83	43.19	140.92	73.81 to 117.72	516,667	428,120
353	27	96.32	107.95	94.18	41.00	114.62	39.16	304.45	68.50 to 123.19	93,944	88,480
384	2	136.91	136.91	57.06	60.92	239.94	53.51	220.30	N/A	47,000	26,818
386	2	64.62	64.62	70.22	16.42	92.03	54.01	75.23	N/A	68,750	48,275
406	9	69.57	88.12	70.39	46.34	125.19	39.64	134.21	41.11 to 134.05	240,291	169,141
412	2	68.73	68.73	69.18	11.60	99.35	60.76	76.70	N/A	265,000	183,333
419	1	56.21	56.21	56.21		100.00	56.21	56.21	N/A	240,750	135,335
421	1	106.47	106.47	106.47		100.00	106.47	106.47	N/A	975,000	1,038,034
426	1	87.10	87.10	87.10		100.00	87.10	87.10	N/A	240,000	209,049
442	2	80.07	80.07	77.84	16.67	102.86	66.72	93.41	N/A	30,000	23,353
455	1	81.60	81.60	81.60		100.00	81.60	81.60	N/A	500,000	408,011
471	2	137.67	137.67	116.02	27.36	118.66	100.00	175.33	N/A	205,714	238,670
478	1	63.80	63.80	63.80		100.00	63.80	63.80	N/A	91,200	58,186

494	1	201.62	201.62	201.62		100.00	201.62	201.62	N/A	430,000	866,945
525	1	107.07	107.07	107.07		100.00	107.07	107.07	N/A	180,000	192,730
528	4	72.34	71.49	67.85	32.46	105.36	41.27	100.00	N/A	323,549	219,524
531	2	76.29	76.29	74.50	04.76	102.40	72.66	79.92	N/A	536,000	399,346
556	1	109.00	109.00	109.00		100.00	109.00	109.00	N/A	52,100	56,789

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	02	Total	Increase	8%

What IF

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10/01/2014 To 12/31/2014	9	104.23	115.57	95.93	40.00	120.47	48.96	245.97	50.34 to 181.52	171,596	164,621
01/01/2015 To 03/31/2015	5	102.77	100.41	100.20	22.47	100.21	69.26	153.23	N/A	787,300	788,861
04/01/2015 To 06/30/2015	17	83.69	97.58	83.12	33.37	117.40	41.11	304.45	68.50 to 107.07	137,959	114,665
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15	1	77.39	77.39	77.39		100.00	77.39	77.39	N/A	37,000	28,635
20	8	94.85	107.69	97.36	32.43	110.61	54.48	220.30	54.48 to 220.30	47,946	46,678
25	3	80.18	103.52	73.26	38.13	141.30	69.34	161.04	N/A	42,500	31,137
30	74	94.51	99.95	89.58	35.09	111.58	39.31	290.02	78.63 to 104.23	342,997	307,254
70	12	91.60	103.35	99.77	38.86	103.59	39.16	201.62	63.80 to 147.98	339,233	338,463

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03	92	94.92	98.40	89.41	31.88	110.05	39.16	304.45	81.60 to 102.29	231,991	207,416
04	2	121.37	121.37	144.12	66.13	84.21	41.11	201.62	N/A	335,000	482,803



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Less Than 15,000	4	131.21	145.68	120.01	34.29	121.39	100.00	220.30	N/A	5,104	6,125
Less Than 30,000	16	101.17	126.06	122.63	34.49	102.80	68.10	304.45	93.41 to 161.04	18,092	22,187
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	109	93.41	99.80	90.81	33.90	109.90	39.16	304.45	80.41 to 102.60	284,462	258,312
Greater Than 15,000	108	93.35	99.78	90.80	34.16	109.89	39.16	304.45	80.41 to 102.60	286,994	260,601
Greater Than 30,000	96	89.44	97.32	90.52	35.45	107.51	39.16	290.02	78.40 to 102.77	320,066	289,733
<u>Incremental Ranges</u>											
0 TO 4,999	3	161.04	160.45	141.77	24.90	113.18	100.00	220.30	N/A	3,138	4,449
5,000 TO 14,999	1	101.38	101.38	101.38		100.00	101.38	101.38	N/A	11,000	11,152
15,000 TO 29,999	12	100.48	119.52	122.83	31.30	97.31	68.10	304.45	93.11 to 109.67	22,422	27,541
30,000 TO 59,999	15	107.88	128.20	132.79	37.59	96.54	54.01	290.02	96.29 to 134.21	43,228	57,401
60,000 TO 99,999	17	103.52	107.23	106.63	37.94	100.56	50.34	245.97	54.48 to 147.98	78,865	84,090
100,000 TO 149,999	10	79.41	90.96	89.44	27.35	101.70	54.75	140.18	68.50 to 134.05	113,800	101,787
150,000 TO 249,999	15	86.08	83.77	83.56	34.74	100.25	39.31	137.18	48.25 to 120.46	199,292	166,521
250,000 TO 499,999	19	76.70	82.49	83.43	26.09	98.87	39.16	201.62	67.74 to 96.32	337,970	281,964
500,000 TO 999,999	14	96.48	97.09	96.79	23.38	100.31	41.27	153.23	72.66 to 123.05	673,633	651,985
1,000,000 +	6	81.90	84.00	85.90	22.33	97.79	43.17	117.85	43.17 to 117.85	1,459,589	1,253,846

COMMERCIAL IMPROVED

Type : Qualified

Number of Sales :	112	Median :	95	COV :	47.87	95% Median C.I. :	83.69 to 102.60
Total Sales Price :	31,015,796	Wgt. Mean :	91	STD :	48.55	95% Wgt. Mean C.I. :	82.36 to 99.28
Total Adj. Sales Price :	31,015,796	Mean :	101	Avg. Abs. Dev :	32.61	95% Mean C.I. :	92.43 to 110.41
Total Assessed Value :	28,169,405						
Avg. Adj. Sales Price :	276,927	COD :	34.36	MAX Sales Ratio :	304.45		
Avg. Assessed Value :	251,513	PRD :	111.67	MIN Sales Ratio :	39.16		

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
(Blank)	1	51.04	51.04	51.04		100.00	51.04	51.04	N/A	85,000	43,381
297	1	96.19	96.19	96.19		100.00	96.19	96.19	N/A	660,000	634,843
300	3	264.04	218.94	110.64	23.64	197.89	102.77	290.02	N/A	698,333	772,652
303	1	123.05	123.05	123.05		100.00	123.05	123.05	N/A	525,000	646,008
311	1	117.34	117.34	117.34		100.00	117.34	117.34	N/A	750,490	880,635
326	1	104.23	104.23	104.23		100.00	104.23	104.23	N/A	27,000	28,143
336	1	93.64	93.64	93.64		100.00	93.64	93.64	N/A	25,000	23,410
341	3	96.77	84.66	85.10	17.16	99.48	53.69	103.52	N/A	413,333	351,738
343	2	81.31	81.31	81.55	06.05	99.71	76.39	86.22	N/A	1,157,500	943,967
344	16	98.15	94.76	90.71	23.92	104.46	48.25	160.11	69.34 to 116.94	266,280	241,556
346	1	103.13	103.13	103.13		100.00	103.13	103.13	N/A	99,000	102,100
349	1	70.78	70.78	70.78		100.00	70.78	70.78	N/A	305,000	215,864
350	4	129.13	130.06	150.33	20.96	86.52	100.95	161.04	N/A	159,717	240,109
351	3	125.04	131.47	130.53	07.09	100.72	121.38	147.98	N/A	88,667	115,740
352	13	80.41	89.28	82.89	22.51	107.71	43.17	140.18	73.66 to 117.85	516,667	428,260
353	27	96.32	107.95	94.18	41.00	114.62	39.16	304.45	68.50 to 123.19	93,944	88,480
384	2	136.91	136.91	57.06	60.92	239.94	53.51	220.30	N/A	47,000	26,818
386	2	64.62	64.62	70.22	16.42	92.03	54.01	75.23	N/A	68,750	48,275
406	9	69.57	88.12	70.39	46.34	125.19	39.64	134.21	41.11 to 134.05	240,291	169,141
412	2	68.73	68.73	69.18	11.60	99.35	60.76	76.70	N/A	265,000	183,333
419	1	56.21	56.21	56.21		100.00	56.21	56.21	N/A	240,750	135,335
421	1	106.47	106.47	106.47		100.00	106.47	106.47	N/A	975,000	1,038,034
426	1	87.10	87.10	87.10		100.00	87.10	87.10	N/A	240,000	209,049
442	2	80.07	80.07	77.84	16.67	102.86	66.72	93.41	N/A	30,000	23,353
455	1	81.60	81.60	81.60		100.00	81.60	81.60	N/A	500,000	408,011
471	2	137.67	137.67	116.02	27.36	118.66	100.00	175.33	N/A	205,714	238,670
478	1	63.80	63.80	63.80		100.00	63.80	63.80	N/A	91,200	58,186

494	1	201.62	201.62	201.62		100.00	201.62	201.62	N/A	430,000	866,945
525	1	107.07	107.07	107.07		100.00	107.07	107.07	N/A	180,000	192,730
528	4	72.34	71.49	67.85	32.46	105.36	41.27	100.00	N/A	323,549	219,524
531	2	76.29	76.29	74.50	04.76	102.40	72.66	79.92	N/A	536,000	399,346
556	1	109.00	109.00	109.00		100.00	109.00	109.00	N/A	52,100	56,789

COMMERCIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
PROPERTY TYPE *	02	Improvmt	Increase	9%

What IF

Commissioner Keetle –

Pursuant to your request, attached is a what-if for Madison Commercial property. There is a second what-if attached for improvements only.

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, Nebraska 68509

PHONE 402-471-5962 / FAX 402-471-5993

[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)

[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

**From:** Keetle, Steve

**Sent:** Monday, April 17, 2017 5:01 PM

**To:** Sorensen, Ruth <[ruth.sorensen@nebraska.gov](mailto:ruth.sorensen@nebraska.gov)>

**Cc:** Salmon, Nancy <[nancy.salmon@nebraska.gov](mailto:nancy.salmon@nebraska.gov)>; Hotz, Rob <[rob.hotz@nebraska.gov](mailto:rob.hotz@nebraska.gov)>; Sopinski, Timothy <[Timothy.Sopinski@nebraska.gov](mailto:Timothy.Sopinski@nebraska.gov)>

**Subject:** Madison County Commercial

Ms. Sorensen:

Please provide a What-if Statistic for Madison county adjusting the commercial property type subclass to take the assessed-to-sales ratio from 88.59 to the midpoint of 96.

Thank You,

Steven A. Keetle,

Commissioner

Tax Equalization and Review Commission

[Steve.keetle@nebraska.gov](mailto:Steve.keetle@nebraska.gov)

Phone: (402) 471-2842