

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	29	Median :	99	COV :	40.81	95% Median C.I. :	90.77 to 120.15
Total Sales Price :	2,427,500	Wgt. Mean :	96	STD :	46.43	95% Wgt. Mean C.I. :	87.45 to 105.30
Total Adj. Sales Price :	2,427,500	Mean :	114	Avg. Abs. Dev :	28.46	95% Mean C.I. :	96.12 to 131.44
Total Assessed Value :	2,339,457						
Avg. Adj. Sales Price :	83,707	COD :	28.70	MAX Sales Ratio :	285.97		
Avg. Assessed Value :	80,671	PRD :	118.07	MIN Sales Ratio :	43.52		

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	3	135.82	179.56	147.30	41.50	121.90	116.89	285.97	N/A	20,000	29,459
01/01/2020 To 03/31/2020	3	96.26	107.14	99.55	16.77	107.62	88.36	136.79	N/A	79,000	78,648
04/01/2020 To 06/30/2020	5	94.56	93.82	93.42	02.94	100.43	89.56	98.44	N/A	87,000	81,277
07/01/2020 To 09/30/2020	2	92.56	92.56	95.38	06.76	97.04	86.30	98.82	N/A	100,000	95,377
10/01/2020 To 12/31/2020	5	120.15	114.58	110.11	14.25	104.06	82.37	139.53	N/A	68,800	75,758
01/01/2021 To 03/31/2021	1	106.35	106.35	106.35		100.00	106.35	106.35	N/A	175,000	186,112
04/01/2021 To 06/30/2021	6	112.37	119.01	99.78	18.34	119.27	84.41	174.31	84.41 to 174.31	91,833	91,635
07/01/2021 To 09/30/2021	4	69.20	98.01	71.28	69.03	137.50	43.52	210.13	N/A	106,375	75,822
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	13	96.26	116.49	98.87	26.16	117.82	86.30	285.97	89.56 to 135.82	71,692	70,882
10/01/2020 To 09/30/2021	16	109.00	111.59	94.82	27.21	117.69	43.52	210.13	82.37 to 131.46	93,469	88,625
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	15	96.26	103.24	99.66	13.63	103.59	82.37	139.53	89.56 to 120.15	81,067	80,791

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
10	29	99.16	113.78	96.37	28.70	118.07	43.52	285.97	90.77 to 120.15	83,707	80,671

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	10	Total	Increase	0%

What IF

Thompson, Joseph

From: Sorensen, Ruth
Sent: Friday, April 15, 2022 2:42 PM
To: Hotz, Rob
Cc: Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@madisoncountyne.com
Subject: RE: Madison Residential
Attachments: Madison Res VG 5 Substat.pdf; Madison Res VG 10 Substat.pdf; Madison Res VG 15 Substat.pdf; Madison Res VG 30 Substat.pdf

Commissioner Hotz,

Attached are the four substats you requested.

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

revenue.nebraska.gov/PAD

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From: Hotz, Rob <rob.hotz@nebraska.gov>
Sent: Friday, April 15, 2022 1:53 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 Residential

Ms. Sorensen,

Please provide substats for each of the following in Madison County Residential:

1. 77 sales of VG 5.
2. 29 sales of VG 10.
3. 59 sales of VG 15.

4. 1,003 sales of VG 30.

Robert W. Hotz, Commissioner
Nebraska Tax Equalization & Review Commission
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