

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	59	Median :	97	COV :	49.46	95% Median C.I. :	95.39 to 99.48
Total Sales Price :	11,080,925	Wgt. Mean :	98	STD :	52.23	95% Wgt. Mean C.I. :	94.33 to 100.98
Total Adj. Sales Price :	11,080,925	Mean :	106	Avg. Abs. Dev :	17.07	95% Mean C.I. :	92.26 to 118.92
Total Assessed Value :	10,821,378						
Avg. Adj. Sales Price :	187,812	COD :	17.61	MAX Sales Ratio :	474.53		
Avg. Assessed Value :	183,413	PRD :	108.12	MIN Sales Ratio :	68.20		

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	6	100.30	99.73	98.59	10.77	101.16	70.82	123.84	70.82 to 123.84	168,633	166,263
01/01/2020 To 03/31/2020	7	122.02	171.70	120.77	53.68	142.17	97.74	474.53	97.74 to 474.53	113,500	137,078
04/01/2020 To 06/30/2020	7	101.27	104.16	105.37	03.82	98.85	98.94	119.61	98.94 to 119.61	222,843	234,811
07/01/2020 To 09/30/2020	6	89.61	89.89	90.10	06.19	99.77	82.17	97.85	82.17 to 97.85	218,875	197,208
10/01/2020 To 12/31/2020	8	94.67	107.17	100.52	21.13	106.62	77.93	169.97	77.93 to 169.97	155,975	156,789
01/01/2021 To 03/31/2021	6	97.54	97.31	96.63	02.37	100.70	92.69	100.45	92.69 to 100.45	231,467	223,667
04/01/2021 To 06/30/2021	9	93.57	92.21	92.89	06.68	99.27	74.52	103.77	82.95 to 99.48	202,939	188,506
07/01/2021 To 09/30/2021	10	94.06	89.01	89.99	07.71	98.91	68.20	96.76	73.61 to 96.44	193,843	174,446
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	26	101.14	118.03	102.24	25.10	115.44	70.82	474.53	97.74 to 105.72	179,979	184,002
10/01/2020 To 09/30/2021	33	95.39	95.79	94.31	09.84	101.57	68.20	169.97	92.08 to 96.76	193,984	182,949
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	28	100.72	118.85	102.55	27.14	115.89	77.93	474.53	95.63 to 104.77	175,552	180,028

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
15	59	96.91	105.59	97.66	17.61	108.12	68.20	474.53	95.39 to 99.48	187,812	183,413



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	15	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](mailto:ruth.sorensen@nebraska.gov)

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

**Notice Regarding Confidential and Privileged Information:** This message, its attachments, and any previous emails below ("Message") may contain **confidential taxpayer information**. An authorized recipient is: the identified taxpayer; the identified taxpayer's personal representative; an employee of the Nebraska Department of Revenue using the Message for legitimate tax administration purposes; or another person authorized by law ("Authorized Recipient"). **If you are not an Authorized Recipient of this Message, then immediately notify the sender by reply email and delete and destroy this Message and any copies thereof. Do not review, copy, save, forward, or print any portion of this Message.** If any person, including an Authorized Recipient, divulges, makes known, or uses confidential state or federal taxpayer information contained in this Message in a manner not specifically authorized by law, then such person may be personally subject to **criminal penalties and civil liability** under Nebraska and federal law. This Message may contain information protected by the attorney work-product doctrine and/or the attorney-client privilege; inadvertent disclosure does not waive those protections. No statement in this Message constitutes state or federal tax advice.

---

**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  
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](mailto:rob.hotz@nebraska.gov)