

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	1,003	Median :	95	COV :	38.30	95% Median C.I. :	94.00 to 96.28
Total Sales Price :	198,989,288	Wgt. Mean :	95	STD :	38.86	95% Wgt. Mean C.I. :	94.08 to 96.15
Total Adj. Sales Price :	199,203,288	Mean :	101	Avg. Abs. Dev :	18.00	95% Mean C.I. :	99.06 to 103.86
Total Assessed Value :	189,475,728						
Avg. Adj. Sales Price :	198,607	COD :	18.90	MAX Sales Ratio :	574.68		
Avg. Assessed Value :	188,909	PRD :	106.67	MIN Sales Ratio :	37.80		

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	114	105.25	117.33	104.94	22.24	111.81	71.73	574.68	102.07 to 110.61	194,121	203,715
01/01/2020 To 03/31/2020	98	102.60	105.47	103.17	12.82	102.23	44.35	250.18	99.23 to 104.87	182,294	188,081
04/01/2020 To 06/30/2020	143	99.70	104.51	99.52	15.29	105.01	50.23	390.33	95.92 to 102.44	190,359	189,439
07/01/2020 To 09/30/2020	131	95.45	105.10	97.20	20.87	108.13	42.23	506.53	92.33 to 99.97	181,727	176,645
10/01/2020 To 12/31/2020	102	96.73	101.55	97.10	14.15	104.58	67.90	231.29	94.70 to 100.86	203,365	197,460
01/01/2021 To 03/31/2021	97	92.30	98.72	92.51	18.78	106.71	46.61	280.98	90.64 to 97.17	209,741	194,022
04/01/2021 To 06/30/2021	187	88.97	94.52	89.04	17.81	106.15	46.48	535.92	85.73 to 90.64	222,738	198,327
07/01/2021 To 09/30/2021	131	86.13	89.55	84.67	18.03	105.76	37.80	254.13	83.75 to 88.19	194,207	164,441
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	486	100.62	107.87	100.95	18.19	106.85	42.23	574.68	98.89 to 102.28	187,288	189,065
10/01/2020 To 09/30/2021	517	90.64	95.43	90.21	17.96	105.79	37.80	535.92	89.17 to 92.12	209,248	188,762
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	474	98.92	104.23	99.07	16.11	105.21	42.23	506.53	97.43 to 100.51	189,105	187,348

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
30	1,003	95.22	101.46	95.12	18.90	106.67	37.80	574.68	94.00 to 96.28	198,607	188,909

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

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

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OFFICE 402-471-5962
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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
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