

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	77	Median :	92	COV :	73.73	95% Median C.I. :	84.69 to 101.91
Total Sales Price :	8,498,417	Wgt. Mean :	91	STD :	89.20	95% Wgt. Mean C.I. :	85.12 to 96.34
Total Adj. Sales Price :	8,498,417	Mean :	121	Avg. Abs. Dev :	44.00	95% Mean C.I. :	101.07 to 140.91
Total Assessed Value :	7,710,495						
Avg. Adj. Sales Price :	110,369	COD :	48.00	MAX Sales Ratio :	500.61		
Avg. Assessed Value :	100,136	PRD :	133.35	MIN Sales Ratio :	49.23		

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	13	97.92	122.51	104.88	38.00	116.81	62.86	402.26	85.77 to 113.40	102,669	107,683
01/01/2020 To 03/31/2020	7	102.89	150.80	91.61	64.62	164.61	74.76	493.00	74.76 to 493.00	97,311	89,143
04/01/2020 To 06/30/2020	5	101.91	188.41	106.03	97.23	177.69	73.30	339.46	N/A	109,100	115,673
07/01/2020 To 09/30/2020	12	111.88	123.00	94.36	33.96	130.35	73.76	300.99	76.65 to 128.37	82,528	77,875
10/01/2020 To 12/31/2020	10	101.73	143.28	98.64	54.33	145.26	71.67	500.61	80.02 to 167.29	105,321	103,891
01/01/2021 To 03/31/2021	3	82.97	106.33	85.91	52.91	123.77	52.16	183.87	N/A	82,500	70,876
04/01/2021 To 06/30/2021	7	71.36	95.94	76.76	42.18	124.99	62.27	241.39	62.27 to 241.39	168,200	129,112
07/01/2021 To 09/30/2021	20	83.71	91.31	81.76	22.23	111.68	49.23	210.69	73.00 to 98.72	123,430	100,921
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	37	101.91	136.93	99.58	50.96	137.51	62.86	493.00	91.06 to 112.51	95,992	95,588
10/01/2020 To 09/30/2021	40	84.50	106.24	84.37	40.38	125.92	49.23	500.61	80.02 to 98.72	123,668	104,344
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	34	103.24	144.31	97.11	56.49	148.60	71.67	500.61	91.14 to 114.61	96,183	93,405

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
5	77	91.67	120.99	90.73	48.00	133.35	49.23	500.61	84.69 to 101.91	110,369	100,136

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	5	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

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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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