

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	38	Median :	98	COV :	28.63	95% Median C.I. :	90.55 to 115.09
Total Sales Price :	3,747,300	Wgt. Mean :	97	STD :	29.52	95% Wgt. Mean C.I. :	88.94 to 106.01
Total Adj. Sales Price :	3,747,300	Mean :	103	Avg. Abs. Dev :	22.36	95% Mean C.I. :	93.71 to 112.49
Total Assessed Value :	3,652,700						
Avg. Adj. Sales Price :	98,613	COD :	22.76	MAX Sales Ratio :	177.92		
Avg. Assessed Value :	96,124	PRD :	105.77	MIN Sales Ratio :	46.00		

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	5	95.32	104.87	93.50	18.87	112.16	76.83	154.14	N/A	120,300	112,478
01/01/2020 To 03/31/2020	1	118.80	118.80	118.80		100.00	118.80	118.80	N/A	33,000	39,205
04/01/2020 To 06/30/2020	5	97.09	90.44	89.96	16.71	100.53	56.98	118.72	N/A	93,600	84,203
07/01/2020 To 09/30/2020	9	105.17	110.90	116.93	26.37	94.84	46.00	169.04	80.31 to 142.07	75,044	87,751
10/01/2020 To 12/31/2020	6	110.82	118.48	105.72	25.02	112.07	74.07	177.92	74.07 to 177.92	65,750	69,514
01/01/2021 To 03/31/2021	3	92.47	102.96	96.63	15.83	106.55	86.24	130.16	N/A	161,667	156,215
04/01/2021 To 06/30/2021	8	90.30	92.59	94.19	15.24	98.30	68.52	118.60	68.52 to 118.60	106,613	100,418
07/01/2021 To 09/30/2021	1	63.82	63.82	63.82		100.00	63.82	63.82	N/A	237,000	151,265
<u>Study Yrs</u>											
10/01/2019 To 09/30/2020	20	100.43	104.67	101.94	22.72	102.68	46.00	169.04	92.70 to 118.80	88,895	90,618
10/01/2020 To 09/30/2021	18	92.46	101.35	93.45	22.80	108.45	63.82	177.92	80.40 to 115.89	109,411	102,241
<u>Calendar Yrs</u>											
01/01/2020 To 12/31/2020	21	105.17	108.57	106.12	24.07	102.31	46.00	177.92	92.44 to 122.85	74,805	79,384

VALUATION GROUP

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	38	98.24	103.10	97.48	22.76	105.77	46.00	177.92	90.55 to 115.09	98,613	96,124



RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUP	1	Total	Increase	0%

What IF

## Thompson, Joseph

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**From:** Sorensen, Ruth  
**Sent:** Friday, April 15, 2022 3:01 PM  
**To:** Hotz, Rob  
**Cc:** Keetle, Steve; Kuhn, Jim; Thompson, Joseph; assessor@nancecountyne.org  
**Subject:** RE: Nance Residential  
**Attachments:** Nance Res VG 1 SubStat.pdf; Nance Res VG 3 SubStat.pdf

Commissioner Hotz,

Attached are the two requested substats for Nance County.

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)

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**From:** Hotz, Rob <rob.hotz@nebraska.gov>  
**Sent:** Friday, April 15, 2022 2:51 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@nancecountyne.org  
**Subject:** Nance Residential

Ms. Sorensen,

Please provide substats for each of the following:

1. Nance Residential VG 1, 38 sales.
2. Nance Residential VG 3, 25 sales.

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)