63 - Nance COUNTY			PAD	2022 TE	RC R&O S	Statistic	cs 2022	Values	What 3	IF Stat Page: 1	
RESIDENTIAL IMPROVED						Type : Q	ualified				
Number of Sales :		25	Med	lian :	100		cov :	35.85	95% Media	an C.I. : 81.	98 to 104.77
Total Sales Price :	3,325	,500	Wgt. M	lean :	95		STD :	36.87	95% Wgt. Mea	an C.I. : 82.	42 to 106.62
Total Adj. Sales Price :	3,325	,500	М	lean :	103	Avg.Abs.	Dev :	24.07	95% Mea	an C.I. : 87.	62 to 118.06
Total Assessed Value :	3,143	,190							TIT		TT TT
Avg. Adj. Sales Price :	133,020		COD : 24.00		24.00 M	MAX Sales Ratio :		228.03			1 14
Avg. Assessed Value :	125	,728		PRD :	108.80 M	IN Sales Ra	atio :	60.57	VVLL		
DATE OF SALE *											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Qrtrs											
10/01/2019 To 12/31/2019	2	80.89	80.89	84.74	15.09	95.46	68.68	93.10	N/A	182,500	154,645
01/01/2020 To 03/31/2020	1	126.20	126.20	126.20		100.00	126.20	126.20	N/A	215,000	271,325
04/01/2020 To 06/30/2020	3	74.06	75.23	69.43	11.29	108.35	63.27	88.35	N/A	185,667	128,905
07/01/2020 To 09/30/2020	5	97.61	117.55	104.54	37.86	112.44	60.57	228.03	N/A	88,200	92,203
10/01/2020 To 12/31/2020	2	120.88	120.88	120.88	13.33	100.00	104.77	136.99	N/A	85,000	102,750
01/01/2021 To 03/31/2021	7	102.08	95.07	95.16	10.03	99.91	68.83	109.89	68.83 to 109.89	142,214	135,326
04/01/2021 To 06/30/2021	3	100.30	114.23	102.09	33.54	111.89	70.74	171.66	N/A	122,333	124,892
07/01/2021 To 09/30/2021	2	109.78	109.78	87.16	25.32	125.95	81.98	137.58	N/A	107,500	93,693
Study Yrs											
10/01/2019 To 09/30/2020	11	92.12	100.13	90.52	29.55	110.62	60.57	228.03	63.27 to 126.20	143,455	129,850
10/01/2020 To 09/30/2021	14	102.82	104.96	98.13	18.59	106.96	68.83	171.66	75.13 to 136.99	124,821	122,489
Calendar Yrs											
01/01/2020 To 12/31/2020	11	97.61	107.40	95.77	30.46	112.14	60.57	228.03	63.27 to 136.99	125,727	120,414
VALUATION GROUP											
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	25	100.30	102.84	94.52	24.00	108.80	60.57	228.03	81.98 to 104.77	133,020	125,728

63 - Nance COUNTY		PAD 2022 I	ERC R&O	Statistic	cs 2022	Values	What 3	IF Stat Page: 2	
RESIDENTIAL IMPROVED				Type : Q	ualified				
Number of Sales :	25	Median :	100		cov :	35.85	95% Media	an C.I. : 81.9	98 to 104.77
Total Sales Price :	3,325,500	Wgt. Mean :	95		STD :	36.87	95% Wgt. Mea	an C.I. : 82.4	42 to 106.62
Total Adj. Sales Price :	3,325,500	Mean :	103	Avg.Abs.	Dev :	24.07	95% Mea	an C.I. : 87.0	52 to 118.06
Total Assessed Value :	3,143,190						TIT		TT TT -
Avg. Adj. Sales Price :	133,020	COD :	24.00	MAX Sales Ra	atio :	228.03			1 14
Avg. Assessed Value :	125,728	PRD :	108.80	MIN Sales Ra	atio :	60.57			
PROPERTY TYPE *									
RANGE	COUNT MEDIAN	MEAN WGT.MEA	N COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	25 100.30	102.84 94.5	24.00	108.80	60.57	228.03	81.98 to 104.77	133,020	125,728
06									
07									
SALE PRICE *									
RANGE	COUNT MEDIAN	MEAN WGT.MEA	IN COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000									
Less Than 15,000									
Less Than 30,000	2 119.83	119.83 117.8	14.81	101.67	102.08	137.58	N/A	22,500	26,518
Ranges Excl. Low \$									
Greater Than 4,999	25 100.30	102.84 94.5	24.00	108.80	60.57	228.03	81.98 to 104.77	133,020	125,728
Greater Than 15,000	25 100.30	102.84 94.5	24.00	108.80	60.57	228.03	81.98 to 104.77	133,020	125,728
Greater Than 30,000	23 97.61	101.36 94.2	24.95	107.60	60.57	228.03	75.13 to 104.77	142,630	134,355
Incremental Ranges									
0 TO 4,999									
5,000 TO 14,999									
15,000 TO 29,999	2 119.83	119.83 117.8	14.81	101.67	102.08	137.58	N/A	22,500	26,518
30,000 TO 59,999	1 228.03	228.03 228.0	13	100.00	228.03	228.03	N/A	45,000	102,615
60,000 TO 99,999	9 100.30	104.86 104.5	22.40	100.27	60.57	171.66	74.06 to 136.99	88,889	92,962
100,000 TO 149,999	4 80.48	82.88 83.7	17.56	98.94	68.68	101.89	N/A	125,000	104,716
150,000 TO 249,999	8 98.33	95.59 95.5	15.61	100.01	70.74	126.20	70.74 to 126.20	196,313	187,634
250,000 TO 499,999	1 63.27	63.27 63.2	27	100.00	63.27	63.27	N/A	365,000	230,940
500,000 TO 999,999									
1,000,000 +									

63 - Nance COUNTY

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change	
VALUATION GROUP	3	Total	Increase		-

Thompson, Joseph

From:	Sorensen, Ruth
Sent:	Friday, April 15, 2022 3:01 PM
То:	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 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