

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	25	Median :	100	COV :	35.85	95% Median C.I. :	81.98 to 104.77
Total Sales Price :	3,325,500	Wgt. Mean :	95	STD :	36.87	95% Wgt. Mean C.I. :	82.42 to 106.62
Total Adj. Sales Price :	3,325,500	Mean :	103	Avg. Abs. Dev :	24.07	95% Mean C.I. :	87.62 to 118.06
Total Assessed Value :	3,143,190						
Avg. Adj. Sales Price :	133,020	COD :	24.00	MAX Sales Ratio :	228.03		
Avg. Assessed Value :	125,728	PRD :	108.80	MIN Sales Ratio :	60.57		

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	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
<u>Study Yrs</u>											
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
<u>Calendar Yrs</u>											
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. Sale Price	Avg. Assd Value
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

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	0%

What IF

Thompson, Joseph

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

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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

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