

AGRICULTURAL

Type : Qualified

Number of Sales :	40	Median :	68	COV :	25.27	95% Median C.I. :	60.35 to 74.62
Total Sales Price :	21,390,552	Wgt. Mean :	66	STD :	17.66	95% Wgt. Mean C.I. :	60.47 to 72.00
Total Adj. Sales Price :	21,390,552	Mean :	70	Avg. Abs. Dev :	13.61	95% Mean C.I. :	64.42 to 75.36
Total Assessed Value :	14,168,321						
Avg. Adj. Sales Price :	534,764	COD :	20.07	MAX Sales Ratio :	107.18		
Avg. Assessed Value :	354,208	PRD :	105.51	MIN Sales Ratio :	20.76		

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>											
10/01/2016 To 12/31/2016	3	57.77	46.14	46.34	22.57	99.57	20.76	59.89	N/A	712,760	330,300
01/01/2017 To 03/31/2017	3	63.29	63.11	62.84	04.83	100.43	58.43	67.60	N/A	486,193	305,519
04/01/2017 To 06/30/2017	6	73.07	71.51	69.45	20.19	102.97	37.30	107.18	37.30 to 107.18	333,986	231,952
07/01/2017 To 09/30/2017	1	65.07	65.07	65.07		100.00	65.07	65.07	N/A	820,000	533,559
10/01/2017 To 12/31/2017	7	65.04	64.83	61.61	09.06	105.23	56.70	74.62	56.70 to 74.62	620,653	382,367
01/01/2018 To 03/31/2018	6	62.40	74.00	72.67	22.85	101.83	58.12	101.93	58.12 to 101.93	460,582	334,697
04/01/2018 To 06/30/2018											
07/01/2018 To 09/30/2018											
10/01/2018 To 12/31/2018	1	94.50	94.50	94.50		100.00	94.50	94.50	N/A	284,000	268,375
01/01/2019 To 03/31/2019	11	76.42	73.34	69.48	16.83	105.56	50.25	92.92	51.53 to 90.44	629,212	437,188
04/01/2019 To 06/30/2019	2	87.39	87.39	87.36	01.68	100.03	85.92	88.86	N/A	328,194	286,699
07/01/2019 To 09/30/2019											
<u>Study Yrs</u>											
10/01/2016 To 09/30/2017	13	63.29	63.22	59.69	20.70	105.91	20.76	107.18	57.77 to 73.13	493,906	294,825
10/01/2017 To 09/30/2018	13	64.02	69.07	65.91	15.35	104.79	56.70	101.93	58.12 to 74.62	546,774	360,365
10/01/2018 To 09/30/2019	14	81.64	76.86	71.88	15.72	106.93	50.25	94.50	51.76 to 90.44	561,551	403,632
<u>Calendar Yrs</u>											
01/01/2017 To 12/31/2017	17	65.07	66.90	63.97	14.15	104.58	37.30	107.18	58.43 to 73.13	507,475	324,612
01/01/2018 To 12/31/2018	7	64.02	76.93	74.70	25.88	102.99	58.12	101.93	58.12 to 101.93	435,356	325,222

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What IF

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	22	62.40	66.17	62.07	22.50	106.61	20.76	107.18	57.77 to 76.42	546,484	339,186
1	22	62.40	66.17	62.07	22.50	106.61	20.76	107.18	57.77 to 76.42	546,484	339,186
_____ALL_____											
10/01/2016 To 09/30/2019	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
_____Dry_____											
County	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208
1	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208
_____ALL_____											
10/01/2016 To 09/30/2019	40	67.81	69.89	66.24	20.07	105.51	20.76	107.18	60.35 to 74.62	534,764	354,208

AGRICULTURAL - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
MAJORITY LAND USE > 80%	DRY	Total	Increase	0%

What IF

Nemaha County Agricultural Statistics
 Sales File Query
 April 17, 2020

Median 67.81 AAD 12.59
 Mean 70.75 COD 18.57
 Weighted Mean 67.50 PRD 104.81
 Sale Count 38



CNTY	BOOK	PAGENO	SALEDATE	SALEAMT	LOCATIONID	GEO	RATIO	ABS DIFF	ADJ SALE PRICE	AG ASSESSED VALUE	LANDUSE95	LANDUSE80
64	130	509	10/5/2016	500000	640048447	3961	57.77	10.04	500000	288825	DRY	DRY
64	131	73	3/6/2017	786293	640057500	3939	63.29	4.52	786293	497606	DRY-N/A	DRY
64	131	71	3/6/2017	387387	640061133	3941	58.43	9.38	387387	226356	DRY	DRY
64	131	102	4/4/2017	209755	640063713	3943	60	7.81	209755	125863	DRY-N/A	DRY
64	131	97	3/30/2017	284900	640024107	4181	67.6	0.21	284900	192596	DRY	DRY
64	130	594	12/27/2016	925000	640058671	3941	59.89	7.92	925000	553985	DRY-N/A	DRY
64	131	235	6/20/2017	370000	640059600	3955	78.46	10.66	370000	290299	DRY-N/A	DRY
64	131	231	6/20/2017	360000	640052592	3957	73	5.19	360000	262782	DRY-N/A	DRY
64	131	430	8/25/2017	820000	640025463	3959	65.07	2.74	820000	533559	DRY	DRY
64	131	248	6/20/2017	339162	640027297	3957	107.18	39.38	339162	363527	DRY	DRY
64	131	158	5/16/2017	505000	640043844	3961	37.3	30.51	505000	188366	DRY	DRY
64	131	159	5/16/2017	220000	640043845	3961	73.13	5.32	220000	160875	DRY	DRY
64	132	52	3/1/2018	378690	640052932	3957	58.12	9.69	378690	220108	DRY	DRY
64	131	601	12/8/2017	1072000	640057535	3939	56.7	11.11	1072000	607873	DRY	DRY
64	131	602	12/8/2017	356000	640057608	3939	68.01	0.20	356000	242108	DRY-N/A	DRY
64	131	603	12/8/2017	352000	640057713	3939	72.38	4.57	352000	254764	DRY-N/A	DRY
64	131	599	12/8/2017	1342920	640112161	3939	57.17	10.64	1342920	767793	DRY-N/A	DRY
64	131	668	1/12/2018	556000	640062237	3943	101.93	34.13	556000	566716	DRY-N/A	DRY
64	131	567	11/10/2017	445000	640094422	3955	59.92	7.89	445000	266638	DRY	DRY
64	131	676	1/19/2018	460800	640048811	3959	64.02	3.79	460800	294983	DRY	DRY
64	131	644	1/2/2018	625000	640046304	4177	60.77	7.04	625000	379840	DRY	DRY
64	131	608	12/8/2017	440000	640071872	4179	65.04	2.77	440000	286192	DRY-N/A	DRY
64	131	667	1/17/2018	488000	640072887	4179	60.35	7.46	488000	294515	DRY	DRY
64	131	590	12/4/2017	336650	640022855	4179	74.62	6.82	336650	251201	DRY	DRY
64	132	606	3/11/2019	491340	640021883	4177	90.44	22.64	491340	444375	DRY-N/A	DRY
64	132	644	4/5/2019	336388	640023185	4179	85.92	18.12	336388	289041	DRY	DRY
64	132	581	1/17/2019	538609	640025250	3959	88.58	20.78	538609	477124	DRY-N/A	DRY
64	132	587	2/25/2019	612000	640049885	3959	76.42	8.61	612000	467666	DRY	DRY
64	132	652	4/11/2019	320000	640049893	3959	88.86	21.06	320000	284356	DRY	DRY
64	132	586	2/25/2019	1120000	640063403	3943	51.53	16.28	1120000	577094	DRY	DRY
64	132	597	3/5/2019	531650	640065953	3945	50.25	17.56	531650	267132	DRY-N/A	DRY
64	132	566	2/8/2018	255000	640079784	4175	98.83	31.03	255000	252017	DRY-N/A	DRY
64	132	613	3/11/2019	235800	640096220	3945	69.82	2.01	235800	164638	DRY-N/A	DRY
64	132	584	2/25/2019	1130400	640030387	3943	51.76	16.05	1130400	585077	DRY	DRY
64	132	579	1/17/2019	583528	640024661	3961	77.36	9.55	583528	451414	DRY-N/A	DRY
64	132	501	12/12/2018	284000	640048064	4175	94.5	26.70	284000	268375	DRY-N/A	DRY
64	132	565	2/8/2019	600000	640062105	3941	92.92	25.12	600000	557502	DRY	DRY
64	132	546	1/24/2019	750000	640063608	3943	71.07	3.26	750000	533039	DRY-N/A	DRY

RE: Nemaha County Statistical Reports

Keetle, Steve <Steve.Keetle@nebraska.gov>

Fri 4/17/2020 9:35 AM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Thank You.

From: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Sent: Friday, April 17, 2020 9:33 AM

To: Keetle, Steve <Steve.Keetle@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: RE: Nemaha County Statistical Reports

Commissioner Keetle,

Attached is the requested what-if and a spreadsheet what-if showing the Agricultural 80% MLU Dry subclass with the highest and lowest sale in the array of sales trimmed.

Please let me know if you have any questions.

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

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From: Keetle, Steve <Steve.Keetle@nebraska.gov>

Sent: Thursday, April 16, 2020 5:52 PM

To: Sorensen, Ruth <ruth.sorensen@nebraska.gov>

Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Thompson, Joseph <joseph.thompson@nebraska.gov>

Subject: Nemaha County Statistical Reports

Ms. Sorensen

Please provide a statistical what-if report for Nemaha County showing just the 40 sales in the Agricultural 80% MLU Dry subclass.

Please also provide a statistical what-if report for Nemaha County showing the Agricultural 80% MLU Dry subclass with the highest and lowest sale in the array of sales trimmed.

Thank You.

Sincerely,
Steven Keetle
Commissioner
Nebraska Tax Equalization and Review Commission
301 Centennial Mall South, 6th Floor
PO Box 95108
Lincoln, NE 68509